

CUMBERLAND COUNTY HOME CONSORTIUM

HOME – ARP PY21 Allocation Plan

Adopted by the Cumberland County Commissioners on March 13, 2023
Adopted by the Portland City Council on March 20, 2023



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HOME-ARP ALLOCATION PLAN

INTRODUCTION

The American Rescue Plan (ARP) Act, which was the most recent federal relief package created to assist states, counties, and local governments to address the negative economic effects of the Coronavirus pandemic, appropriated funds for the U.S. Department of Housing and Urban Development (HUD) to distribute under the HOME Investment Partnership Program (HOME) in Federal Fiscal Year 2021. The City of Portland / Cumberland County HOME Consortium Participating Jurisdiction (PJ) received a total allocation of \$3,594,143 in HOME-American Rescue Plan (HOME-ARP) funds. These funds are to be distributed by the City of Portland / Cumberland County HOME Consortium in accordance with this Allocation Plan.

This plan was created utilizing the HUD CPD template provided, including questions and tables, as well as the requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. Also submitted with this plan are the SF-424, and the related certifications. References to “ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

The HOME-ARP program is intended to serve four types of qualifying populations: 1. Homeless; 2. At-Risk of Homelessness; 3. Fleeing Domestic Violence, Dating Violence, Stalking or Assault; 4. Other populations. More information on the four qualifying populations will be described within this Allocation Plan but the complete definitions can be found in HUD CPD Notice 21-10.

The HOME-ARP program can be used to fund the following eligible activities: Rental housing development, tenant based rental assistance, supportive housing services, non-congregate shelter development, operating and capacity building expenses for non-profits undertaking HOME-ARP activities, and administration expenses related to implementing HOME-ARP funded programs. A description of each of these activities can be found in HUD CPD Notice 21-10.

The following Allocation Plan will describe the City of Portland / Cumberland County HOME Consortium’s process for consulting with required groups, impacted populations, service providers, public agencies, and other organizations. This plan will also summarize information gained from these consultations, review the current conditions, and assess the needs and gaps for qualifying populations within Cumberland County. Finally, this plan will describe the process for determining the most effective uses of the HOME-ARP allocation. The allocation of these funds to specific projects or programs requires first posting a draft of the plan for public comment and submitting the HOME-ARP Allocation Plan to the U.S. Department of Housing and Urban Development (HUD) for review and approval. Once approved by HUD, the City of Portland / Cumberland County HOME Consortium will release one or more RFPs for specific types of projects and/or programs needed to address the identified needs.

CONSULTATION

Before developing the Allocation Plan, the City of Portland and Cumberland County consulted with a diverse group of organizations and stakeholders serving the qualifying populations. As required under HUD CPD Notice 21-10, Section V.A, the City of Portland and Cumberland County's consultations included the following:

- Maine Statewide Continuum of Care
- Homeless Service Providers
- Domestic Violence Service Providers
- Veterans Groups
- Public Housing Authorities
- Public Agencies that Address the Needs of Qualifying Populations
- Public or Private Organizations that Address Civil Rights and Fair Housing
- Public or Private Organizations that Address the Needs of Persons with Disabilities

The Greater Portland Area is known state-wide as the hub for services addressing the needs of many HOME-ARP qualifying populations. Because of this, MaineHousing asked the City of Portland/Cumberland County HOME Consortium to jointly participate in a series of six virtual HOME-ARP stakeholder meetings. Each meeting was designed to ensure that all required consultations were included and all qualifying populations were covered. In addition to these six meetings, the City of Portland and Cumberland County conducted an additional three virtual stakeholder meetings specifically to discuss the qualifying populations in Cumberland County. Each meeting included an overview of the HOME-ARP program parameters, expected allocation, and projected timeline. In an effort to include the general public, the City of Portland and Cumberland County held a virtual meeting open to all interested parties. Finally, the City of Portland and Cumberland County held one on one discussions via email and telephone with the Maine Continuum of Care, Homeless Service Providers, Domestic Violence Service Providers, and Public Housing Agencies in an effort to ensure all required information was collected. All consultations, whether in a group setting or one-on-one encouraged an open dialogue about the needs, gaps, and suggested best uses of the HOME-ARP funds to address these needs for specific qualifying populations.

The following table includes a list of all formal consultations, type of agency, consultation method, and feedback:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Maine Shelter Network	The Network is currently composed of 20 or so active participating agencies. Participants are Executive Directors of single adult shelters, family shelters, shelters for	10/19/2021 Virtual Meeting	More units of affordable housing split between supportive and non-supportive units. Non-supportive units are needed. Mixed use of affordable housing comprised both of permanent supportive units and non-congregate shelters. There is a need for more non-profit housing providers. Create

	domestic violence families, substance use shelters and youth shelters.		more transitional housing. More S.R.O.s are needed. Additional supportive units for youths sharing space with a roommate (a best practice). Additional medium tiered housing. More shelter beds in rural areas. More navigators. Tiny homes that are handicap accessible. Additional low barrier units. Additional workforce housing.
Maine Continuum of Care (MCoC)	Continuum of Care	10-21-2021 Virtual meeting with 59 people attending	Continue with rental assistance. Fund Security Deposit Assistance. Landlord outreach to address landlord fear. Supplement income gaps with rental assistance. LIHTC Housing that is welcoming to the homeless population and voucher holders. More affordable housing units are needed. Fund Rapid Re-Housing and wrap around services with additional funds for more outreach workers. Use funds to rehab buildings. Fund housing for low income population with relaxed criteria.
Advocates and People with Lived Experience	Group of people with lived experience of homelessness and their advocates.	10-22-2021 Virtual meeting with 13 people attending	Work with local landlords to repair and bring units to code. Purchase hotels in different areas of the state, add cooking ability to each room making it an efficiency. Create supportive and emergency housing units. Need additional warming centers. Look for old schools, stores and other empty buildings that can be quickly renovated. Hire temp staff to help shelters advocate for the homeless. Fund Rapid Re-Housing. Implement and enforce that landlords can't discriminate against voucher holders. Use funds to help with cost for applying for rentals, background checks and credit checks. More navigators. Help with funds for required paperwork for HCVs (birth

			certificates, ID cards and other documents). More houses that people can afford to rent and maybe someday buy.
Developers and Community Action Agencies	Mixed group of people representing developers, providers and Community Action Agencies	10-27-2021 Virtual meeting with 24 people attending	Need more affordable units; develop additional LIHTC units. Build shelters with more capacity, provide additional training for shelter staff. Increase the amount of PSM in areas where there are no shelters, especially the rural areas of the state. Create housing for long term stayers (who tend to be single adults). There is a need for larger units for multi-generational living and large families.
Homeless Veterans Action Committee	Homeless Veterans Action Committee is the Veterans Committee of the Maine Continuum of Care (MCOC)	11-2-2021 Virtual meeting with 20 people attending	Use funding to combat the lack of affordable units. Construct affordable, safe and quality housing. Purchase hotels. Develop a project that has units accepting VASH and people with mixed incomes for Veterans. Use funding for a project that has a portion of the units accepting project-based vouchers, a portion for people who need support services and a portion that provides non-congregant shelter beds.
Public Housing Authorities	Public Housing Authorities from across the State of Maine representing both urban and rural areas.	11-5-2021 Virtual meeting with 20 people attending	Create more supportive housing with low barriers and access to services. Assist with operating costs of long-term tax credit development projects. Create housing that provides an interim stage/setting for people between shelters and permanent housing that provides support and assist in helping people become ready for permanent housing. Use funding for housing stability-more funding for wrap around services and housing navigation. Invest money into a statewide network for eviction prevention and diversion. Low interest loans to PHAs to assist in the purchase of 4-

			8 unit buildings. More PHA loan subsidies to assist with their buying units for VASH tenants.
Emergency Shelter Assessment Committee (ESAC)	ESAC is a collaborative of service providers, consumers, local and state governmental representatives, advocates, and other interested community members working to ensure the safety and well-being of people who are homeless in Portland.	12-6-2021 Virtual meeting with 20 people attending	While the presentation largely focused on explaining the HOME-ARP funds, eligible uses, and qualifying populations, there was opportunity for general feedback and there was specific interest in using these funds for housing and supportive services.
Maine Continuum of Care/Advocates for the Homeless/Maine Shelter Network	Service providers and representatives from local and state agencies.	1-11-2022 Virtual meeting with 12 people attending	Need more rapid re-housing initiatives to secure housing. Should develop some type of family housing with supportive services. Housing that remains affordable is needed. The populations of individuals that struggle with substance use and mental health issues are struggling with finding housing. These longest-term stayers would benefit from low barrier non-congregate care. Build or acquire housing with support services. Permanent housing is the ideal. Renovating hotels may be quicker and would be a low barrier solution. Emergency hotels are an absolute critical need. Renovate hotels with cooking facilities. Housing for the homeless is a critical need. Support creation of affordable housing for people with disabilities
The Opportunity Alliance	Emergency Shelter Provider	1-11-2022 Email	Interim motel or shelter supports for emergency shelter placement when necessary and no other resources are readily available. Programs such as Emergency Rent Relief and General Assistance are experiencing extremely high volume of housing emergencies and there are times

			when there are no other options for shelter at the moment – and there needs to be another ‘emergency access’ from anywhere from 1 night to 30 days to give time to secure other potential resources, when no other exists. Fund more hands-on housing navigators to help work with and support housing stability work. There are way too many in need to sustain housing and not enough to help navigate.
Developers and Advocates for Public Housing	Mixed group of people representing developers, service providers, public housing authority and representatives from local and state agencies.	1-14-2022 Virtual meeting with 18 people attending	There are no units available. Need supportive services. Need mental health centers. Best way forward is to pair it with LIHTC for Homeless units/Mental Health Services. This is an opportunity to support programs such as workforce housing and housing first. Need more housing units.
Publicly noticed meeting facilitated by the Cumberland County HOME Consortium	Participating Jurisdiction	2-8-2022 Virtual public meeting with 35 people attending	The biggest barrier is finding landlords that will accept Section 8 vouchers. Need wrap around services. Need supportive services for behavioral health issues as well as outreach services. Need to provide services for people who are resistant to aggregate care. Need to move people out of hotels and into: (1) tiny houses, mobile homes, and shipping containers; (2) housing in unused buildings that would need retrofits (empty malls, military bases or condemned property). Should provide a safe and supportive environment where people can transition away from addiction and grow toward developing a meaningful and productive life for themselves. Would like to see supportive housing (with mental health services). Need permanent housing. Need for production is acute.
City of Portland	Social Services Division of Health	9-16-2022	Provided data consisting of: project type, organization name, project

	and Human Services Department	Email	name, year-round beds, and overflow bed data regarding emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing in Cumberland County.
Through These Doors	Domestic Violence Shelter	10-28-2022 Email	Provided qualifying population demographics regarding emergency shelter and transitional housing programs offered by Through These Doors.
MaineHousing		11-1-2022 Email	Provided qualifying population demographics regarding emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing in Cumberland County. Provided PIT demographics for Cumberland County.
Preble Street		11-9-2022 11-18-2022 Email	Confirmed bed count and provided gap number of beds needed for adults and youths. Also provided the age range, average age, gender ID ratio, and race/ethnicity status per property. Noted, the most striking trend is the increase in asylum-seeking youth from African countries.
Community Housing of Maine		11-17-2022 Email	Provided data consisting of: property location, apartment size, family size, adult/children count, sex, and gap in service delivery per property.
Portland Housing Authority	Public Housing Authority	11-22-2022 12-6-22 Email	Provided data regarding PBV and HCV. Also noted; we do have unmet needs for Households exiting Homelessness – from the Applicant stage to Lease-up. At Application: It is very challenging for folks to get on our waitlist and not be purged from the list due to not being able to locate them. At Intake: For the small number that make it off the list and to our Intake we have found a very small number of them are able to complete our basic eligibility process. At lease-up: If we are able to find them and get the Voucher to

			<p>them – they now have to find a unit in a highly competitive market. Although we have generous eligibility requirements for the Voucher, landlords can select out these folks in three typically ways – all of which are significantly exaggerated when homeless. Once Leased: Should the Individual make it through all of these hurdles to this point – they are now moving into a unit without furnishings, have a disproportionate likelihood of bringing pest issues – many times from the Homeless Shelter, to fairly and consistently provide affordable housing to the unhoused population we need funding for staff to walk them through each of these processes listed above. We need funding for staff and flex funding to make utilization of these Vouchers happen. If not – the individuals who are less needy in many ways end up being the ones that are able to utilize them. We have tested this theory with FYI and EHV Vouchers and have been very successful. When staff and flex funds are allocated we have more success. We find this only works when the staff are working under the Housing Authority</p>
Milestone-Recovery	Provides outreach and community support to individuals experiencing homelessness concurrent with substance use or mental health disorders; operates Substance Use Homeless Shelter along with a program to transition	12-6-2022 Email	<p>The most urgent unmet need of Milestone’s qualifying population is emergency homeless shelter capacity. Our emergency shelter is currently operating at full capacity of 36 beds per night, and still experiences significantly higher demand than we can meet. In the last several months we have been forced to turn away an average of 10-15 qualified individuals seeking shelter each night, and the need is only expected to intensify as we move into the depths of winter.</p>

	clients out of chronic homelessness and into permanent, stable housing; and offers treatment programs directed at low-income individuals, including those experiencing homelessness.		Most broadly, the largest unmet systemic need for the Housing Navigator Program is the short supply of affordable housing in the community, especially housing programs that employ a housing-first model to substance use.
Shalom House		12-9-2022 Email	Confirmed property locations and headcount.
Westbrook Housing	Public Housing Authority	12-21-2022 In-Person Meeting	Need for more housing across all income levels and age groups. There is a need for funds to pay for ongoing supportive services, not just when the housing is first built but for many years to come. It's harder to find ways to build this type of housing than to build senior or even family affordable housing units. It's harder to build supportive housing outside of the Greater Portland area because the supportive services just aren't accessible by the tenants.
Tedford Housing	Provides emergency homeless shelter, supportive housing for previously homeless families and individuals as well as homeless prevention services.	1-23-2023 Email	There is a need for more support and emergency housing (shelters). We are all straining to serve clients and there are very few revenue streams, including ARPA funds, to support emergency housing. Lots of money is being thrown at supportive housing, but where are people supposed to go in the meantime. Funding for hotel rooms could have been put into real solutions to assist people experiencing homelessness or at risk, like support for shelters, case management, facility renovation and new construction for emergency, transitional and permanent supportive housing.
City of Portland	Social Services	1-25-2023	Simply put, there are not enough

	Division of Health and Human Services Department	Email	affordable units to meet the number of individuals seeking permanent housing. Many hotels are not interested in working with GA offices for temporary emergency shelter for a number of reasons. Many hotels require security deposits that GA typically cannot assist with, and many hotels require valid ID's and credit cards to make reservations which are not something that most have. Priorities needs include shelter/housing/rental assistance, food and non-food items, medications, and assistance with utilities. This program of last resort has met many, many people's basic needs throughout the pandemic, but the needs are growing as more new arrivals present, and as inflation/rent rises so do the number of applications with our GA office.
United Way of Southern Maine	Social Services Agency	1-27-2023 Email	Provided ERA data within Cumberland County
Westbrook Housing Authority	Public Housing Authority	1-30-2023 Email	Provided PBV and HCV program numbers for the City of Westbrook

Summary of Feedback

Through the City of Portland and Cumberland County's HOME-ARP consultation process, there were several reoccurring themes across multiple type of agencies working with various qualifying populations. The most common theme was the need for permanent housing. The types of housing needed included permanent supportive housing, housing for hard-to house populations such as individuals with felony records and substance use disorders, housing for specific populations such as veterans, DV victims, seniors, families, and persons with mental and physical disabilities. Affordable housing across all family sizes and income levels is needed. In addition to the need for more affordable housing units, the need for increased capacity in the level of supportive services being offered throughout Cumberland County, particularly in the Greater Portland Area, was a common theme.

