

# Cumberland County Community Development Block Grant Program

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Program Application

2007

Applications Due -- 4:00 PM, Friday, February 2, 2007

Cumberland County  
Community Development Office  
142 Federal Street, Suite 102  
Portland, Maine 04101  
Tel. 207- 871- 8380  
Fax 207- 871- 8292



## **Cumberland County Community Development Program**

### Application Timetable & Submission Requirements

- 1) Applications are due: 4:00PM, Friday, February 2, 2007
- 2) Eligible Applicants: Municipalities are the only eligible applicants for this program. Non-profit service providers, businesses or other organizations/entities must apply through a municipality.
- 3) Submission of applications:

- E-mail or fax applications **will be accepted** to meet the deadline - *applicants must submit printed copies as well*
- 1 original and 9 copies must be mailed or delivered to:

Community Development Program  
Cumberland County – Executive Office  
142 Federal Street, Suite 102  
Portland, Maine 04101

- The 9 copies may be double-sided copies.

- 4) Presentation:

- No binders, covers or folders
- Minimum 12 point type.
- 8.5" X 11" paper
- At least 1" margins

- 5) Maximum length response to the four narrative questions is **2 pages**.

- 6) Application submission must include:

- Cover page
- Responses to the four narrative questions
- Budget page

**CUMBERLAND COUNTY**  
**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**PROGRAM APPLICATION – 2007**

Community(s) \_\_\_\_\_  
\_\_\_\_\_

Contact Information: Name: \_\_\_\_\_; Tel. \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

E-mail: \_\_\_\_\_

Project Title: \_\_\_\_\_

Program Category: Public Service \_\_\_; Public Infrastructure/Facility \_\_\_;  
Housing \_\_\_; Planning \_\_\_; Downtown Revitalization \_\_\_;  
Economic Development \_\_\_

Select your CDBG "National Objective":

Low/moderate income: Area-wide \_\_\_; Limited Clientele \_\_\_  
Presumed Group \_\_\_\_\_ (identify the group)

Slum/Blight: Area-wide \_\_\_; Spot Basis \_\_\_

Amount of CDBG funds requested \$ \_\_\_\_\_

Name of Authorized Official: \_\_\_\_\_

Signature of Authorized Official: \_\_\_\_\_

**Respond to these four narrative questions in a maximum of two pages.**

I. Describe the project:

This is a workforce/affordable housing subdivision located on town owned land in Falmouth. The land (located on Woods Road) could accommodate at least 20 housing units that could consist of townhouses, single family homes, etc. The actual amount of housing units is not known at this time because of wetland impact. The town owned land is 25 acres and will contain a new police station by 2008. The town will provide the land (at no cost) for the housing subdivision. In addition to the police station, the housing subdivision would be near the Public Works facility. Because of the proximity of two municipal buildings, the town is hopeful that some municipal employees could benefit from this project.

II. Identify the needs to be addressed:

The average home price in the Town of Falmouth has doubled in the last 10 years from approximately \$200,000 in 1994 to \$400,000 in 2004. Falmouth's current Zoning Ordinance, encouraging large lot (1 acre or greater) subdivisions, has contributed to land values accounting for over 33% of a single-family home's value. The combination of these two factors means a \$400,000 single-family home in Falmouth breaks down as approximately \$266,000 in building value and \$134,000 in land value.

The Maine State Housing Authority estimates that the average household living in Falmouth would need to earn over \$130,000 annually to afford a \$400,000 home in Falmouth. This level of Household Income exceeds Falmouth's Median Household Income (\$77,401.00) by over \$50,000. According to the Maine State Housing Authority, 41% of Falmouth Households can not afford to buy their home at today's value. The list of occupations that do not pay enough money to afford a single family home in Falmouth includes: Accountants, Bookkeepers and Credit Analysts; Carpenters, Electricians and Plumbers; Dental Hygienists, Medical Assistants and Nurses; Librarians, Teachers and Counselor; and Police, Fire Fighters and Paramedics

Although the town owns the land for the workforce/affordable housing, assistance is needed with developing infrastructure (water, sewer, utilities) for the project. In addition, grant money could be used to help new owners pay closing costs. The Workforce Housing Committee would like to reduce the purchase price of the properties and the CDBG money could achieve that objective.

III. Convey your readiness to proceed. Identify local support.

The topic of workforce/affordable housing has existed in Falmouth since the early 1990's. In the past year, an active Workforce Housing Committee has held several public meetings and presented plans to the Falmouth Town Council. The project has received renewed interest and support because of plans to build a new police station adjacent to the proposed housing site. In November 2006, Falmouth citizens voted to construct a police station on town owned land on Woods Road. To prepare for June 2007 construction, mapping and a Wetlands Study were completed for Andy Hyland, architect at Port City Architecture. Once the road is available at the police station site, work could begin on the Workforce/Affordable Housing project. It makes sense to share resources for both projects since they will be located in the same area. A public hearing to discuss the Workforce/Affordable Housing project is scheduled for Monday, February 26, 2007.

Additional support for this project comes from Westbrook Housing Authority (WHA). Since Falmouth lacks a Housing Authority, in the spirit of regionalization, the two groups are working together. John Gallagher, Director of Westbrook Housing Authority, has attended Workforce Housing meetings to provide expertise and has been available to answer questions at Falmouth Town Council Meetings. Another WHA employee, Dick Begin, provided assistance with the grant application form. The Town of Falmouth looks forward to working with WHA on this important project.

IV. What will be the measurable impact of the activity?

The impact of the activity will be the creation of at least 20 workforce/affordable housing units located on town owned property in Falmouth. A minimum of 51% of homes will be priced for individuals earning 80% or less of the most recent HUD area median income (AMI) levels. This project would be the first of its kind in Falmouth and would help an important group become homeowners.

It is no secret that a large percentage of people who work in Falmouth do not live in Falmouth. In addition to municipal workers living out of town, workers at Route 1 and Route 100 businesses cannot afford to live in town. The Metro bus brings many of these workers to jobs in Falmouth on a daily basis. The value of Metro has also led to discussions involving a bus stop near the housing subdivision on Woods Road so public transportation can be available for all of the residents in that area. This project would have a positive impact in the Town of Falmouth and leverage the town's investment in the new police station.

**Budget - Construction Projects**

<b>Cost Category</b>	<b>CDBG Funds</b>	<b>Municipal Funds</b>	<b>Other Funds</b>	<b>Total</b>
Design/Engineering	0	\$10, 000	\$200, 000	\$210, 000
Land Costs	N/A	\$350, 000	N/A	\$350, 000
Materials/Supplies	\$100, 000	0	\$200, 000	\$300, 000
Construction Costs	\$200, 000	0	\$800, 000	\$1, 000,000
Administration	0	\$40, 000	0	\$40, 000
Other -----	\$100, 000	0	0	\$100, 000
1.	Down payment program			
2.				
3.				
4.				
<b>TOTAL COSTS</b>	<b>\$400, 000</b>	<b>\$400, 000</b>	<b>\$1, 200,000</b>	<b>\$2,000 ,000</b>