



Maine Community Development Association

April-June, 2019

Volume 15, Issue 2

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Asylum Seekers in Portland

The City of Portland is 'straining' from the influx of asylum seekers. Most are from the Democratic Republic of Congo and Angola. Traveling more than 2,100 miles from the Mexican border to Maine, asylum seekers are currently housed at the Portland Expo. Recently 40 families have been relocated to the Brunswick Landing development where they will live rent-free for the next 3 months. The City of Portland needs to relocate families out of the Portland Expo by August 7 to make preparations by the Maine Red Claws, Maine's professional basketball team, to begin its 2019 season.

The City of Portland is providing \$200,000 through its Community Support Fund to help asylum seekers pay for rent, food, medicine and other necessities. In addition, \$800,000 in donations have been collected to help provide financial assistance.

On July 18, Governor Janet Mills signed a bill that allows asylum seekers to apply for welfare benefits through the General Assistance Program. The Program provides 70% reimbursement to municipalities that provides assistance to needy families. According to a Maine Department of Health and Human Services spokesperson changes to the General Assistance program will cost the state several hundred thousand dollars and that there are sufficient funds in the state's General Assistance fund to cover these additional costs.

A bill introduced during the 2019 legislative session that would have enabled asylum seekers to qualify for a broader range of welfare benefits, including food stamps, Temporary Assistance to Needy Families was rejected. If approved the welfare benefits would have cost \$7,000,000 annually.

Former Governor LePage who appeared on FOX News says that the assistance takes away from the disabled, elderly, and people with intellectual disabilities. On the other hand, Governor Mills states that this is an opportunity for a path to employment that will build and strengthen the Maine economy.

Asylum: Someone who leaves their country of origin seeking protection from persecution. Applications for asylum seekers are complex and involves many government agencies.

2019 Bond Package Proposal

Governor Janet Mills is proposing a \$239 million bond package titled “Investing in Maine’s Future”. The bond package proposes investments in four key areas to grow Maine’s economy and address critical challenges facing the state. The proposal includes:

\$50 Million - Strengthening Maine’s Economy	
➤ Broadband Expansion	\$30 Million
➤ Innovation Support (Research and Development)	\$15 Million
➤ Fishing and Farming Infrastructure	\$ 5 Million
\$19 Million - Developing Our Workforce	
➤ Workforce Training	\$ 4 Million
➤ Career Technical Education	\$ 5 Million
➤ Childcare Facilities	\$ 5 Million
➤ Department of Veterans and Emergency Management Base Facilities Work	\$ 5 Million
\$65 Million - Supporting Renewable Energy and Protecting the Environment	
➤ Land For Maine’s Future	\$30 Million
➤ Municipal Renewable Energy Projects	\$10 Million
➤ Hazmat Cleanup and Drinking Water Treatment	\$20 Million
➤ Low-Interest Energy Loans for Homeowners	\$ 5 Million
\$105 Million - Repairing Transportation Infrastructure	
➤ Construct, Reconstruct, Rehabilitate State Roads, Highways and Bridges	\$80 Million
➤ For Ports, Rails, and Air Facilities	\$20 Million
➤ For Culverts and Stream Crossings	\$ 4 Million
➤ For the Gulf of Maine Research Institute Bulkhead	\$ 1 Million

If approved by the voters in November, the \$239 million bond package would draw an estimated \$137 million in matching federal and other funds.

News from Around the State:



Tracey Steuber, MCDA’s Vice President, is leaving her position in Lisbon after 6 years as Lisbon’s Economic and Community Development Director and will begin her new position as Gardiner’s new Planning and Economic Director on

August 5, 2019. **MCDA congratulates Tracey on her new position!**



Nancy Ketch, MCDA Board Member is the Town of Houlton’s Community Development Director. The Town was recently selected to join the Downtown Revitalization Roadmap Program. The Roadmap Program is a planning process that involves downtown visioning, downtown

assessment, and outlines strategic recommendations for short and long-term goals. Houlton is one of seventeen Maine Downtown Affiliates and one in four in Aroostook County. **Congratulations Nancy and the Town of Houlton!**

“We are absolutely thrilled to have been selected for this project to benefit Houlton’s beautiful historic Downtown,” says Nancy Ketch, Houlton’s Community Development Director. “We extend our sincere thanks to the Maine Downtown Center for making this opportunity available to our community. The timing seems absolutely perfect for us to participate in this type of a process. We are looking forward to getting underway and encourage the public to get involved.”





Maine's Single-Family Home Market

According to the Maine Association of Realtors, the single-family existing home market in Maine remains strong. In a news release dated June 24, realtors reported selling 6.32% more homes in May, 2019 compared to May, 2018. The median sale price was also up by 4.59% during this same time period. The following are county numbers for the quarter covering March, April and May of 2019 as compared to the same quarter in 2018.