Based on the feedback provided through the consultation process, the City of Portland and Cumberland County HOME Consortium have concluded that there is not enough evidence available to justify offering preferences or prioritizing of one HOME-ARP qualifying population over another. At this time a clear referral process has not been identified and

the CoC coordinated entry system has been eliminated as the referral method without modification to remove embedded prioritization. The City and County are committed to ensuring that all proposed projects and activities are open to all HOME-ARP qualifying populations. If in the selection of a specific project or activity, a preference or limitation of eligibility is required, a substantial amendment of the HOME-ARP Allocation Plan will be submitted to HUD for review and approval.

PUBLIC PARTICIPATION

Summary of Public Participation Process

In accordance with Section V.B of the Notice, The City of Portland / Cumberland County HOME Consortium provided for and encouraged citizens to participate in the development of the HOME-ARP allocation plan. Before submitting the HOME-ARP Allocation Plan, the HOME Consortium provided Cumberland County residents with reasonable notice and multiple opportunities to comment on the proposed HOME-ARP allocation plan. The City of Portland and Cumberland County ensured that the public comment period and public hearings adhered to the City and County's respective citizen participation plans. The following public participation process was followed:

- Public Notice: Portland Press Herald 2/3/2023 and correction notice on 2/7/2023
- Public Comment Period: 2/8/2023 through 3/10/2023 – 30 Days
- Public Hearings:
 - Cumberland County Commissioners Meeting- 2/13/23- 5:30pm (In-person)
 - City Housing & Economic Dev. Committee 2/21/23 – 5:30pm (Remote)
 - Cumberland County Commissioners Meeting – 3/13/23 5:30pm (In-person)
 - City of Portland City Council Meeting- 3/20/23 5:00pm (In-person and Remote)

Please see Appendix B for a copy of the public notices and images of the public notices posted in various locations.

Efforts to Broaden Public Participation

As mentioned above, before the creation the HOME-ARP Allocation Plan, the City and County began to engage with citizens in the preparation of this Allocation Plan. The Portland Press Herald, the largest newspaper in Maine ran a story to help spread the word that the City and County are seeking public input. Additionally, the Press Herald highlighted the City and County's virtual public listening session under their list of events happening in Cumberland County.

Once the Allocation Plan was created, the City and County made efforts to promote the plan beyond the required public notice in the newspaper. The full draft of the HOME-ARP Allocation Plan was made available on the City of Portland and Cumberland County's Community Development pages, under a labeled section called "Plans and Reports". Both the City of Portland and Cumberland County promoted the report through social media pages. The City of Portland promoted the report through a listserv "CityNews"

blast with 5,500 subscribers. The County promoted the Allocation Plan through a County Newsletter that is delivered to 60 elected officials, Town/City Managers, and interested parties throughout all 27 Cumberland County municipalities. **Additionally, an email forwarding a copy of the Allocation Plan was sent to all organizations that contributed data and information used in the plan.**

Please see Appendix B for screen shots and copies off public outreach.

Summary of Comments and Recommendations

At the two City of Portland Public Hearings, there was only one public comment at the March 20 City Council meeting. The public comment was received and accepted but did not require any revisions or further action. A summary of the public comment is included in Appendix B. Although public comment was invited during the County Commissioners meetings, no public comment was received at either of the two meetings.

Summary of Comments or Recommendations not accepted

All public comment was accepted.

NEEDS ASSESSMENT AND GAP ANALYSIS

Qualifying Population Size and Demographics

A full description of each qualifying population can be found starting on page 3, under Section IV. of the HUD CPD Notice 21-10.

<https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>

The following is only a brief description of the four qualifying populations follows:

- Homeless
 - lacking fixed/regular and adequate nighttime residence
 - Nighttime residence is not designed for ordinary sleeping accommodations
 - Living in public/private shelter or commercial lodging
 - Will lose nighttime residence:
 - Within 14 days
 - Lacks support network needed to obtain new housing
 - Unaccompanied youth (under 25) or families with children which:
 - Defined by HUD as Runaway, DV or McKinney-Vento
 - Not had lease or ownership in permanent housing within 60 days
- At-Risk of Homelessness
 - Annual income below 30%AMI as defined by HUD
 - Not had lease or ownership in permanent housing within 60 days
 - Has been notified in writing of eviction
- Fleeing or attempting to flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking
- Other Populations
 - Families requiring services or housing assistance to prevent homelessness

- At greatest risk of homelessness
- Annual income less than 30%AMI
- Cost burden of 50% monthly household income
- Veterans and families that include a veteran family member

In accordance with Section V.C.1 of the Notice, the following sections will describe the size and demographic composition of all four qualifying populations within the geographic boundaries of the City of Portland / Cumberland County HOME Consortium. The City and County made great efforts to use current data, such as the point in time count, housing inventory counts, and data available through the CoC and MaineHousing in the creation of the following sections.

Homeless as defined in 24 CFR 91.5

On December 8, 2022, MaineHousing confirmed 1,921 people in Cumberland County were counted as either receiving general assistance from the City of Portland, receiving Emergency Rental Assistance, or included in the Maine HMIS (Homeless Management Information System) database. The following demographics were identified for the subcategories; (A) Household with children and Households without children receiving general assistance to pay for hotels/motels; (B) Households with children and Households without children receiving rental assistance; and (C) Households with children and Households without children in shelters.

	Households with Children				Households without Children		
	A	B	C		A	B	C
Households	187	154	30		209	126	284
people	647	509	84		250	147	284
under 18	334	270	38		0	0	0
18 to 24	15	36	5		23	12	35
over 24	298	203	41		227	135	249
Female	337	283	48		85	41	76
Male	310	224	35		149	10	199
non-binary	0	3	1		0	2	5
Transgender	0	0	0		0	1	4
Questioning	0	0	0		16	1	0

NonHispanic	647	488	84		239	141	270
Hispanic	0	21	0		11	6	14
Total	647	509	84		150	147	284
Am Indian/Indigenous	0	3	0		3	2	4
Asian/Asian Am	0	0	0		2	1	4
Black/Af Am/African	647	168	64		36	21	71
Hawaiian/Pacific	0	0	-		1	1	0
White	0	300	18		198	117	201
Multiple	0	39	2		9	5	4
Total	647	509	84		249	147	284
Chronic Hh	0	28	1				
Chronic persons	0	103	2		0	42	79

Source: MaineHousing 12-8-22

Within the homeless population of Cumberland County, people of color are significantly over-represented. In a county where people of all races other than white make up only 14% of the overall population, people of color represent approximately 57% of the homeless population in Cumberland County. This is especially true in the case of black individuals who account for about 52% of individuals experiencing homelessness. There has been a fairly significant increase in the percentage of black individuals within the homeless system during the past few years, partially due to an influx of African Asylum-seeking families who have been served through the homeless response system.

At Risk of Homelessness as defined in 23 CFR 91.5

Those most at risk of homelessness in Maine are renter households within 30% of Area Median Income. There are an estimated 23,726 renter households within this income range. The following charts include the demographics of this group of renters.

Renter-Households- Race/Ethnicity	At-Risk of Homelessness: 0% - 30% AMI Renter HH w/ 1 or more severe housing problems		Cumberland County	
	#	%	#	%
Total Renter Households	23,726	8.3%	37,027	33.3%
White alone, non-	18,220	7.0%	32,764	88.5%

Hispanic				
Black or African American alone, non-Hispanic	2,858	33.5%	2,206	6.0%
Asian alone, non-Hispanic	886	13.9%	912	2.5%
American Indian or Alaska Native alone, non-Hispanic	127	15.7%	132	0.4%
Pacific Islander alone, non-Hispanic	0	0.0%	6	0.0%
Hispanic, any race	793	13.4%	781	2.1%

Source: 2020 ACS 5-year estimate S1701; 2016-2020 ACS 5-year estimate S2502

Poverty, housing instability, and cost burden are characteristics of Maine's low-income families most at risk of becoming homeless. The Maine Continuum of Care has identified the following factors associated with housing instability and increased risk of homelessness: insufficient rental assistance options; eviction; family conflict; unemployment; behavioral health challenges, including substance use disorder; and lack of affordable units. Among single individuals, mental and physical disabilities combined with chronic health conditions and addictions are a much larger factor in a person's risk for becoming homeless.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking as defined by HUD in CPD Notice 21-10

From October 1, 2021 through September 30, 2022, Through These Doors Domestic Violence Shelter served 78 adults and 37 children for a total of 115 individuals in Cumberland County. The following chart provides demographic information for this group. However, it is important to note that Through These Doors had 500 requests for shelter. The numbers on the below chart only capture those who were able to secure a bed through the domestic violence shelter.

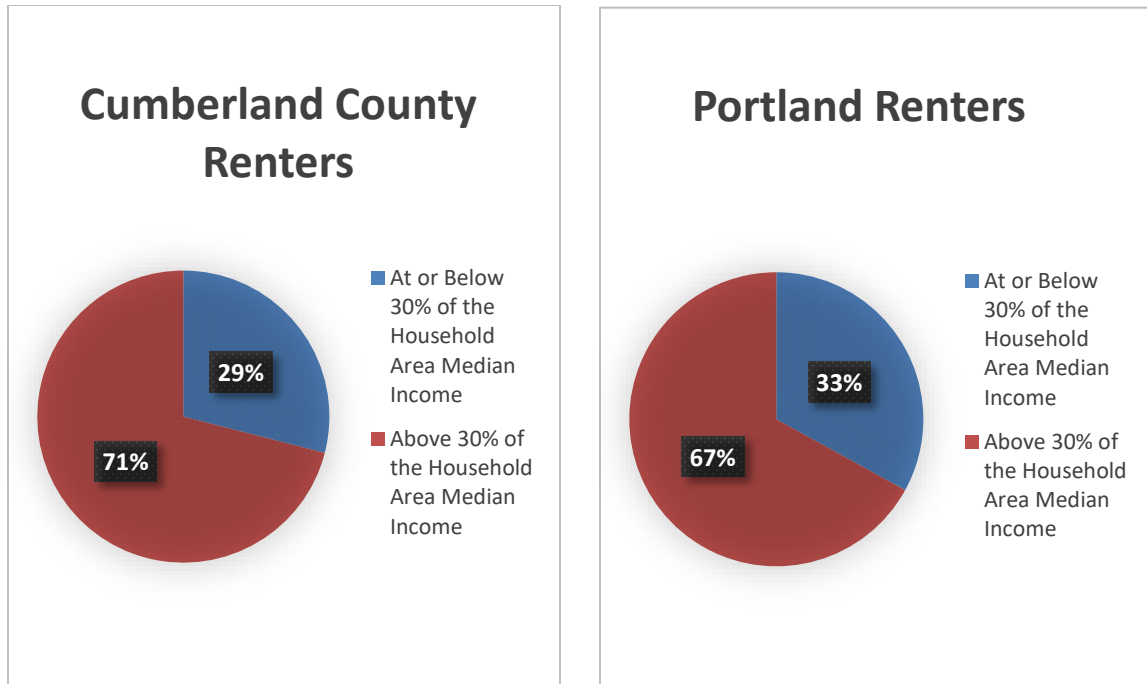
	Family Beds		
	Adult	Children	Total
Adults Total	78	37	115
Beds Total	78	37	115
Age			
0-6		22	22
7-12		11	11
13-17		4	4
18-24	3		13
25-29	70		70

60+	5		5
Gender			
Female	72	17	89
Male		19	19
Transgender	1	1	2
Questioning gender	1		1
Unknown	4		4
Race			
Black or African American	6	10	16
American Indian/Alaska Native	1	1	2
Asian	1	1	2
Hispanic or Latino		7	7
Native Hawaiian/ Other Pacific	3		3
White	42	16	58
Unknown / Other	25	2	27

Source: Through These Doors Domestic Violence Shelter 10-1-21 - 9-30-22

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Defining the size and demographic of the ‘Other populations’ category is a difficult task. A common characteristic among many individuals requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability is often income level. According to Comprehensive Housing Affordability Strategy (CHAS) data, utilizing 2015-2019 ACS data, 33% of Portland renters and 29% of Cumberland County renters have household incomes less than or equal to 30% of the household area median family income. Twenty-two percent (22%) of Portland renters and 21% of Cumberland County renters spend between 30% and 50% of their household income on housing costs.



Milestone Recovery operates a program called the Homeless Outreach and Mobile Engagement (HOME) Team, which provides outreach and community support to individuals experiencing homelessness concurrent with substance use or mental health disorders in Portland and South Portland. Milestone also operates Southern Maine's only Substance Use Homeless Shelter, along with a Housing Navigator Program to transition clients out of chronic homelessness and into permanent, stable housing, along with both short-term and long-term substance use treatment programs directed at low-income individuals, including those experiencing homelessness.

The following charts provide demographic information for the HOME Team as of December 20, 2022.

	Number	Percentage
Female	108	22.6%
Male	366	76.6%
non-binary	0	
Transgender	3	.6%
Client Refused	1	.2%
Total	478	100%
Non-Hispanic/Non-Latino	462	96.66%

Hispanic/Latino	13	2.71%
Client does not know	2	.42%
Client refused	1	.21%
Total	478	100%
Am Indian/Indigenous	12	2.50%
Asian/Asian Am	0	0.00%
Black/Af Am/African	43	9.00%
Hawaiian/Pacific	5	1.00%
White	411	86.00%
Client does not know	6	1.30%
Client Refuses	1	.20%
Total	478	100%

Source: Milestone Recovery HOME (Homeless Outreach and Mobile Engagement)

Identification and consideration of current resources available to assist qualifying populations under congregate and non-congregate shelter units, support services, TBRA, and affordable and permanent supportive rental housing.

Congregate & Non-Congregate Shelter Units

- The City of Portland's Health and Human Services Department, Social Services Division operates the Oxford Street Shelter and Family Shelter. The Oxford Street Shelter (OSS), the largest emergency shelter in the State of Maine, is open 24 hours, 365 days a year, and provides safe, temporary, low-barrier housing for homeless adults. OSS served 612 men, 200 women, and 6 transgender individuals for a total of 818 unduplicated individuals in PY2020. The Family Shelter is the largest shelter for families in the State of Maine. The Family Shelter provides temporary housing to families with children under the age of 18, offering both preventative services for families at risk of experiencing homelessness and support services to assist families in locating housing and achieving stability. The Family Shelter provided shelter for 98 families consisting of 327 individuals for a total of 30,028 bed nights. In addition to operating the OSS, the Family Shelter, temporary emergency shelter, a non-congregate hotel for overflow emergency shelter, and providing assistance to area hotels for those referred to General Assistance, the Social Service Division also operated a quarantine shelter for all other Greater Portland Shelters. The City of Portland has 152 year-round emergency shelter beds for adults and children; 134 emergency shelter beds for adult-only households; and 24 shelter beds for unaccompanied youth. An

additional 164 voucher/seasonal overflow emergency shelter beds are available in Portland for households with only adults.