Single-Family Home Sales, March 1 to May 31, 2019						
	Number of Units			Median Sales Price		
	2018	2019	% Change	2018	2019	% Change
Statewide	3860	3977	3.03%	\$210,000	\$220,000	4.76%
Androscoggin	276	266	-3.62%	\$166,875	\$164,900	-1.18%
Aroostook	151	129	-14.57%	\$92,000	\$99,000	8.59%
Cumberland	888	891	0.34%	\$310,000	\$319,000	3.19%
Franklin	101	103	1.98%	\$133,000	\$125,000	-6.02%
Hancock	163	196	20.25%	\$187,500	\$235,320	25.5%
Kennebec	345	316	-8.41%	\$155,000	\$162,750	5.0%
Knox	129	113	-12.4%	\$236,000	\$232,000	-1.69%
Lincoln	121	138	14.05%	\$213,000	\$224,500	5.40%
Oxford	165	166	0.61%	\$150,000	\$175,000	16.67%
Penobscot	377	422	11.94%	\$139,900	\$149,950	7.18%
Piscataquis	62	75	20.97%	\$120,750	\$104,000	-13.87%
Sagadahoc	106	92	-13.21%	\$230,750	\$247,450	7.24%
Somerset	145	134	-7.59%	\$105,000	\$117,250	11.67%
Waldo	69	104	50.72%	\$180,000	\$169,000	-6.11%
Washington	79	86	8.86%	\$106,000	\$128,750	21.46%
York	683	746	9.22%	\$285,000	\$289,000	1.40%

Waldo County has the biggest increase in the number of homes sold at 50.72%. Piscataquis and Hancock counties also saw a significant increase of 20.0+%, while Aroostook County had the biggest decrease of homes sold at -14.57%. Hancock County saw the biggest increase in median sales price at 25.5%, followed closely by Washington County with a 21.46% increase in median sales price. Although Piscataquis County saw an increase in homes sold, they also experienced the biggest decrease in median sales price at -13.87%.

MaineHousing@50

MaineHousing celebrates 50 years of providing affordable housing opportunities for low-to-moderate income (LMI) families and individuals in Maine. To celebrate, MaineHousing will hold a 2019 Maine Affordable Housing Conference on Tuesday, October 1, 2019 at the Augusta Civic Center. Featured speakers will include Jessica Bruder, Journalist/Author, who wrote about subcultures and social issues as part of a 3-year study on a variety of cultures from Mexico to the Canadian border; and the Maine Cabin Masters, creative and unique builders who renovate Maine vacation properties.

Please visit the MaineHousing website at www.mainehousing.org to get information on their programs and services. Among the many programs are the –

1. Affordable Housing Subdivision Program: The program provides funding needed to increase the supply of moderately-priced homes available for low income Mainers. The program also creates unique mortgage products for some people who may otherwise not be able to realize the dream of homeownership. Applications are accepted on an ongoing basis and as long as resources are available.

Jobs & Classifieds

Program Coordinator

The City of Saco seeks a Program Coordinator. This position will be responsible for providing support to the City Planner and the Business Development Specialist. If interested, complete an application and submit it to the Human Resource Officer along with a letter of intent, resume, and references. Please visit the Saco website to apply: http://sacomaine.org/departments/human_resources.

Assistant Planner

The Town of Bar Harbor seeks an Assistant Planner. A full job description is posted on the town's website: www.barharbormaine.gov. The position will remain open until filled. Send resumes to planner@barharbormaine.gov.

Economic Development Director

The City of Old Town is seeking an energetic and responsive Economic Development Director. If interested, send a cover letter, resume and list of references to William Mayo, City Manager, 265 Main Street, Old Town, ME 04468. Tel: (207 827-3965 ext. 201. The e-mail address is bmayo@old-town.org. Review of resumes will commence immediately and will remain open until the position is filled.

Director of Economic & Community Development

The Town of Lisbon is seeking a Director of Economic and Community Development. A bachelor's degree is desired, but people with work experience are encouraged to apply. This posting will remain open until the position is filled. Please send a cover letter, resume, and salary requirements on or before Friday, July 26, 2019 to: Town Manager, Town of Lisbon, 300 Lisbon Street, Lisbon, ME 04250 or dbarnes@lisbonme.org.

Director of Economic and Community Development

The City of Presque Isle is seeking a dynamic person for the position of Director of Economic and Community Development. To apply, submit a letter of interest, along with an application and resume to: Human Resource Director, 12 Second Street, Presque Isle, ME 04769 or e-mail kchapman@presqueisleme.us by Friday, August 30, 2019 at 4:00 p.m.

Director of Public Services

The City of Rockland is accepting applications for the Director of Public Services position. The position involves general administration, financial management, and efficient operation of the Public Works Division and Solid Waste Facility. Please submit a resume, cover letter and professional references along with an employment application to: City of Rockland, Attn: Sandy Billington, 270 Pleasant Street, Rockland, ME 04841.

Executive Director

The Sanford Housing Authority, located in Southern Maine seeks an experienced leader of a progressive housing agency. The position requires an administrator capable of leading a HUD-regulated housing organization. The position is open until filled and salary is based upon experience and education. Submit cover letter and resume to Leo Dauwer, Search Consultant, 20 Shady Lane, Needham, MA 02492, Attn: Sanford Search. For more information, dowerassociates@comcast.net.