- Tedford Housing in Brunswick operates an adult and family shelter with a capacity of 12 adults and 6 households respectively. During fiscal year 2021-2022, 55 individuals and 58 family members were sheltered by Tedford. Their homeless prevention services assisted 145 individuals and family members while 79 individuals and family members were provided supportive housing. 234 individuals and family members were provided with emergency home heating assistance by Tedford Housing's Warm Thy Neighbor program. In May of 2022, Tedford Housing purchased land in Brunswick for a new emergency housing facility for adults and families. The new building will include twenty-four adult guest beds and ten apartment-style units. The proposed single new facility incorporates separate, secure wings for the adult and family emergency housing facilities with a total of 64 emergency housing beds. The family apartment units will contain four beds each, as well as living and dining spaces in each unit. The adult wing will include shared dormitory spaces that will provide beds for a maximum of 24 individuals. The building will provide a kitchen, dining area and living room for guests in the dormitory style rooms. The new building will replace existing aging facilities.
- With homelessness defined as an emergency under General Assistance statutes, 1,514 unduplicated householders were placed into area hotels utilizing General Assistance vouchers. There are 180 families totaling 607 individuals currently residing in GA funded hotels who are experiencing homelessness. Due to the large number of people presenting for shelter, individuals are immediately sheltered in hotels paid by General Assistance before moving into the Family Shelter as space becomes available. The ESG program has an estimated five-year plan (minus administration) of \$757,636.

Supportive Services

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 use disorders. 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. Tedford Housing provides permanent supportive services through three locations within Cumberland County that serve a total of thirteen adults and six families. Milestone Recovery operates a program called the Homeless Outreach and Mobile Engagement (HOME) Team which provides outreach and community support to individuals experiencing homelessness concurrent with substance use or mental health disorders in Portland and South Portland. Milestone also operates Southern Maine's only Substance Use Homeless Shelter, along with a Housing Navigator Program to transition clients out of chronic homelessness and into permanent, stable housing, along with both short-term and long-term substance use treatment programs directed at low-income individuals, including those experiencing homelessness. Amistad, a Portland-based nonprofit organization, and Portland Downtown (a 501c4) have created a Peer Outreach Worker program. This program will allow a peer outreach worker to connect with clients that live with mental illness, oftentimes co-occurring substance-use disorders, and oftentimes experiencing

homelessness. The outreach worker will then collaborate with the Milestone Recovery, the City's shelters, local hospitals, and Portland Downtown businesses to get the client the services they need. 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, and links youth to necessary services including substance use, counseling and medical facilities.

Affordable Rental Housing- Portland and Cumberland County have formed a HOME Consortium to receive an annual allocation of HOME Investment funds through the U.S. Department of Housing and Urban Development. HOME funds are used for the creation of affordable housing development throughout Cumberland County and within Portland. Since 2011, \$2,574,887 has been allocated for the construction of 563 low-income rental housing units within Cumberland County. Since 2000, \$10,509,084 in HOME funds, \$1,384,359 in CDBG funds, and \$2,963,584 from the local Jill C. Dusen Housing Trust Fund have been allocated for the construction of 1,361 units of low-income housing and 38 single-occupancy units in Portland. Eleven units (six in Portland and five additional units within Cumberland County) are affordable to low-income households through the assistance of HUD Project Based Rental Assistance (PBRA). 74 units (thirty-nine in Portland, and thirty-five in Cumberland County) make use of the Low-Income Housing Tax Credit Program (LIHTC). In 22-23, \$136,392 of HOME funding was earmarked to support 96 individuals at risk for homelessness through tenant-based rental assistance.

Homelessness Diversion Services- In 2022, 500 persons were assisted through Homeless Prevention services in Greater Portland. The Oxford Street Shelter, through the Emergency Shelter Grant, prevented eight individuals from becoming homeless. In PY2020, 190 individuals received a wide range of comprehensive housing related services, including full assessments to identify barriers to housing and housing stability, connection to appropriate mainstream resources in the community, employment and training opportunities, and at least three months of follow-up services after housing placement. Of the 152 individuals enrolled in the program this year, 30 individuals were rapidly re-housed, 49 families or 152 individuals received essential services, and eight individuals were prevented from becoming homeless.

Rapid Rehousing Services- The goals of the ESG program are 1) to help people who become homeless by quickly moving them into permanent housing and 2) to prevent individuals and families becoming homeless. By using ESG in the shelters and community it helps ensure individuals and families do not become Long Term Stayers. Of 152 individuals enrolled in the program, 30 were rapidly re-housed, 49 received essential services, and 8 individuals were prevented from becoming homeless. The Oxford Street Shelter staff located permanent housing for 102 homeless individuals (79 men and 23 women, including six Veterans and 37 chronically homeless individuals). The Family Shelter placed 73 families into permanent housing without a subsidy, reunified six families with other family members, secured a Shelter+Care Subsidy for 8 families, and secured four families a Housing Choice Subsidy.

Emergency Rental Assistance- One of the goals of the City of Portland's Emergency Solutions Grant program is to provide prevention services to individuals facing homelessness in the

community. PY 20/21 allocated \$16,363 in homeless prevention for the Oxford Street Shelter. The projected annual goal for Oxford Street Shelter is to serve six people who are at risk of homelessness. The Family Shelter has \$30,412 for homeless prevention and \$52,065 for Essential Services. The goal for the Family Shelter is to serve 10 families who are at risk of homelessness. Due to the large number of people presenting for shelter, individuals are immediately sheltered in hotels paid by General Assistance before moving into the Family Shelter as space becomes available.

General Assistance is a locally and state-funded program administered by municipalities that helps families and individuals pay for housing (among other needs). In March 2021, MaineHousing funded an Emergency Rental Assistance Program through federal Covid-19 relief money. The state reimburses 70% of applicable GA expenses, as long as municipalities process applications within 24 hours. Since its inception, Cumberland County municipalities have received \$78,594,903 in ERA benefits (as of 12-7-22). The Opportunity Alliance administered the ERA program within Cumberland County assisting 20,894 participants/10,213 households with \$45-50 million in funds distributed during January 2022 through December 2022. Over \$70 million has been distributed since January 2021. Of that funding an estimated \$22 million was distributed to support individuals in hotels/motels since January 2022. An estimated 700 to 1,000 unduplicated individuals were served in hotels/motels since January 2021. During their December 15, 2022 meeting, the Emergency Shelter Assessment Committee announced Emergency Rental Assistance funding has run out (but rent is paid through December). Per MaineHousing, the demand for the program increased in 2022 due to a combination of rising rents, the housing shortage and financial repercussions from the continuing pandemic. MaineHousing tried to reduce demand by changing eligibility from 80% AMI to 50% AMI and capping the amount paid to hotels. As of January, 2023, hotels in Freeport, Scarborough and South Portland are currently in the process of evicting their residents. Per the Opportunity Alliance, about 2,000 people will not have secure funding for housing heading into 2023.

Victims of Domestic Violence- Since 2013, Preble Street Anti-Trafficking Services (ATS) has supported more than 600 victims, enrolling over 300 in intensive case management and housing support services. Safe housing is often one of the most expensive costs in supporting survivors of human trafficking. Through These Doors operates an Emergency Shelter for women and children who are experiencing domestic violence. They have sixteen available beds at any given time, which may be occupied by either families or single adults. Through These Doors also provides shelter in hotels as funding permits. From October 1, 2021 through September 30, 2022, Through These Doors provided emergency shelter to 115 individuals and allowed access to basic necessities like food, clothing and personal care items. Residents are offered in-house education programs, individual advocacy, case management and safety planning. Community Housing of Maine (CHOM) operates three permanent supportive housing units serving a total of seven people, and two transitional housing units currently home to 6 people fleeing from domestic violence.

Other Families Requiring Services or Housing Assistance to Prevent Homelessness - The Long-Term Stayers Initiative is a State-wide effort to end homelessness for those who have been homeless 180 days or more during the year. The City of Portland's Oxford Street Shelter uses Emergency Shelter Grants to prevent individuals from becoming homeless by quickly

moving them into permanent housing. By using ESG in the shelters and community it helps ensure individuals and families do not become Long Term Stayers. In PY2020, 190 individuals received a wide range of housing related services; of 152 enrolled in the program, 30 were rapidly re-housed, 49 received essential services and 8 individuals were prevented from becoming homeless. Portland's 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 monitor shelter bed usage for single adults, adolescents and families. ESAC members include shelter providers, supported housing providers, mental health service providers, substance use 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. In the City of Portland, 33% of CDBG funds support social service agency programs while 70% of CDBG funding is used to benefit persons of low and moderate income. 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. In the calendar year 2021, the Family Shelter in Portland welcomed 295 asylum seeking families totaling 974 individuals presenting for emergency shelter. Due to limited Covid capacity, families were provided access to hotel rooms (through the U.S. Treasury Emergency Rental Assistance program or Maine State General Assistance Funding) as overflow for four to five months prior to entry to shelters where they receive housing navigation. Because asylum seekers do not have Refugee status they are ineligible for most federal rental assistance programs – with the exception of the Emergency Rental Assistance program.

At Greatest Risk of Housing Instability- The City of Portland and Cumberland County collaborate extensively with the four housing authorities within the County. Efforts include development of affordable housing, recreational activities for at-risk youth, self-sufficiency programs, and vouchers for families, unhoused individuals, and disabled persons. Staff from both the County and City of Portland also participate in the Maine Affordable Housing Coalition, which is a collaborative group 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. In 2019, all Public Housing Authorities and the Maine State Housing Authority created a statewide Combined Wait List (CWL) for the Housing Choice Voucher program. The CWL has an option for individuals in some communities to choose a preference area based on where they live and work. The Portland Housing Authority pays for 357 housing choice vouchers (191 project-based vouchers and 166 tenant-based vouchers) used in 14 housing projects. Of those vouchers, 191 PBVs are for individuals who qualify as homeless, 88 for Veterans Affairs Supportive Housing, 21 Emergency Housing, 37 Mainstream, and 20 Foster Youth Initiatives. The City of Portland's Oxford Street Sheltered used the Emergency Shelter Grant to prevent individuals from becoming homeless. While the city-wide eviction moratorium was in place due to the Covid-19 pandemic, Oxford Street worked with individuals and landlords to mitigate homelessness or return to homelessness. In contrast to the Oxford Street Shelter, the Family Shelter saw a drastic reduction in evictions due to the moratorium and moved prevention funding to essential services to aid with housing placements. The Family shelter placed 73 families into permanent housing without a subsidy, six families were reunified with

other family, eight families secured a Shelter+Care Subsidy, four families secured a Housing Choice Subsidy, and seven families left the shelter of their own accord, due to noncompliance with the program, or due to DHHS involvement. Likewise, the Oxford Street Shelter staff located permanent housing for 102 homeless individuals (79 men and 23 women, including 6 Veterans and 37 chronically homeless individuals). 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 for residents of Portland and Cumberland County. Since 2019, the city of Portland has subsidized 416 units of affordable housing including units set aside for long term shelter stayers and 38 single-room occupancy units for women experiencing homelessness, addiction, and related challenges. Cumberland County, through the Cumberland County HOME Consortium, has funded 146 units of low-income housing during this same time. The City of Portland utilizes 33% of CDBG funds for social service supports, including housing programs, homeless services, crisis management services, childcare, family support services, substance use disorder services, youth and adolescent support services, senior services, neighborhood-based programs and projects, and health care for the homeless. Preble Street provides permanent supportive housing for thirty individuals at Huston Commons, and another thirty individuals at Logan Place while Community Housing of Maine (CHOM) provides permanent supportive housing for twenty-eight people within eight units located throughout three buildings. Preble Street provides emergency shelter to forty individuals at Elena's Way, twenty-four teens at Joe Kreisler Teen Shelter, and twenty-five women at Florence House. Preble Street also provides transitional housing to seventeen youth. Shalom House helps adults living with severe mental illness through an array of community-based mental health services and affordable housing. Residential treatment is provided in group living and supportive apartments. Shalom House operates two transitional buildings in Portland with a total of thirteen units and three permanent supportive housing buildings also in Portland with a total of twenty-five units.

The Westbrook Housing Authority reports they currently provide eighty-three residents with Project Based Vouchers at Riverview Terrace and Larrabee Woods, of which seventeen are designated for homeless. Larrabee Commons has thirty-nine vouchers, eighteen of which are PBV and five designated for homeless. And Robert Harnois Apartments has sixty-one PBVs of which thirteen are designated for homeless. For their Housing Choice Voucher Program, they report one hundred thirteen mainstream MS811 vouchers, thirty-five designated for homeless; ten chronically homeless vouchers, and five VASH vouchers for designated homeless veterans. Three chronically homeless and two VASH voucher holders are looking for housing.

The Portland Housing Authority reports a total of three hundred fifty-seven total vouchers set aside for homeless. These are in the form of Vouchers (166) and Project Based Vouchers (191). Vouchers include; VAHS (88), EHV (21), Mainstream (37), and Foster Youth Initiatives (20). PHA pays for the Vouchers that fund the PBV Units. PBV are currently benefiting households in fourteen different housing development projects including those managed by Community Housing of Maine and Preble Street.

The South Portland Housing Authority provides one hundred and twenty-five PBV. SPHA is in the process of converting their Public Housing units to the Section 8 program. By the end of the year, SPHA will have a total of 375 PBVs. There are approximately 646 applicants on waiting lists.

Unmet Housing and Service Needs of Qualifying Populations:

Homeless as defined in 24 CFR 91.5

The shelter system in Portland is beyond capacity. Staff and local organizations struggle to deal with overflow strategies to meet increasing needs. Data from 2019 showed that 79% of the shelter consumers were new consumers with the average length of stay at the shelter under 60 days. Additionally, increased case management is needed for those who have mental illness and substance use issues to help them navigate the service delivery system. The City's Family Shelter has been experiencing an unprecedented volume of clients. Data from 2021 indicated the Family Shelter welcomed 295 asylum seeking families totaling 974 individuals presenting for emergency shelter. As asylum seekers, this designation adds to the complex nature of moving clients out of the shelter and into permanent housing. Overall, Portland homeless shelters had an average of 345 individuals per night last year. This number exceeded bed capacity among all shelters by over 35 individuals and excludes hotels provided by General Assistance. During 2022, 16,173 applications were submitted to the City of Portland for GA assistance for emergency shelter in hotels (a total of 1,168 applications were denied). One hundred percent of upfront costs are covered by the City of Portland/residents. Then seventy percent of the funding is sought through reimbursement from the State of Maine/Office for Family Independence, thirty percent is the responsibility of the issuing municipality. The City of Portland is seeking funding reimbursement from FEMA for its thirty percent responsibility. Despite having seven workers (two openings at the present moment) to process the applications full time (one staff also working on the weekends), the demand for GA remains since the pandemic onset very high. Many people/applicants are seeking emergency shelter, assistance with medications, food and non- food items, rent, as well as utilities.

The town of Brunswick has one 16 bed shelter, Tedford Housing; other than that, there are no additional shelters outside of Portland in Cumberland County. During fiscal year 2021-2022, Tedford Housing turned away 452 adults and 108 families due to a lack of a shelter bed. The family shelter waitlist is about 125 families as of January 2023. The Opportunity Alliance (TOA) is the Community Action Agency for Cumberland County. TOA supports low-income, at-risk individuals and families, refugees and New Mainers, individuals with disabilities, people experiencing mental health and substance use disorders, and individuals and families on the brink, or in the midst of crisis. As reported in the ERA 2022 Point in Time, TOA assisted 154 households with children (509 people of which 270 were under 18; 168 Black/Af Am/African, 300 White, 39 Multiple, and 3 Am Indian/Indigenous), and 126 households without children (147 people of which 2 Am Indian/Indigenous, 1 Asian/Asian Am, 21 Black/Af Am/African, 1 Hawaiian/Pacific, 117 White, and 5 Multiple). Due to the high number of "couch surfers", families who are "doubled up", and individuals residing in cars or tents in secluded rural areas, the number of rural unsheltered is difficult to estimate. Anecdotally, we know that rural homelessness is on the rise, and a study will be underway soon to identify the nature and extent of rural homelessness within Cumberland County.

At Risk of Homelessness as defined in 23 CFR 91.5

In 2021, there were an estimated 14,623 rental units needed for the Portland Metro Area; this demand is projected to increase to 15,064 units by 2026. The pent-up demand for affordable rental units is demonstrated by (1) the high average occupancy of 99% for LIHTC and subsidized properties; (2) the reported waitlists at affordable properties that exceeds 100

households or 2 years; and (3) 40% (or 13,892) of the current renter households in the Portland Metro Area are rent overburdened. Housing prices have risen significantly in the past five years for both renters and owners. As Portland becomes increasingly unaffordable, low- to moderate-income households are being forced to relocate to communities outside of greater Portland, which can make it difficult to access services and employment. Another repercussion of increasing unaffordability in Portland is the increase in rents and housing prices in these communities. The median rent in Cumberland County in 2020, according to MaineHousing's affordability index, was \$1,888, a 42% increase from 2017. Median renter incomes have only increased 22% during the same period. The median home price in Cumberland County has increased by 34%, and homeowner median incomes have increased 20%. Out of 4,034 homes purchased in Cumberland County in 2021, only 19% were considered affordable or attainable.

The 2016-2020 American Community Survey reported of the 145,838 total housing units in Cumberland County, 43,931 or 30.1 percent are rental units. Of the 37,027 households reporting, 32.9 percent pay more than 35 percent of their household income towards rent, and 19.5 percent pay more than 50 percent of their household income towards rent. Portland has 34,187 total housing units of which 63.2 percent or 21,605 are rental units. Of the 16,868 reporting households, 34.8 percent pay more than 35 percent of their household income towards rent, and 20.2 percent pay more than 50 percent of their household income towards rent. Within Cumberland County 24.9 percent of all housing units were built prior to 1939; 58.1 percent were built prior to 1980. In Portland, 47.7 percent of all housing units were built prior to 1939; 77.9 percent were built prior to 1980.

According to the South Portland Housing Authority, as of May 2022, there were 2,027 individuals and families awaiting housing assistance. Due to the high demand and low supply, the waiting lists for many of SPHA's buildings are currently closed. Community Housing of Maine commissioned a market study by The Signal Group (TSG), an affiliate of the National Housing & Rehabilitation Association, to determine the market need, occupancy, turnover and absorption data for the Portland Metro Area. The study found that there is a significant shortfall in the number of affordable units with demand currently exceeding supply by 1,126 housing units. Predictions show that demand will continue to grow and will exceed supply by 1,168 by 2024. The TSG study surveyed 26 Tax Credit developments in the Portland Metro Area, consisting of 1,038 units, and found a 100% occupancy rate. Reported waitlists are up to 5 years for LIHTC properties. TSG's study of the market showed an absorption period of four months, by leasing units at a rate of 10 per month. This rate is consistent with CHOM's experience at other affordable rental properties it owns in the Portland area. Portland has approximately 33,785 housing units (rental and homeownership). The majority (61%) of Portland residents live in duplex and apartment buildings. Almost 40% of Portland's residential housing stock is comprised of three-family or more buildings. Almost 50% (16,260) of those units were built before 1939, 70% (23,761) were built before 1970.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Through These Doors, a domestic violence resource center serving Cumberland County, reports 500 annual requests for shelter, which includes folks who made multiple requests. Unfortunately, the organization was able to shelter only 78 adults and 37 children from

October 1, 2021 through September 30, 2022 with a gap in service of 396 beds (145 adults and 251 children). There is also a need for child care; connection to mental health or substance use support; case managers; workforce training and support; financial assistance to transition to permanent housing; as well as culturally and linguistically competent services for the increasing asylum seeker and refugee population in Maine. Community Housing of Maine (CHOM) reports needing long term case management, section 8 vouchers and mental health services for the families they serve.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

Formerly homeless people with both substance use disorder and mental illness are the most difficult to house permanently because of poor rental histories and the need for lengthy cultural acclimation to non-shelter living. Over the past twelve years, there have been statewide cuts to mental health services, hampering efforts to help those with mental illnesses find and maintain housing. Many treatment centers have long waiting lists and require the individual to travel away from both home and employment, something many simply cannot afford to do. Increased case management is needed for those who have mental illness and substance use issues to help them navigate the service delivery system. Milestone Recovery provides outreach and community support to individuals experiencing homelessness concurrent with substance use or mental health disorders. Milestone operates Southern Maine's only Substance Use Homeless Shelter, along with a Housing Navigation Program to transition clients out of chronic homelessness and into permanent, stable housing, along with both short-term and long-term substance use treatment programs directed at low-income individuals, including those experiencing homelessness. Shalom House provides residential treatment in group and apartment housing, supportive housing, and independent living for individuals with serious and prolonged mental illness. Shalom House currently has 516 people on the waitlist for housing they own and operate; 249 of those have reported being homeless or at risk of homelessness. Thirty-eight percent (38%) have been on the waitlist for at least four years; 30% have been on the list for two to four years; 17% have been on the list for one to two years and 15% have been on the list for a year or less. Shalom House has approximately 140 people approved for a rental voucher who have been unable to find housing. Most of these individuals are currently homeless. Shalom House reports that only about 25% of individuals with housing vouchers are able to find housing. At the Oxford Street Shelter, 13.02% experience a physical disability or illness. Portland's population has a higher incidence of disability than people in Cumberland County as a whole (13.5% and 11% respectively). 45.2% of the non-institutional population 65 years and over in Portland has a disability, including hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Gaps within Shelter and Housing Inventory as well as the service delivery system:

From 2017-2021, housing prices have skyrocketed, exacerbating an already significant issue. Due to the Covid-19 pandemic, there has been less turnover of units and more competition for units as remote workers move to the area. Portland has also seen an increased number of asylum-seeking families arriving at the southern border who designate the Portland Family Shelter as their destination. In the calendar year 2021, the Family Shelter welcomed 295 asylum-seeking families totaling 974 individuals presenting for emergency shelter. Gaps within

the service delivery system include financing necessary to provide intervention to prevent homelessness; funding for substance use services; funding for mental health services; and funding for case management “navigators”. As noted above, gaps within the current shelter and housing inventory include beds for individuals seeking shelter; units for voucher holders; units for persons with disabilities; units for the elderly population; units for those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking; units for teens; and units to create stable affordable housing. Milestone Recovery’s most urgent unmet need for their qualifying population is emergency homeless shelter capacity. Milestone’s emergency shelter is currently operating at full capacity of 36 beds per night, and still experiences significantly higher demand than can be met. In the last several months Milestone has been forced to turn away an average of 10-15 qualified individuals seeking shelter each night, and the need is only expected to intensify moving into the depths of winter. Multiple other unmet life safety needs exist, including the need for winter clothing, access to medical care and substance use treatment, and food insecurity. Other unmet needs that do not fall under the blanket of life safety needs include access to affordable long-term housing and access to employment and employment training opportunities. The highest priority need is emergency shelter capacity.

The rental 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. Through our outreach, we know that rents in the area have skyrocketed since 2019, further exacerbating an already tenuous issue. There are 380 units of Section 8, 711 LIHTC units, and 90 HOME-assisted units whose affordability period is expected to expire between 2022 and 2027. The City’s affordable housing providers work with social service providers to move individuals out of homelessness and into affordable housing. Providers report that even with vouchers and assistance, units are difficult to obtain; therefore, increasing the number of units is critical. Milestone’s largest unmet systemic need for the Housing Navigator Program is the short supply of affordable housing in the community, especially housing programs that employ a housing-first model to substance use. In addition to this broad systemic problem, many Housing Navigator clients experience smaller, seemingly low-cost barriers that prevent them from obtaining and retaining housing. These include but are not limited to costs associated with the housing search process, including application fees, security deposits, costs of obtaining state identification, passes for public transportation, and phone cards to communicate with potential landlords. Milestone maintains a small assistance fund to help clients overcome these barriers, but this fund only covers a fraction of the need for hard to find affordable housing.

Preble Street, a provider of emergency service and permanent supportive housing has a gap in service of up to 500 adult emergency service beds, and up to 360 permanent supportive housing units. Community Housing of Maine (CHOM) needs additional long-term case management for each of the eight households they serve with permanent supportive housing. Portland Housing Authority requires additional staffing and flex funding to walk the unhoused population from homelessness into affordable housing. The complex nature of completing the basic eligibility paperwork, to finding a unit in a highly competitive market, to furnishing the unit while addressing the challenges of paying bills, keeping utilities in place, meeting medical and mental health needs is extremely daunting for many who are trying to rebuild their

lives, and sometimes do not have the ability to do so. Housing Authorities are not allocated funding to provide this level of service. Additionally, basic housekeeping services are needed as many individuals with intellectual, mental health, or physical disabilities require these services, which also benefits the entire community.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

Portland has long been a desirable and welcoming community for immigrants, refugees, and asylum seekers. Unfortunately, the shortage of affordable housing options can be particularly difficult for individuals who may have larger families, limited English, and few resources. Many of the immigrant, refugee, and asylum-seeker families have been forced to seek housing options outside of the greater Portland area. As immigrants/refugees get pushed further away from Portland, they move geographically further away from the only support services who are linguistically equipped and culturally competent enough to identify needs and issues and provide appropriate, sensitive treatment or assistance. This is true also for individuals with disabilities, domestic violence victims, and other individuals who may have lower incomes who depend on services which may be more readily available, or only available, within the City of Portland.

Priority needs for qualifying populations:

The need to create affordable permanent supportive housing and provide ongoing support and technical assistance was reiterated throughout the consultation sessions. Therefore, our priority is to focus the majority of these funds on the creation of permanent supportive housing.

Although there were recommendations around rental assistance and services such as housing navigation, there are both new and ongoing funding sources that address those needs. And while the creation of additional vouchers would be helpful, for far too many current voucher holders, the difficulties of finding housing affordable with a voucher emphasizes the importance of building additional income-restricted rental housing.

Determination of the level of need and gaps in the shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of need and gaps in shelter, housing and service delivery systems were determined using data from the statewide Homeless Management Information System, Maine’s Point in Time and Housing Inventory Count, housing data from the 2019 American Community Survey (ACS) and the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS), and a gaps analysis performed by the Corporation for Supportive Housing (CSH) as part of the Maine Homeless System Re-Design Initiative (Final Report and Recommendations June 2021). The determination of how to most effectively utilize this funding was determined through a series of stakeholder meetings.

HOME-ARP ACTIVITIES

Method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

Housing Production: Funding will be allocated through a competitive application process open to all eligible entities, including nonprofit housing organizations and for-profit developers. To be considered eligible for Program funds, recipients at a minimum will need to meet the following criteria: a) Make acceptable assurances that they will comply with the requirements of the HOME-ARP Program during the entire period that begins upon selection of the recipient and ending upon the conclusion of all HOME-ARP Program funded activities; b) Demonstrate the ability and financial capacity to undertake, comply, and manage the eligible activity; c) Demonstrate its familiarity with the requirements of other Federal, State, or local housing programs that may be used in conjunction with HOME-ARP Program funds to ensure compliance with all applicable requirements and regulations of such programs; d) Have demonstrated experience and capacity to conduct HOME-ARP Program eligible activities as evidenced by its ability to own, construct, or rehabilitate, and manage and operate an affordable multifamily rental housing development.

Describe whether the PJ will administer eligible activities directly:

The Cumberland County HOME Consortium will not use funding to directly create housing or provide services.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The Cumberland County HOME Consortium did not appoint subrecipients or contractors for the development of the HOME-ARP allocation plan or administration of the HOME-ARP funds.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 763,756		
Acquisition and Development of Non-Congregate Shelters	\$ 250,000		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 2,041,266		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 539,121	0 %	15%
Total HOME ARP Allocation	\$3,594,143		

Distribution of HOME-ARP funds in accordance with its priority needs identified in its need's assessment and gap analysis:

The distribution of the HOME-ARP funds is aligned with the priorities identified through public comment and consultation with organizations and agencies who provide support and assistance to the qualifying populations. The Development of Affordable Rental Housing category has been funded the most as we have evaluated this category as being most in demand.

A total of \$2,291,266 will be utilized for the Acquisition and Development of Non-Congregate Shelters and the Development of Affordable Rental Housing, with approximately 90% funding the Development of Affordable Rental Housing and approximately 10% funding the Acquisition and Development of Non-Congregate Shelters.

Supportive Services is the second largest funding category which again aligns with the priorities identified through public comment and consultation with organizations and agencies who provide support and assistance to the qualifying populations.

The funding amount for Administration and Planning is projected at \$539,121. Any funds not expended in this category may be reallocated to the funding amounts for Supportive Services, Acquisition and Development of Non-Congregate Shelters, and Development of Affordable Rental Housing.

Characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The need to create affordable permanent supportive housing and provide ongoing support and assistance was reiterated throughout the consultation sessions. Based on feedback provided it is apparent that the most significant need is to create affordable permanent housing and supportive housing units. The shelter system (only available in Portland and Brunswick) is operating at full capacity, turning away adults and families each night and struggles to deal with overflow strategies to meet unprecedented increasing housing and case management needs. An estimated 700 to 1,000 unduplicated individuals were served in hotels/motels from January 2021 to December 2022; the Emergency Rental Assistance used to pay for these units ran out in November 2022. Tenants are being evicted as of January, 2023.

In 2021, there were an estimated 14,623 rental units needed for the Portland Metro Area; this demand is projected to increase to 15,064 units by 2026. The pent-up demand for affordable rental units is demonstrated by (1) the high average occupancy of 99% for LIHTC and subsidized properties; (2) the reported waitlists at affordable properties that exceeds 100 households or 2 years; and (3) 40% (or 13,892) of the current renter households in the Portland Metro Area are rent overburdened. In Portland, 47.7 percent of all housing units were built prior to 1939. Due to high demand and low supply of affordable housing, wait lists for many buildings are closed. Providers report that even with vouchers and assistance, units are difficult to obtain; therefore, increasing the number of units is critical.

The domestic violence resource center serving Cumberland County reports a gap in service of 396 beds (145 adults and 251 children). There is also a need for case managers, and connects

to mental health or substance use support.

Formerly homeless people with both substance use disorder and mental illness are the most difficult to house permanently. Housing and increased case management is needed for those who have mental illness and substance use issues.

While the Cumberland County Consortium needs additional homeless diversion, rapid rehousing and rental assistance programs, without units to house people these programs will never be fully effective.

HOME-ARP PRODUCTION HOUSING GOALS

Estimated number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Cumberland County HOME Consortium anticipates that at least 10 units of affordable rental housing units for qualifying populations will be directly produced with HOME-ARP funds. However, the investment of HOME-ARP funding is estimated anticipated to leverage production of additional units utilizing other private and/or public funding resources.

Affordable rental housing production goal that the PJ hope to achieve and how the production goal will address the PJ's priority needs:

The Cumberland County HOME Consortium will prioritize projects that are able to be developed quickly and that can operate with sufficient operating and supportive service dollars to meet the needs of tenants. As noted above, it is anticipated that at least 10 units of affordable rental housing units will be developed. The units developed with HOME-ARP funds will meet the City of Portland and Cumberland County Consolidated Plan Priorities to Increase Housing Availability and Affordability, Address the Needs of the Growing Homeless Population and Provide Services to Special Populations Including Victims of Domestic Violence, Homeless Persons and Persons with Disabilities.

PREFERENCES

The City of Portland / Cumberland County HOME Consortium does not plan to give preference to one or more qualifying populations or subpopulations for any eligible activity or project. If it is determined that the only viable project would require a preference, a substantial amendment, including the required public participation process will be submitted.

Referral Methods

At this time the City of Portland / Cumberland County HOME Consortium have not defined a referral method. A referral method will be defined during the RFP process for selecting projects, programs, or services.

Limitations in a HOME-ARP Rental Housing or NCS Project

At this time the City of Portland / Cumberland County HOME Consortium has no intention to limit eligibility for a HOME-ARP rental housing or NCS project.

HOME-ARP REFINANCING

At this time the City of Portland / Cumberland County HOME Consortium has no intention to refinance existing debt secured by a multifamily rental housing that is being rehabilitated with HOME-ARP Funds.

Cumberland County HOME Consortium, HOME-ARP Allocation Plan

Appendix A: Consultation Participants, Survey Respondents and Written Comments

The Cumberland County HOME Consortium thanks the following individuals and organizations for their participation.

Public Agencies that Address the Needs of Qualifying Populations:

Awa Conteh	City of Bangor Public Health and Community Services
Chelsea Hoskins	City of Portland Family Shelter
Aaron Geyer	City of Portland Social Services
David Richmond	Maine Bureau of Veterans Services
Susan Gagnon	Maine Department of Corrections
Alice Preble	Maine Department of Health and Human Services
Ginny Dill	Maine Department of Health and Human Services
Sara Wade	Maine Department of Health and Human Services
Stacy Keenan	Maine Department of Health and Human Services
Amelia Lyons	Maine Department of Education
Leah Bruns	Portland Housing Authority
Arwen Agee	Veterans Administration
Jason Carter	Veterans Administration
Susan Sampson	Veterans Administration
Wendy Thomas-Blais	Veterans Administration
Sharon Jordan	Wabanaki Public Health Services

And all the Community Action Agency participants listed in the meeting titled Developers/Community Action Agencies, and in the meeting titled Emergency Shelter Assessment Committee.

Public or Private Organizations that Address Civil Rights and Fair Housing:

Bill Higgins	Homeless Advocacy for All
Susan Randall	Homeless Advocacy for All
Kate Easter	Maine Coalition to End Domestic Violence
Frank D'Alessandro	Maine Equal Justice Partners
Ben Martineau	Homeless Voices for Justice
Cheryl Hawkins	Homeless Voices for Justice
Leana Amaez	Maine Department of Health and Human Services
Fatima Saidi	Maine Immigrant Rights
Gia Drew	Equality Maine
Rachel Talbot Ross	Maine Black Caucus

Public/Private Organizations that Address the Needs of Persons with Disabilities:

Brianne Brasset	Community Health and Counseling Services
Meredith Smith	Community Health and Counseling Services
Sarah Derosier	Community Health and Counseling Services
Vickey Rand	Community Housing of Maine
Cullen Ryan	Community Housing of Maine
David McCluskey	Community Care
Tracey Allen	Kennebec Behavioral Health

Rich Romero
Charlotte Rogers
Katie Rutherford
John Wiinikka
Jill Grazia
Norm Maze
Paul Linet
Travis Drake
Nicole Frydrych
Rich Hooks Wayman
Tyra Parker
Benjamin Strick

OHI
Peabody Center
Peabody Center
Peabody Center
Shalom House
Shalom House
3iHOME
Volunteers of America Northern New England
Volunteers of America Northern New England
Volunteers of America Northern New England
Volunteers of America Northern New England
Spurwink Services

<i>Meeting Focus / Qualified Populations Served</i>	<i>Date</i>	<i>Attendees</i>
Maine Shelter Network	10-19-2021	Lauren Bustard, Betty LaBua, Steve McDermott (MaineHousing), Boyd Kronholm (BAHS), Jessica Wilson (City of Lewiston), Jenifer Needham, Chris Bicknell (New Beginnings), Kari Bradstreet (Hope and Justice Project), Jenny Stasio (Through These Doors), Noelle Coyne (Safe Voices), Terence Miller (Preble Street), Katie Spencer White (MMHS), Josh D'Alessio (PCHC), Victoria Volent (City of Portland), Mark Swan (Preble Street), Janice Daku (RCAM), Stephanie Primm (KCHC), Joe McNally (Milestone Recovery), Tracy Hair (HOME, Inc.), Kristin Styles (Cumberland County)
Maine Continuum of Care	10-21-2021	Abigail Smallwood (City of Biddeford), Ali Lovejoy, Erin Kelly, Dan Hodgkins (Preble Street), Alice Preble (Maine DHHS), Amelia Lyons (Maine Dept. of Ed.), Awa Conteh (City of Bangor), Meredith Smith, Sarah Derosier, Brianne Brasset (CHCS), Bill Higgins (Homeless Advocacy for All), Boyd Kronholm (BAHS), Bridge Semler, Chris Bicknell (New Beginnings), Christina Dingus, Lauren Bustard, Kelly Watson, Tara Hembree, Scott Tibbitts, Mike Shaughnessy Paula Weber, Betty LaBua (MSHA), Cullen Ryan, Vickey Rand (CHOM), David McCluskey (Community Care), Donna Kelly (Waldo CAP), Stephanie Primm (Knox County Homeless Coalition), Emily Flinkstrom (Fairtide), Ginny Dill (Maine DHHS), Janice Daku (RCAM), Janice Lara H (CC Maine), Jill Grazia (Shalom House), Joe McNally (Milestone Recovery), Josh D'Alessio (PCHC), Kari Bradstreet (HJP), Susan Randall (Homeless Advocacy for All), Katie Spencer White (MMHS), Kelsea Vincent (YAB), Victoria Volent, Aaron Geyer, (City

		of Portland), Marcie Dean (Next Step), Melanie Beaulieu (FVP), Molly Sirios (BOL), Noel Thibodeau (NHFW), Noelle Coyne (Safe Voices), Norm Maze (Shalom House), Rebecca Hobbs (ITD), Rebekah Paredes (NHFW), Rich Romero (OHI), Rota Knott (Tedford House), Sara Wade (Maine DHHS), Lisa McLaughlin (HSA), Sharon Jordan (Wabanaki Public Health Services), Susan Gagnon (Maine DOC), Tracy Allen (KBH), Melissa McEntee (RGH), Tyra Parker (VOANNE), Whitney Files (Knox County Homeless Coalition), Kelly Walsh (ITD), Kate Easter (MCEDV)
Advocates and People with Lived Experiences	10-22-2021	Lauren Bustard, Denise Lord, Betty LaBua, Steve McDermott (MSHA), Frank D'Alessandro (MEJP), Cheryl Hawkins (HVJ), Bill Higgins, Susan Randall (Homeless Advocacy for All), Ben Martineau (HJV), Victoria Volent, Heidi McCarthy (City of Portland), Anna Brewer (Preble Street), Jessica Wilson (City of Lewiston),
Developers/Community Action Agencies	10-27-2021	Heidi Leblanc, Jason Bird (Penquis), Denise Lord, Steve McDermott, Lauren Bustard, Paula Webber, Mark Wiesendanger, Betty LaBua (MSHA), Josh D'Alessio (PCHC), Ben Strick (Spurwink), Theresa Dow-Oleary, Jason Parent (ACAP), Shawn Yardley (Community Concepts), Barbara Crider (YCCAC), Donna Kelley (Waldo CAP), Claire Berkowitz (MMCA Corp), Mary Davis (City of Portland), Lincoln Jeffers (City of Lewiston), Zak Maher (City of Auburn), Rick Hooks Wayman (VOANNE), Boyd Kronholm (BAHS), Nate Libby, Megan Parks (Community Concepts), Deb Johnson (DEC), Sayre Savage (Four Directions Development), Bobbi Harris (Downeast Community Partners)
Homeless Veterans Action Committee	11-2-2021	Nicole Frydrych, Brian Bouthot (VOANNE), Arwen Agee, Jason Carter, Wendy Thomas-Blais, Susan Sampson (VA), Amy Holland, Dennis Michaud, Ray Michaud, Tom Pangborn (Veterans, Inc.), April Reed, Mary Wade, Lauren Bustard, Betty Labua (MSHA), Ellie Espling (Senator Susan Collins' Office), Heidi McCarthy (City of Portland), Dan Hodgkins (Preble Street), Kristin Styles (Cumberland County), David Richmond (Maine Bureau of Veteran's Services), Kim Rohn (Representative Jared Golden's Office), Bill Higgins (Homeless Advocacy for All), Mary Davis (City of Portland)
Public Housing Authorities	11-5-2021	Marty Szydlowski (Auburn Housing), Amanda Olsen (Augusta Housing), Mike Myatt (Bangor Housing), Deb

		Keller (Bath Housing), Lisa Plourde (Caribou Housing), Stacey Michaud (Ft Fairfield Housing), Chris Kilmurry (Lewiston Housing), Cheryl Sessions (Portland Housing), Chris Kilmurry (Presque Isle Housing), Laurie Miller (Old Town Housing), Mike Hulsey (South Portland Housing), Chris LaRoche (Westbrook Housing), Lauren Bustard, Denise Lord, Betty LaBua (MSHA), Kristin Styles (Cumberland County), Mary Davis, Victoria Volent (City of Portland),
Emergency Shelter Assessment Committee (ESAC)	12-16-2021	Mike Guthrie (CoP FS), Mailyss Day (PHA), Ben Strick (Spurwink), Oliver Bradeen (Milestone Recovery), Vickey Rand, Cullen Ryan (CHOM), Hannah Brier, Dan Coyne (United Way), Brian Townsend (Amistad), Sara Michniewicz (BNA), Ben Martineau, Jim Devine (HVJ), Norm Maze (Shalom House), Bill Higgins, Suzanne Randall (HA4All), Mary Cook (TOA), Ginny Dill (Office of Behavioral Health), Amy Geren (Portland Downtown), Terence Miller (Preble Street), Jenny Stasio (Through These Doors), Aaron Geyer, Adam Harr, Victoria Volent (City of Portland)
Maine Continuum of Care/Advocates for the Homeless/Maine Shelter Network	1-11-2022	Terrace Miller (Preble Street), Brian Townsend (Amistad), Amy Holland, Michelle Lamm (Greater Portland Family Promise), Benjamin Strick (Spurwink Services), Val Fitzgerald, Christine Fecko (The Opportunity Alliance), Wendy Harmon (Southern Maine Landlord Association), Mallyss Day (Portland Housing Authority), John Wiinikka (Peabody Center), Vickey Rand (Community Housing of Maine), Chelsea Hoskins (City of Portland)
Developers and Advocates for Public Housing	1-14-2022	Martha Stein (Hope Acts), Charlotte Rogers, Lorena Delcourt, Katie Rutherford (Peabody Center), Paul Linet (3iHOME), Nathan Szanton (The Szanton Company), Betsey Remage Healey (HomeStart), Robyn Wardell, Brian Kilgallen (Community Housing of Maine), Brian Sites (VOANNE), Rebecca Hatfield, Nathan Howes (Avesta), Brian Eng (Maine Cooperative Development Partners), Tara Hill (Habitat for Humanity), Laura Reading (Developers Collaborative), Jay Waterman (Portland Housing Authority), Tim Wells (Greater Portland Community Land Trust), James Vincent (Pharos House)
Publicly noticed meeting facilitated by the Cumberland County HOME Consortium	2-8-2022	Will Quenga, Nicole Hanson (Maine Prison Re-Entry Network), Jim Hall, Priscilla Bitencourt (Homeless liaison for Portland Public Schools), Frank Sanfilippo, Brian Eng, Liz Trice (Maine Cooperative Development Partners), Rob

		Korobkin (Courage House), Susannah Sanfilippo, Tim Wells (Greater Portland Community Land Trust), Sarah Michniewicz (President of Bayside Neighborhood), Christopher Stjohn, Christian MilNeil, Tobin Williamson, Mufalo Chitam (Maine Immigration Rights Coalition), Janice Murphy, Travis Drake (VOANNE), Karin Martin, Lado Lodoka (Center for Preventing Hate), Erin Kelly (Dir. Of Homeless Youth and Young Adult Svc), Lolan Lyne, Poppy Arford (Maine State Representative), Sean Murphy, Frank Rios, Erin Gorham, Juliana Bean, Kelly Fowler
Providers of emergency shelter, transitional shelter, permanent supportive housing, and safe havens.	October 2022 through January 2023	Rota Knott (Tedford Housing), Jenny Stasio (Through These Doors), Mary Wade, Scott Tibbitts (MaineHousing), Leah Bruns (Portland Housing Authority), Andrew Bove (Preble Street), Kyra Walker (Community Housing of Maine), Aaron Geyer, Adam Harr, Ryan Gorneau (City of Portland), Joseph McNally, Tom Doherty (Milestone Recovery), Val Fitzgerald (The Opportunity Alliance), Norm Maze (Shalom House), Anne-Marie Brown (United Way of Southern Maine), Laura Hebert (Westbrook Housing Authority), Brooks More, Nicole Bernier (South Portland Housing Authority)

Appendix B – Public Outreach

Original Public Notice in the February 3rd 2023 edition of the Press Herald

NOTICE OF PUBLIC HEARINGS and PUBLIC COMMENT PERIOD

Cumberland County Commissioner Meetings
Monday February 13, 2023 at 5:30pm
Monday March 13, 2023 at 5:30pm
142 Federal St, Portland, ME Cumberland County Courthouse Feeney Room

City of Portland
Housing & Economic Development Committee Tuesday February 21, 2023 at 5:30pm (remote)
City Council Monday, March 20, 2023 at 5:00pm
389 Congress St, City Hall, Council Chambers or remotely as allowed in the City of Portland Remote Meeting Policy.

30 DAY PUBLIC COMMENT PERIOD
CITY OF PORTLAND, MAINE / CUMBERLAND COUNTY HOME CONSORTIUM
February 6, 2023 to March 8, 2023
389 Congress Street, Portland City Hall, Room 312

HOME-ARP ALLOCATION PLAN, Funding available \$3,594,143

The City of Portland and the County of Cumberland will each hold two public hearings to consider the HOME-ARP Allocation Plan outlining the use of funds received by the Cumberland County HOME Consortium from the U.S. Department of Housing and Urban Development (HUD). Public comments on the proposed Plan will be accepted in writing or verbally from February 6, 2023 to March 8, 2023. To submit written public comment for the public hearing, please send an email to VVolent@portlandmaine.gov by midnight on March 8. All submissions must include the commenter's name and legal address. Verbal public comments will be accepted during the Public Hearings held on the dates and times noted above or by calling 482-5028 during the 30-day public comment period.

The primary objective of the HOME-ARP Allocation Plan is to outline a plan for the provision of funding for homelessness and supportive services assistance under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended (42 U.S.C. 12721 et seq.). The draft HOME-ARP Allocation Plan can be viewed at <https://portlandmaine.gov/1203/Plans-and-Reports> and <https://www.cumberlandcounty.org/170/Reports-Plans> starting on February 6, 2023.

Translation, interpretation, and other accommodations will be available for materials and meetings upon request.

Please contact the following person to request an interpreter or accommodation for the meeting: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

Fadlan la xiriir qofkann hoose si aad u condato turjumaan ama tixgelin xiliga shirka: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

Por favor entre em contato com a seguinte pessoa para solicitar um intérprete ou acomodação para a reunião: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028:

يجب الاتصال بالشخص التالي لطلب مترجم فوري أو تسهيلات لحضور الاجتماع: الاسم، البريد الإلكتروني، رقم الهاتف

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Corrected Public Notice in the February 7th 2023 edition of the Press Herald

CORRECTION

NOTICE OF PUBLIC HEARINGS AND PUBLIC COMMENT PERIOD

Cumberland County Commissioner Meetings

Monday February 13, 2023 at 5:30pm

Monday March 13, 2023 at 5:30pm

142 Federal St, Portland, ME Cumberland County Courthouse Feeney Room

City of Portland

Housing & Economic Development Committee Tuesday February 21, 2023 at 5:30pm (remote)

City Council Monday, March 20, 2023 at 5:00 pm

389 Congress St, City Hall, Council Chambers or remotely as allowed in the City of Portland Remote Meeting Policy.

30 DAY PUBLIC COMMENT PERIOD – Correction

CITY OF PORTLAND, MAINE / CUMBERLAND COUNTY HOME CONSORTIUM

February 8, 2023 at March 10, 2023

389 Congress Street, Portland City Hall, Room 312

HOME-ARP ALLOCATION PLAN, Funding available \$3,594,143

The City of Portland and the County of Cumberland will each hold two public hearings to consider the HOME-ARP Allocation Plan outlining the use of funds received by the Cumberland County HOME Consortium from the U.S. Department of Housing and Urban Development (HUD). Public comments on the proposed Plan will be accepted in writing or verbally from February 8, 2023 to March 10, 2023. To submit written public comment for the public hearing, please send an email to VVolent@portlandmaine.gov by midnight on March 10. All submissions must include the commenter's name and legal address. Verbal public comments will be accepted during the Public Hearings held on the dates and times noted above or by calling 482-5028 during the 30-day public comment period.

The primary objective of the HOME-ARP Allocation Plan is to outline a plan to help individuals and families who are homelessness or at risk of homelessness. The plan will include a proposed spending plan in these eligible areas: Administration and Planning; Development of Affordable Rental Housing; Supportive Services and Acquisition and Development of Non-Congregate Shelter.

The draft HOME-ARP Allocation Plan can be viewed at <https://portlandmaine.gov/1203/Plans-and-Reports> and <https://www.cumberlandcounty.org/170/Reports-Plans> starting on February 8, 2023.

Translation, interpretation, and other accommodations will be available for materials and meetings upon request.

Please contact the following person to request an interpreter or accommodation for the meeting: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

Fadlan la xirir qofkan hoose si aad u condato turjumaan ama tixgelin xiliga shirka: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

Por favor entre em contato com a seguinte pessoa para solicitar um intérprete ou acomodação para a reunião: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028: يرجى الاتصال بالشخص التالي لطلب مترجم فوري أو تسهيلات لحضور الاجتماع: الاسم، البريد الإلكتروني، رقم الهاتف

Pour obtenir un interprète ou faciliter une réunion, veuillez contacter la personne suivante: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

Para solicitar un intérprete o una adaptación especial para la reunión, comuníquese con esta persona: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

Leka na ko bengna moto oyo soki oza na bosenga ya interprete to ya bosalisi pona rendez-vous na yo: Victoria Volent, vvolent@portlandmaine.gov, 207-482-5028.

SPORTS

Portland Press Herald / Monday, February 13, 2023 D5

MLB NOTEBOOK

Red Sox sign pitcher Faria to minor league contract

New service report

He throws a fast-snap fastball, split-finger, curveball and slider.

WORLD BARRELL, CLASHING. The Minnesota Twins and Carlos Correa made a mutual decision that the shortstop will skip the World Baseball Classic for family reasons, with his wife expecting a baby during the tournament.

The Twins announced that Correa will not participate with the Puerto Rico national team for the fifth edition of the event, which was held played in 2017. Correa's wife, Daniela, is due with the couple's second child on March 11.

"This was a challenging decision for Carlos. He takes so much pride in representing his country, and truly considered ways to make this work," Twins President

of Baseball Operations Derek Jeter said. "We all acknowledged that the back and forth third combined with multiple days of minor league activity didn't suit Carlos up for jumping into tournament games upon his return."

Twins position players are scheduled to report for spring training by Feb. 15. Correa signed a six-year, \$200 million contract with the club on Jan. 11. The deal is structured with the potential to pay Correa as much as \$270 million over the six seasons if he stays healthy.

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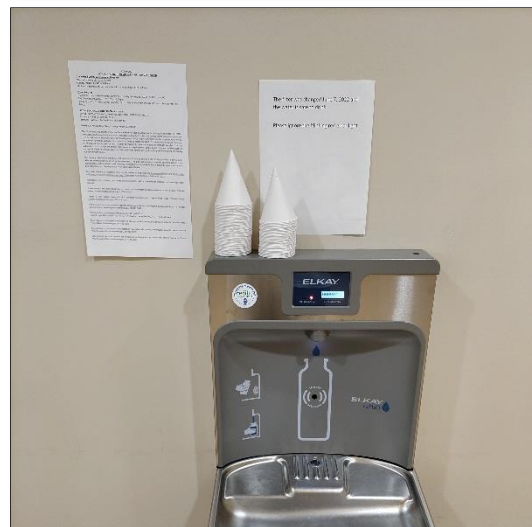
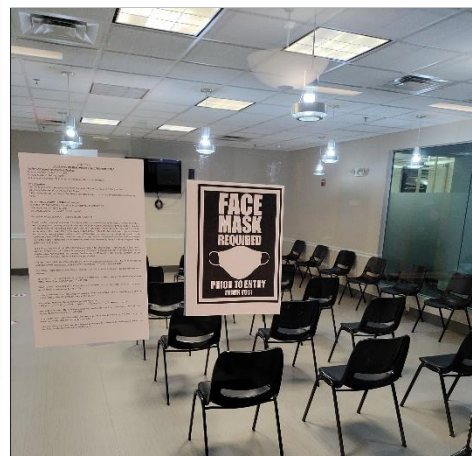
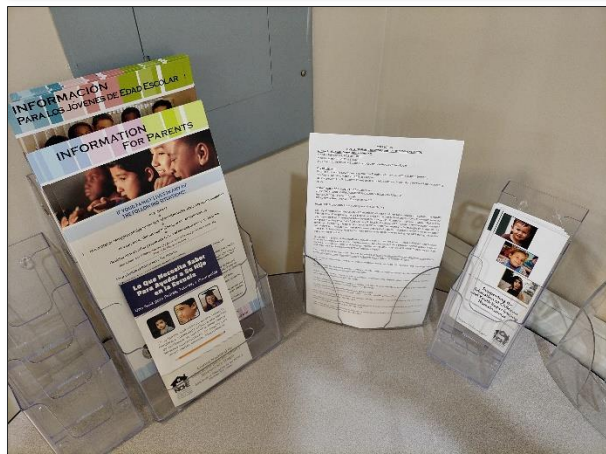
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Postings of Public Notice



Public Engagement

Promotion of public participation and community meetings:



FOR IMMEDIATE RELEASE

January 31, 2022

MEDIA CONTACT

Jessica Grondin

207.272.7885

City & County Soliciting Feedback on Community Housing Needs

Feedback will help guide plans to put federal funds to use

PORTLAND, Maine – On Tuesday, February 8, at 6:00 PM, the City of Portland and Cumberland County will co-host a [public meeting](#) to collect public feedback on reducing homelessness and increasing housing stability.

Cumberland County and the City of Portland have been awarded \$3,500,000 in HOME-ARP funding to provide housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The funding must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in a vulnerable population.

Public input will help guide the plan's recommendations and is a vital element in assessing the needs of and gathering input from the community.

Zoom Link: <https://us02web.zoom.us/j/82615536058>

Meeting ID: 826 1553 6058

Telephone Number: 646-558-8656

February 7th, 2022 News Article:

<https://www.pressherald.com/2022/02/07/more-pandemic-funding-targeted-to-address-homeless-housing-needs/>

February 8th, 2022 Events Page:

https://www.pressherald.com/forecaster/forecaster-calendar/?escaped_fragment=/show/?start=2020-04-16#!/details/Soliciting-Feedback-on-Community-Housing-Needs/9873353/2022-02-08T18

NEWS BUSINESS OPINION SPORTS A&E FOOD THINGS TO DO

at your organization.

workday

LOCAL & STATE

Posted February 7, 2022 | Updated February 7, 2022

More pandemic funding targeted to address homeless, housing needs

Portland and Cumberland County are seeking public input on how to spend \$3.6 million in ARP funding to reduce homelessness and increase housing availability.

BY KELLEY BOUCHARD STAFF WRITER

EMAIL WRITER
207-791-4328

Share

21 COMMENTS

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00:00 06:17

Regional efforts are ramping up to reduce homelessness and increase available housing in southern Maine, fueled by additional pandemic funding from the American Rescue Plan Act.

A consortium led by the city of Portland that includes Cumberland County and the town of Brunswick has been awarded \$3.6 million in ARPA funding through the U.S. Department of Housing and Urban Development's Home Investment Partnerships Program.

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VIRTUAL

Soliciting Feedback on Community Housing Needs

Tuesday, February 08, 2022, 6:00pm
[Add to Calendar](#)

Event Format
Virtual
[Learn More](#)

Originating Location
Cumberland County and the City of Portland have been awarded \$3,500,000 in HOME-ARP funding (see attachment) to provide housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. On Tuesday, February 8, at 6:00 PM, the City of Portland and Cumberland County will co-host a public meeting to collect public feedback on reducing homelessness and increasing housing stability. Please join us via Zoom, public input will help guide Portland, ME

Price
\$0.00 to \$500.00

Notes
Virtual Event

Description
Tuesday, February 8, 2022

CALL TO ORDER

The Board of Commissioners met for their regularly scheduled meeting at the Cumberland County Courthouse in the Peter Feeney Conference Room, the meeting was called to Order by Chair Neil Jamison at 5:35pm

Present:

Chair Neil Jamieson
Commissioner James Cloutier
Commissioner Susan Witonis
Commissioner Stephen Gorden

Excused:

Commissioner Patricia Smith

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES

Meeting Minutes of January 13, 2023

A motion was made by Commissioner Witonis, seconded by Commissioner Cloutier, that the Minutes be adopted. The motion carried by a unanimous vote.

INFORMATIONAL REPORT/PRESENTATIONS

CCRCC 4th Quarter 2022 Newsletter

COMMENTS FROM THE PUBLIC

District Attorney Jacqueline Sartoris. D.A. Sartoris stated that she is honored to meet everyone and plans to work very hard over the next 4 years. She is focusing on addressing mental health issues and increasing efficiencies in the current system by building out a robust diversion program. On top of that she is focusing on reducing the backlog of cases that occurred as a result of the pandemic. The Commissioners welcomed DA Sartoris and congratulated her on new position.

Christopher DeCapua, Vice President of the Local 110, shared some general comments related to the staffing levels of the jail and hiring of corrections officers. The Union leadership would like to work with the Commissioners and come to a solution regarding intake and staffing. He agrees with the DA, the backlog of cases needs to be addressed but the jail needs capacity for when the backlog is addressed.

Recruiting, there is a common feeling that no one wants to be a corrections officer.

The best approach would be to target retired and current certified corrections officers as opposed to targeting new corrections officers. The Maine academy is also a hurdle in hiring. The State either runs the academy or the academy could be run in house and be completed in 3 weeks. The only thing that would be needed is shift coverage. Commissioner Witonis asked if they had enough staff, Mr. DeCapua responded that they did. He thanked the Commissioners' for their time and their attention to the current issues.

CONSENT AGENDA

- 23-006 Approval of the Sheriff's Office Commission's for October 2022 – December 2022.**
- 23-007 Authorization for the County Manager to enter into a contract between the County of Cumberland and the Town of Casco for County Assessing Services from July 1, 2022 to June 30, 2025.**
- 23-008 Confirmation of the appointment of Trustees Frank Clark, Lori Norman and Tom Tyler to the Cross Insurance Arena Board of Trustees.**

A motion was made by Commissioner Cloutier, seconded by Commissioner Witonis, that the Consent Agenda items be approved. The motion carried by a unanimous vote, 4-0.

ARPA BUSINESS

- 23-009 Award second tranche ARPA funds of \$500,000.00 to Preble Street for the Food Security Hub as recommended by the ARPA Advisory Committee and the County Manager.**

Preble Street Executive Director Mark Swann gave an overview of their request and answered questions from the Commissioners. He stated that last year Preble St was doing around 1,000 meals a day and now they're currently doing 2,000 meals a day. Part of that supplementing the boys and girls club, mile stones, YMCA and have reached capacity in their current space. They have list of non-profits who are also waiting to receive meals once the new space opens. Commissioner Jamieson asked what the projected open date would be, Executive Director Swann stated that they would break ground in the Spring 2023 and hopefully open next year. He also wanted to add Preble St is working on freezing meals as a backup. Commissioner Gorden asked about the availability of ARPA funds and the reallocation process. Compliance and Audit

Manager Sandra Warren stated that internal projects will take priority over the construction of newer projects. County Manager Gailey added that for the Jail Medical project is currently over budget because of inflation. Compliance and Audit Manager Warren stated that the Winchester Woods Development project did not go through and funds were available. Commissioner Witonis asked Executive Director Swann how much funding from the Governor and how much from the Legislature? Executive Director Swann stated that they're currently waiting to confirm the amount. Commissioner Witonis stated that she could not support the item because of the funds need for the County Jail project and that the second tranche was supposed to be for other projects, not previously funded ones.

Commissioner Cloutier stated that there are funds available for both projects. He recalled that the original request from Preble St was reduced because the Commissioners had asked Preble St to raise additional funds and it seems that they had. He also stated that the public is gaining a tremendous amount of services by funding the projects. The population that Preble St is serving is growing each day. He stated that he wholly supports the project and it's objective; the results will be immediate.

Commissioner Jamieson stated that he agreed with Commissioner Cloutier and that this project would be the biggest bang for their buck.

Commissioner Witonis asked two questions, about the design plan presented in the agenda packet; was it the most recent scaled down plan that aligned with their revised budget? The second question was how far out does Preble St services extend to in the County. Executive Director Swann confirmed that the plan was the most current as it has one loading dock instead of two. The services offered by Preble St are supported by a pilot by Door Dash to deliver directly to residences. Services are now extended to 26 towns. Good Shepard Food Bank is the biggest funder of the project and they will also be a customer once the project goes live and deliver to the food pantries to throughout the County and the State.

A motion was made by Commissioner Cloutier, seconded by Commissioner Gorden that additional ARPA funds be awarded to Preble Street for the Food Security Hub as recommended by the ARPA Advisory Committee and the County Manager. The motion passed, 3-1.

Yes: Commissioners' Cloutier, Gorden, Jamieson

No: Commissioner Witonis

NEW BUSINESS**23-010**

First Reading and Public Hearing of the HOME-ARP Allocation Plan by Community Development. Second Reading on March 13, 2023.

This Order Requiring a Public Hearing was accepted.

Community Director Kristin Styles spoke about the HOME-ARP Allocation Plan that was developed with the City of Portland and a series of stakeholder meetings. Based on the meetings and data collected, the plan had been developed with funding broken into four categories. \$2 Million is being allocated to the Development of Affordable Rental Housing and most likely will be creating the permanent housing and the Housing first Model. \$763,755 Supportive services to support those to remain successfully housed. \$250,000 is for the Acquisition and Development of Non-Congregate Shelter. \$539,121 into Administration and Planning, all unused funds will go back into the three previously listed funds. Commissioner Jamieson asked what the time period is to spend down the funds. Director Styles stated that there were 7 years to spend down funds from 2021.

A motion was made by Commissioner Cloutier, seconded by Commissioner Gorden to support the public hearing. The Vote was called and the motion carried by a unanimous vote, 4-0

23-011

Authorization for the County Manager to enter into a contract between the County of Cumberland and Developers Collaborative for the design, permitting, construction and lease of an administrative office building at 50 County Way, Portland, Maine.

County Manager Gailey spoke about the space needs study that was conducted in 2018. The approach taken by staff was to locate a designer, to design, construct and lease back to the County.

Public Affairs Director Travis Kennedy stated that the RFQ was drafted in great detail and incorporated a lot of feedback from other Governments who had gone through a similar process. Two bids were received and the RFQ team crafted a list of questions for the submitters. It was very difficult to decide because the respondents did equally well in answering the questions. There was a second round of questions based on written answers. The Developers Collaborative was selected based on a vote of 5-1. County Manager Gailey added that they seemed to be the best fit.

Kevin Bunker from the Developers Collaborative stated that they were very excited to be selected and would like to do well. They want to use this project as part of their portfolio and want to be proud of it.

A motion was made by Commissioner Witonis, seconded by Commissioner Gorden for the County Manager to enter into a contract between the County of Cumberland and Developers Collaborative for the design, permitting, construction and lease of an administrative office building at 50 County Way, Portland, Maine. The vote was called and the motion carried by a unanimous vote, 4-0.

23-012 Resolution supporting the City of Portland applying for federal funding to dredge Portland Harbor's piers, docks and wharfs.

A motion was made by Commissioner Gorden, seconded by Commissioner Cloutier supporting the City of Portland applying for federal funding to dredge Portland Harbor's piers, docks and wharfs. The motion carried by a unanimous vote, 4-0.

COMMENTS FROM THE COUNTY MANAGER

The County Manager shared that he had received two requests to use the Community Corrections Center. One request was to house pregnant women that was presented at the December 2022 meeting. The other request was to use the center as a mental health treatment center. This would be discussed at the next workshop on March 13, 2023.

He stated that the Maine Mariners were seeing 500 more people each hockey game and some games are being sold out.

COMMENTS FROM THE EXECUTIVE STAFF

Deputy Admin and Finance Director Alex Kimball stated he had received budget books and they were available for anyone who wanted a copy. The tax warrants were sent out and went into more detail than usual. He wanted to give heads up in cases the Commissioners received questions from Towns or Cities. Regarding the tax warrant, the State Valuation jumped up, the smallest was 7% while the largest was 27%. The Town of Sebago received the biggest increase of 27%.

Admin and Special Projects Katharine Cahoon stated that the new Agenda Software is nearing its final implementation and will be tested at the next Commissioner

Meeting in March.

Public Affairs Director Kennedy stated that the EMS Collaboration is moving along and engaging with Communities about spending on EMS services.

COMMENTS FROM THE COUNTY COMMISSIONERS

Commissioner Gorden stated that the DOC presented their budget and it was flat funded last year and this year in flus. The MCCA is concerned about the State Police and Rural Patrol is still a concern with the costs being passed on to the counties.

EXECUTIVE SESSION

23-013 The County Commissioners will enter into Executive Session in accordance with 1 M.R.S.A §405 (6)(D) for the opportunity to discuss negotiations between the County and Law Enforcement Unit, Local 340.

A motion was made by Commissioner Gorden, seconded by Commissioner Witonis that the Commissioners enter into Executive Session. The motion carried by a unanimous vote, 4-0. The Commissioners went into Executive Session at 8:25 PM.

A motion was made by Commissioner Witonis, seconded by Commissioner Gorden that the Commissioners come out of into Executive Session. The motion carried by a unanimous vote, 4-0. The Commissioners came out of Executive Session at 8:55 PM.

ADJOURNMENT

A motion was made by Commissioner Gorden, seconded by Commissioner Cloutier, to adjourn the meeting. The meeting was adjourned at 8:55pm, the next scheduled meeting of the Board of Commissioners' is March 13, 2023.

Councilor Rodriguez, noting the vast work of the Department, suggested that there be a good process in place when someone leaves or retires that their knowledge and institutional information does not get lost.

On another subject, Councilor Rodriguez apologized but he would need to leave this meeting at 6:00 p.m. for about a half hour and would then return. (Post note: he returned at 6:45 p.m.)

Seeing no further questions/comments, Chair Councilor Ali thanked Ms. Davis for the refresher on the work of the Department.

Item #3: Review letter from the Rental Housing Advisory Committee (RHAC)

Regan Sweeney, the Vice-Chair of the Rental Housing Advisory Committee presented this item by noting the RHAC is requesting a restatement/clarification of the charge and duties for the committee so that they can better serve the City and its citizens. Absent such revised guidance, the committee feels it is unable to take any meaningful action, and would recommend that the City Council disband the RHAC. The impetus for the request is in light of the recent expansion of the Rent Board's authority. The RHAC is separate from and independent of the Rent Board and its activities, and is seeking to avoid any duplication or otherwise redundant work. The RHAC also seeking a mechanism by which they can be effective and heard by the Housing and Economic Development Committee and City Council.

The HEDC and RHAC considered and discussed maintaining the RHAC with the charge of adopting policy that promotes solutions and enhances tenant safety (which is not under the Rent Board purview). Should however the RHAC be disbanded, the HEDC (with advice from Corporation Counsel) also discussed the procedure to amend the Ordinance (by the full Council) towards dismantling the Committee. The HEDC noted that as the oversight body, they should

In response to the Committee's inquiry into the Lead Program, Ms. Davis noted the Lead Housing Program Manager position is now filled and the City is accepting applications for the five-year forgivable loans (the average loan is \$10,000 per unit but can go up to \$20,000 per unit). The lead grant is a county-wide program with a target area of Portland and Westbrook. Property owners who participate in the program agree to rent lead-safe units at certain affordability levels with priority to households with children under age six.

The Committee also asked clarifying questions regarding; the maintenance of a \$500,000 minimum balance in the Housing Trust fund to purchase a homeownership unit (to ensure the unit remains deed restricted for affordability) in case of foreclosure; the Municipal Oversight Committee (MOC) (which is made of representatives from each CDBG-County community); the role of the HEDC in determining policy goals and the mechanics for disbursement of funds from the Jill C. Duson Housing Trust Fund; the calculation of the administration budget (which is 10% of all total funding); the utilization of Tenant Based Rental Assistance to pay for security deposits and first-month's rental assistance for individuals and families residing in homeless shelters (program oversight and daily operations are based out of the City's Social Services Division); the Lead Hazard Program Income (the source of which is the repayment of previous loans and grants that does not allow for a steady stream of income that can be relied upon year to year as opposed to the actual three-year Lead Hazard Reduction Grant which has already been established); the assistance provided with completion of the *Affordable Housing Development and AHTIF Application* (staff is available and welcomes questions from applicants); if when determining funding, based on the requests received in the *Affordable Housing Development and AHTIF Application*, is there a priority for disenfranchised developers or is there a priority for specific type of housing units (funding is tied to affordability requirements of the household (not developer) for each program (HOME/HTF/AHTIF), however the Council could set parameters

populations include; the homeless; those at-risk of homelessness; those fleeing/attempting to flee domestic violence; and populations where assistance would prevent homelessness. The HOME ARP program provides assistance by; providing affordable rental housing; tenant based rental assistance; supportive services; and non-congregate shelter development. The Cumberland County Consortium, which is a partnership between the City of Portland and Cumberland County, received \$3,594,143 in HOME American Rescue Plan funding. To receive the funding, HUD requires the submission of an Allocation Plan describing the process undertaken by the Consortium for consultation by required groups, impacted populations, service providers, public agencies, and other organizations. The Allocation Plan is a summary of the information gathered from those consultations; it is a review of current conditions, and an assessment of the needs and gaps for qualifying populations within Cumberland County. The Allocation Plan describes the process for determining the most effective uses of the HOME ARP funding. This evening's meeting is an opportunity for review and public comment.

The Committee asked clarifying questions.

Chair Councilor Ali opened the meeting to public comment. Seeing no request to speak, the public comment period was closed.

On motion made by Councilor Rodriguez, seconded by Councilor Phillips, the Committee voted unanimously (4-0) to forward the HOME ARP Allocation Plan to the City Council with a recommendation for approval.

Item #6: Public Hearing- Review and recommendation to the City Council- Thames Street Purchase and Sale Agreement

Chair Councilor Ali asked if the Committee needed to go into executive session, and Mr. Goldman said that, at this time, it is not necessary. Should the Committee feel that it needs to

A motion was then made by Councilor Phillips, seconded by Councilor Rodriguez, to forward the proposed PSA to the City Council for approval. A vote was then taken on the motion and it passed 4-0.

Item #7: Communication – No vote or public hearing required – 2023 Committee

Work Plan and Schedule.

Chair Councilor Ali noted this Communication and should Committee members have feedback to contact either him or Ms. Davis.

On motion then made by Councilor Phillips, seconded by Councilor Rodriguez, the Committee voted 4-0 to adjourn the meeting at approximately 7:35 p.m.

Respectfully, Lori Paulette and Victoria Volent

Cumberland County

142 Federal St
Portland, ME 04062



Agenda - Final

Monday, March 13, 2023

5:30 PM

Board of Commissioners

Chair Neil Jamieson, District 1

James Cloutier, District 5

Stephen Gorden, District 3

Patricia Smith, District 4

Susan Witonis, District 2

Meeting Location:
Feeney Conference Room

CALL TO ORDER**PLEDGE OF ALLEGIANCE****APPROVAL OF THE MINUTES**

1. Minutes for February 13, 2023 Meeting

Attachments: Minutes for February 2023

INFORMATIONAL REPORT/PRESENTATIONS

2. Accept the Safety and Health Award for Public Employers (SHAPE) awarded to Cumberland County Regional Communications Center from the State of Maine, Department of Labor.

COMMENTS FROM THE PUBLIC**CONSENT AGENDA**

3. [23-014](#) Authorization for the County Manager to award the bid for the purchase and install of High Density Mobile Shelving at the Registry of Deeds and enter into a contract between Cumberland County and WB Mason in the amount of \$143,737.56

Attachments: A- PP - Deeds Mobile Shelving 2023

Deeds - Bid Package High Density Mobile Shelving
DEEDS

Deeds - Scoring High Density Mobile Shelving DEEDS

Deeds - Submittal-Bid Form High Density Mobile
Shelving DEEDS

4. [23-015](#) Authorize the County Manager to submit a proposal to Department of Justice in response to a Request for Proposals for the Comprehensive Opioid, Stimulant, and Substance Use Site-based Program (COSSUP).

Attachments: PP - COSSUP Grant

Staff Memo on COSSUP Grant

5. [23-016](#) Authorize the County Manager to submit a proposal to the State of Maine Department of Public Safety in response to the FY 2023 Substance Use Disorder Assistance Program Request for Applications

Attachments: PP - Substance Use Disorder Assistance Program RFA
Staff Memo Substance Use Disorder Assistance Program
RFA

6. [23-017](#) Accepting the amounts of \$176,354.37, \$55,686.00 and \$49,189.97 from the Opioid Settlement Fund.

7. [23-018](#) Approve the allocation of \$40,000.00 in Opioid Settlement funding to cover rehabilitation services for March and April.

Attachments: PP - Allocating Opioid Funding for Treatment

ARPA BUSINESS

NEW BUSINESS

8. [23-010](#) Second Reading and Public Hearing of the HOME-ARP Allocation Plan by Community Development.

Attachments: 23-010 - b - Staff Report HOME ARP- First Reading (1)

9. [23-019](#) Executive Session Title 1 M.R.S.A. §405(6)(D) Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The discussion will be on the Teamsters #340 negotiations.

Attachments: PP - Executive Session Contract with Teamsters #340
CBA

10. [23-020](#) Authorize the County Manager to sign the 2023 Collective Bargaining Agreement between Teamsters Local #340 and the Cumberland County Commissioners.

11. [23-021](#) Executive Session under 1 M.R.S.A. §405(6)(A) for the discussion or consideration of the compensation of the newly Governor appointed Register of Probate.

Attachments: Register of Probate Salary Setting

12. [23-022](#) Approval of the annual salary for the Governor appointment of Susan G. Schwartz as the County Register of Probate.

Attachments: PP - Order to Set Register of Probate Salary

COMMENTS FROM THE COUNTY MANAGER

COMMENTS FROM THE EXECUTIVE STAFF

COMMENTS FROM THE COUNTY COMMISSIONERS

ADJOURNMENT



Cumberland County

142 Federal St
Portland, ME 04062

Staff Report

File #: 23-010

Agenda Date: 3/13/2023

Agenda #: 8.

Title For Agenda Item:

Second Reading and Public Hearing of the HOME-ARP Allocation Plan by Community Development.

Recommended Action:

Second Reading and Public Hearing of the HOME-ARP Allocation Plan by Community Development.

Background and Purpose of Request:

Second Reading and Public Hearing of the HOME-ARP Allocation Plan by Community Development.

Staff Contact: Kristen Styles, Community Development

Presentation: Yes

Fiscal Impact and Source:

See attached budget.

Effective Date if Applicable:

January 1, 2024



CUMBERLAND COUNTY COMMISSIONERS

INFORMATIONAL REPORT - STAFF UPDATE

From: Kristin Styles, Community Development Director

Date: February 6, 2023

Subject: HOME-ARP Allocation

HOME-ARP Allocation Plan Overview

In 2021, the HUD Office of Community Planning and Development announced the formula allocations for the HOME Investment Partnership Program-American Rescue Plan (HOME-ARP). HOME-ARP will provide \$5 billion nationwide to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the county. The City of Portland/Cumberland County HOME Consortium will receive \$3,594,143 to use toward eligible activities for qualifying populations. A list of all eligible activities and qualifying populations are below:

Eligible Activities under HOME-ARP

- Development of Affordable Rental Housing
- Supportive Services - Homeless Prevention Services and Housing Counseling
- Acquisition and Development of Non-Congregate Shelter
- Non-profit Capacity of Building
- Non-profit Operating Costs
- Tenant Based Rental Assistance (TBRA)

Qualifying populations

The following is only a brief description of the four qualifying populations:

1. Homeless

- a. lacking fixed/regular and adequate nighttime residence
 - i. Nighttime residence is not designed for ordinary sleeping accommodations
 - ii. Living in public/private shelter or commercial lodging
- b. Will lose nighttime residence:
 - i. Within 14 days
 - ii. Lacks support network needed to obtain new housing
- c. Unaccompanied youth (under 25) or families with children which:
 - i. Defined by HUD as Runaway, DV or McKinney-Vento
 - ii. Not had lease or ownership in permanent housing within 60 days

2. At-Risk of Homelessness

- a. Annual income below 30% AMI as defined by HUD

Cumberland County

- b. Not had lease or ownership in permanent housing within 60 days
- c. Has been notified in writing of eviction

3. Fleeing or attempting to flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

4. Other Populations

- a. Families requiring services or housing assistance to prevent homelessness
- b. At greatest risk of homelessness
- c. Annual income less than 30% AMI
- d. Cost burden of 50% monthly household income
- e. Veterans and families that include a veteran family member

Over the past year, the City of Portland/Cumberland County HOME Consortium followed the required consultation and public participation process before creating the proposed Allocation Plan. The consultation process included meetings with the following groups:

- Maine Statewide Continuum of Care
- Homeless Service Providers
- Domestic Violence Service Providers
- Veterans Groups
- Public Housing Authorities
- Public Agencies that Address the Needs of Qualifying Populations
- Public or Private Organizations that Address Civil Rights and Fair Housing
- Public or Private Organizations that Address the Needs of Persons with Disabilities
- General members of the public- a meeting soliciting HOME-ARP input

A full list of all consultations, including agency type, date, and feedback can be found in the draft HOME-ARP Allocation Plan, under the Consultation section and in Appendix A.

In addition to the consultations, the HOME Consortium used federal, state, and local data, including; the Point in Time Count, shelter bed nights, ACS, CHAS, CoC Coordinated entry, HMIS, and other data available through MaineHousing. Based on all of the information that was collected and guidance from HUD, the HOME Consortium has decided to allocate funds toward the following types of activities.

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 763,755		
Acquisition/ Development of Non-Congregate Shelters	\$ 250,000		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 2,041,266		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 539,121	15 %	15%
Total HOME ARP Allocation	\$3,594,143		

The logo for Cumberland County, Maine, features the word "Maine" in a stylized orange script font above the words "Cumberland County" in a black sans-serif font.

Cumberland County

In an effort to encourage public participation, the HOME Consortium has asked service providers that work with the qualifying populations to post the public notice, including Cumberland County and City of Portland public hearing dates on community bulletin boards. The full plan is available on the City of Portland and Cumberland County's websites.

City of Portland:

<https://www.portlandmaine.gov/1203/Plans-and-Reports>

Cumberland County:

<https://www.cumberlandcounty.org/170/Reports-Plans>

Once all public comments are received and the plan has been reviewed and approved by the Cumberland County Commissioners and the City of Portland City Council, the Allocation Plan will be submitted to HUD for review and approval. Once approved, one or more RFPs will be released to qualified agencies and developers for the approved activity categories.

KATE SNYDER (MAYOR)
PIOUS ALI (A/L)



Recognizing Pihcintu chorus' bronze award at the Anthem Awards - Pious Ali, Councilor

The Portland-based Pihcintu Multicultural Chorus, founded by Con Fullam, has been named a bronze award winner in the Education, Art & Culture category of the second annual Anthem Awards, an extension of the prestigious Webby Awards that are presented by the International Academy of Digital Arts and Sciences.

Recognizing Teresa Valliere, Founder of Friends of Woodfords Corner, as Maine Development Foundation's 2022 Downtown Hero - Kate Snyder, Mayor

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Minutes from the City Council Meeting of March 6, 2023

PROCLAMATIONS:

Proclamation 15-22/23 Recognizing April 2023 as Genocide Awareness and Prevention Month - Sponsored by Kate Snyder, Mayor

Proclamation 16-22/23 Recognizing April 2023 as Arab American Heritage Month - Sponsored by Kate Snyder, Mayor

Proclamation 17-22/23 Recognizing April 1-7, 2023 as The Week of the Young Child - Sponsored by Kate Snyder, Mayor

Proclamation 18-22/23 Recognizing April 3-9, 2023 as National Public Health Week - Sponsored by Kate Snyder, Mayor

CONSENT ITEMS:

Order 150-22/23 Declaring August 6 to 9, 2023 the Circus Smirkus at Payson Park Festival - Sponsored by Danielle P. West, Interim City Manager

Longtime local arts promoter Portland Ovations will be presenting Circus Smirkus in Payson Park with performances on August 7 and 8. The production will involve set-up and break-down on August 6 and 9.

Circus Smirkus is a New England-based touring circus that has been in business since 1987. Their 2023 Big Top Tour Troupers features young folks from the ages of 11-18 from all over the United States and Canada. There will be two performances on both August 7 and August 8 in the Circus Smirkus One Ring Tent. Each performance can seat up to 750 audience members, and there will be a charge for admission.

Order 151-22/23 Declaring June 11, 2023 the Resurgam Music Festival - Sponsored by Danielle P. West, Interim City Manager

The Maine Academy of Modern Music will present its second annual Resurgam Music Festival in Portland's waterfront, Amethyst Lot, Moon Tide Park, Ocean Gateway and Ocean Gateway Parking Lot and a portion of the queuing lanes, on Sunday June 11, 2023. Resurgam is an inclusive community-minded music and arts festival that will showcase Portland's creativity and youth. This event is free and open to the public.

Five affirmative votes are required for passage of the Consent Calendar after public comment.

LICENSES:

Order 152-22/23 Granting Municipal Officers' Approval of One City Wine Academy Inc, dba Citrus. Application for Class A Lounge with Indoor Entertainment and Outdoor Dining on Private Property at 1 City Center - Sponsored by Danielle P. West, Interim City Manager

Application was filed on 3/1/23. New City and State applications. Establishment currently holds Class I FSE.

Five affirmative votes are required for passage after public comment.

Order 153-22/23 Granting Municipal Officers' Approval of Cera LLC, dba Cera. Application for Class III & IV FSE with Outdoor Dining on Public Property at 1 Monument Square, STE 103 - Sponsored by Danielle P. West, Interim City Manager

Application was filed on 3/1/23. New City and State applications. Establishment currently holds FSE with Prep.

Five affirmative votes are required for passage after public comment.

COMMUNICATIONS:

Communication 27-22/23 Regarding Staff Implementation of LD 2003 (An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions) - Christine Grimando, Director of Planning & Urban Development

As a communication this item requires no public comment or formal Council action.

RESOLUTIONS:

Resolution 7-22/23 Adopting the Fiscal Year 2023-2024 Housing and Community Development Annual Action Plan including Appropriations for the Community Development Block Grant, HOME, and Emergency Solutions Grant Programs and Certifications Pertaining Thereto - Sponsored by Danielle P. West, Interim City Manager

The 2023-2024 Housing and Community Development Program Annual Action Plan reports to the U.S Department of Housing and Urban Development (HUD) a total estimated budget of \$7,025,091 (Community Development Block Grant ("CDBG") Entitlement Funds \$1,843,198, \$30,000 Downtown TIF funding, \$20,000 Cotton St proceeds, HOME Program Grant \$1,037,237, Program Income and Recapture \$119,312; Lead Safe Housing Program Income \$13,827; local Housing Trust Fund \$3,704,156; \$162,241 Emergency Solutions Grant ("ESG") funds).

The CDBG Annual Allocation Committee, appointed by the City Council, reviewed each application and made funding recommendations that will be presented to the Council. The City Manager reviewed the Committee's recommendations and submitted her funding recommendations to the Council which include recommendations for CDBG-CV funding. The Housing and Economic Development Committee reviewed the Housing Program Budget at their meeting on February 22, 2023 and voted unanimously (4-0) to recommend City Council approval of the budget.

The City's public participation process requires two public hearings to consider the City's Housing and Community Development Program proposal. The hearings allow the public to comment on the City's Consolidated Annual Action Plan. Public hearings for FY24 are set for March 20 and April 10.

This item must be read on two separate days. This is its first reading and first public hearing. At the second public hearing on April 10, five affirmative votes are required for passage after public comment.

UNFINISHED BUSINESS:

Order 147-22/23 Authorizing General Obligation Bonds to Finance a Portion of the City's Fiscal Year 2024 Capital Improvement Program in an Amount not to Exceed \$17,455,000 - Sponsored by the Finance Committee, Mark Dion, Chair

The Finance Committee met on February 9, 2023 and voted (3-0) to recommend the funding appropriation and bond authorization to the full City Council.

The Fiscal Year 2024 Capital Improvement Plan (FY24 CIP) has been in development since early 2022. The FY24 CIP will not increase net debt service related to CIP projects in future City budgets as it was sized to simply offset other CIP debt being retired. The list of 2024 CIP calls for \$24,530,000 of new projects but only \$10,600,000 of this total will have a net impact to debt service in the general fund operating budget. A variety of other funding sources including the enterprise funds (for sewer and stormwater projects) are being used to finance the remainder. The \$10.6M was a borrowing target set by Finance staff in order to simply offset general fund CIP being retired. An additional \$6,855,000 of new general obligation bonds will be repaid via sewer user fees and stormwater service charges. Two orders are required related to the CIP: one authorizing the FY24 CIP bonds; and a second appropriating the proceeds and other funding sources providing City staff with spending authority for the upcoming projects. A complete listing of the projects being authorized is included within the orders.

This item must be read on two separate days. It received its first reading on March 6, 2023. Seven affirmative votes are required for passage after public comment.

Order 148-22/23 Appropriating Bond Proceeds and other Funds in an Amount not to Exceed \$24,530,000 for the City's Fiscal Year 2024 Capital Improvement Program - Sponsored by the Finance Committee, Mark Dion, Chair

This is a companion order to the bond authorization order above.

This item must be read on two separate days. It received its first reading on March 6, 2023. Five affirmative votes are required for passage after public comment.

Order 149-22/23 Amendment to Zoning Map Re: IM-b Industrial-Moderate Impact on Industrial Way - Sponsored by the Planning Board, Maggie Stanley, Chair

On January 24, 2023, the Planning Board voted (6-1; Silk opposed) to find the proposed zoning map amendment from I-M Industrial-Moderate Impact to I-Mb Industrial-Moderate Impact to be consistent with the Comprehensive Plan for the City of Portland and recommends to the City Council adoption of the zoning map amendment for the area of land that includes 50 Industrial Way and parcels 326 B001001, 326 B005001, 326

B007001, 326 B008001, 327A A001001, 327A A007001, 327A A008001, 327A A009001, and 326 C005001. The proposed zoning map amendment application was submitted by 50 Industrial Way LLC. on behalf of Allagash Brewery. This application would facilitate the expansion of Allagash Brewery to accommodate future growth and operations over the coming decade at 50 Industrial Way in the Riverton neighborhood.

This item must be read on two separate days. It received its first reading on March 6, 2023. Five affirmative votes are required for passage after public comment.

ORDERS:

Order 154-22/23 Approving the HOME American Rescue Plan Allocation Plan - Sponsored by the Housing and Economic Development Committee, Councilor Pious Ali, Chair

The Housing and Economic Development Committee met on February 21, 2023 and voted 4-0 to forward this item to the full council for approval.

The City of Portland and Cumberland County have prepared the HOME American Rescue Plan (ARP) Allocation Plan in response to the ARP distribution of \$3,594,143 in HOME ARP funds for homelessness assistance and assistance to other vulnerable populations to provide affordable rental housing, tenant-based rental assistance, supportive housing services, and non-congregate shelter development. Prior to submission of the HOME ARP Allocation Plan to U.S. Department of Housing and Urban Development (HUD), the City is required to conduct public outreach, including a public hearing, to ensure the distribution of HOME-ARP funds is aligned with public sentiment.

Five affirmative votes are required for passage after public comment.

Order 155-22/23 Approving the Rules of the Rent Board - Sponsored by Danielle P. West, Interim City Manager

This item approved new Rules for the Rent Board. The recent revision to Chapter 6 approved by the voters on November 8, 2022 amended Section 6-263 (i) to make any rules and standard policies adopted by the Rent Board subject to Council approval. The recent revision also amended the way in which the Rent Board reviews and analyzes requests from landlords for rent increases and requires the Rent Board, among other things, to adopt a Maintenance of Net Operating Income (“MNOI”) methodology. The Rent Board approved the amended Rules and an MNOI worksheet at its February 22, 2023 meeting. The Rent Board is required to apply this new methodology when reviewing all applications after March 1, 2023. The next Rent Board meeting is scheduled for March 22, 2023 which is what gives rise to the request for emergency passage.

Staff requests that this item be passed as an emergency, in order to allow the Rent Board to apply these rules at its March 22, 2023 meeting. Seven votes are required for passage as an emergency following public comment.

Order 156-22/23 Accepting and Appropriating a \$39,270 Donation for the Reconstruction of the Basketball Court on Great Diamond Island - Sponsored by Danielle P. West, Interim City Manager

The basketball court on Great Diamond Island is an important public resource for residents and visitors; however, because of its current disrepair, it is not playable. This anonymous donation would help fund vital reconstruction, to include pickleball lines to afford multiple uses of this public resource.

The total project cost is expected to be \$77,000. The anonymous donation represents 51% of the total project cost, with the remainder being pursued through CIP funds (via Order 148, also included in this agenda).

Five affirmative votes are required for passage after public comment.

Order 157-22/23 Setting an Election Date on a Citizen Initiative Amendment to the Portland City Code Re: an Act to Improve Tenant Protections - Sponsored by Ashley Rand, City Clerk

The public hearing for this Citizen Initiative was set at the March 6, 2023 City Council meeting. Along with receiving public comment, the City Council will vote to set the election date of June 13, 2023 for this item and to approve the language of the summary that will appear on the ballot. That language is as follows:

An Act to Improve Tenant Protections maintains all tenant protections established in the existing Rent Control and Tenant Protections ordinance. The Act removes incentives for landlords to increase rents for existing tenants and discourages no-cause evictions by allowing for the establishment of new Base Rents at the time of a new tenancy, but only in instances when the prior tenant moves out voluntarily. The Act also brings Portland's rent stabilization ordinance into alignment with most local and national rent stabilization ordinances.

Five affirmative votes are required for passage after public comment.

ADJOURNMENT:

Public Comment Received 3.20.23 Portland City Council Meeting

George Rheault, of West Bayside, Portland

Highlight 2/3 of money to go towards potential housing development. Wants to be clear that there is very few actual places where this type of development can occur in Cumberland County because community after community have shut down, through a short term moratorium or zoning out poor people, and made it virtually impossible for this money to be used in the short term; if someone actually took the time to read through the plan they would find that it is an enormously long bureaucratic slug of paper that exhaustively talks about the busy work that went into completing this so called plan and it really comes down to whether middle class or upper middle class people in Cumberland County are going to allow more people to live near them and the answer is no. This council has shown, supposedly the most diverse and progressive city council, you are deathly afraid of making any move that upsets the neighbors whether it's a music festival, shelter or affordable housing, literally scheduling a celebration of a "shelter" next to a propane tank farm, next to a scrap metal yard, waste management dumpster facility, next to a tree cutting yard, this is a complete and total failure of everything people in this city claim to champion, its exclusion, its "I don't care who you are don't get close to me, don't live near me" if I think you're going to bother me. The solution right now is to hand over most of Bayside to Port Properties. Three-minute allowable public comment ended.

Council recording begins at 2:06:05

<http://portlandme.civicclerk.com/Web/Player.aspx?id=3939&key=-1&mod=-1&mk=-1&nov=0>

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

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 and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.


Signature of Authorized Official

03/23/2023
Date

Interim City Manager
Title

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☐ New
☒ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

03/23/2023

4. Applicant Identifier:

5a. Federal Entity Identifier:

ME232484

5b. Federal Award Identifier:

M21-DP230200

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Portland, Maine

* b. Employer/Taxpayer Identification Number (EIN/TIN):

01-6000032

* c. UEI:

LZKCFJXBAC8

d. Address:

* Street1: 389 Congress Street

Street2:

* City: Portland

County/Parish:

* State: ME: Maine

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 04101-3566

e. Organizational Unit:

Department Name:

Housing and Economic Dev.

Division Name:

Housing and Community Dev.

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 Economic Dev Interim Director

Organizational Affiliation:

* Telephone Number: 207-874-8711

Fax Number: 207-874-8949

* Email: mpd@portlandmaine.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The Cumberland County HOME Consortium, with the City of Portland as the lead entity, will administer the HOME-ARP program to address the need for homelessness assistance and supportive services.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant ME-01

* b. Program/Project ME-01

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 06/01/2023

* b. End Date: 09/30/2030

18. Estimated Funding (\$):

* a. Federal	3,594,143.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	3,594,143.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

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 18, Section 1001)**

☒ ** I AGREE

** 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.

Authorized Representative:

Prefix: Ms. * First Name: Danielle

Middle Name: P

* Last Name: West


Suffix:

* Title: Interim City Manager

* Telephone Number: 207-874-8689 Fax Number: 207-874-8669

* Email: dwest@portlandmaine.gov

* Signature of Authorized Representative:



* Date Signed: 03/23/2023

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Interim City Manager
APPLICANT ORGANIZATION City of Portland, Maine/Cumberland County HOME Consortium	DATE SUBMITTED 03/23/2023

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

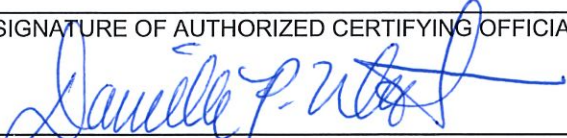
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

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As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 		TITLE Interim City Manager, City of Portland	
APPLICANT ORGANIZATION City of Portland, Maine/Cumberland County HOME Consortium		DATE SUBMITTED 03/23/2023	