For more jobs listing, visit www.memum.org.

State of Maine: Strategic Planning for Economic Development

The State of Maine's Ten-Year Strategic Economic Development Plan Initiative was introduced at a Summit at the Augusta Civic Center on June 20, 2019. The initiative is led by the Department of Economic and Community Development, in partnership with other government agencies, business leaders, and private organizations and will focus on enhancing economic growth, particularly in rural Maine. Regional meetings were held in late June, 2019 and a second summit is scheduled for September 10, 2019. A report to the Governor is planned for November 15, 2019.

Strategic Goals:

1. Drive the value-added contribution per job from \$87,160 to __Y__ while protecting Maine's quality of life.
2. Equitably grow the annual median wage per job from \$31,550 to __Y__.
3. Grow the workforce from 700,000 to __Y__.

2. New Interest Rate Changes to Loan Eligibility: MaineHousing dropped interest rates to 3.625% to help make homeownership a reality for as many Mainers as possible.
3. The Advantage Program: This program provides up to \$3,500 towards downpayment and closing costs.
4. On June 15, both the income and home price limits of the First Home Loan Program was increased.
5. Price and income limits for the Mobile Home Replacement Program was also increased. The Mobile Home Replacement Initiative provides the combination of an amortizing, interest bearing Mobile Home Mortgage Loan and a \$30,000 Mobile Home grant. The Initiative is designed to assist income-eligible Maine residents seeking to replace their pre-1976 mobile home with a new Energy Star certified manufactured home on the same site.

Community Development Block Grant (CDBG) Program News...

The Department of Economic and Community Development, Office of Community Development has released the 2019 CDBG awards as follows:

Downtown Revitalization Grant	
Sanford	\$300,000
Home Repair Network Fund	
Rockland	\$2,700,000
Housing Assistance Grant	
Hartland	\$1,000,000
Micro-Enterprise Assistance	
Jay	\$60,000
Orono	\$45,000
Dover-Foxcroft	\$50,000
Linneus	\$50,000
Fort Kent	\$50,000
Limestone	\$35,000
Portage Lake	\$50,000
Kinfdiwls	\$45,000
Clifton	\$50,000
Frenchville	\$50,000
Wayne	\$100,000
Public Infrastructure Grant	
Fort Fairfield	\$990,000
Millinocket	\$900,000
Old Orchard Beach	\$990,000
Washburn	\$500,000
Economic Development Program	
Caribou	
Fort Kent	
Frenchville	
Houlton	
Limestone	
Mapleton	
Oxford	
Sidney	

2019 HUD Annual Action Plan Public Forums

MaineHousing and the Maine Department of Economic and Community Development held public forums throughout the state to solicit public input on the 2019 HUD Annual Action Plan. The plan identifies the annual goals, priorities and objectives for using Community Development Block Grant, HOME Investment Partnership Program, Housing Trust Fund, and the Emergency Solutions Grant.

The 2015-2019 Five-Year Consolidated Plan prioritized -

HOME funds were used for multifamily new construction/rehabilitation and tenant-based rental assistance.

ESG funds to fund emergency shelters and rapid re-housing programs.

CDBG program planned activities included housing rehabilitation, public infrastructure improvements, and economic development activities.

The Housing Trust Fund is used to fund affordable rental housing.

For more information, please contact:
 Deborah Johnson, DECD 624-9817
 Paula Weber, MaineHousing 626-4600

Northern Maine Growth Initiative

The Northern Maine Growth Initiative (NMGI) is a grassroots collaboration of business, educational, social services, and faith-based groups working on plans to attract more families to the region and build the workforce. NMGI was recently awarded a \$10,000 grant from the Maine Community Foundation's Aroostook County Fund to increase the working population in the county and to offer educational and employment opportunities to a more diverse population.

Funds will be used to put together materials that talk about the region and the advantages of being in Aroostook County and the opportunities provided for people when they move here. The initial target audience is the Puerto Rican community, but NMGI plans to reach out to others. In 2017, NMGI and Maine Community Foundation partnered to bring Somali immigrants to Aroostook County to explore agricultural opportunities.

NMGI President is Tim Crowley who is also the President of the Northern Maine Community College in Presque Isle.

See Also L.D. 1821 - Resolve directs the Department of Economic and Community Development to work with Northern Border Regional Commission in the establishment of a program to recruit working families to relocate to rural areas of the State.

<http://legislature.maine.gov>

News from Around the State:

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Rosie Vanadestine joined the Maine Development Foundation team as Program Director I. She will help manage, design and execute the various functions of Maine Development Foundation's Maine Downtown Center program. Vanadestine brings extensive experience with economic and community development, revitalization, and historic preservation. She is currently a Norwex Independent Consultant and prior to that served as Executive Director of the Kennebec Valley Council of Government and Director of Economic and Community Development for the City of Bangor.

Michael L. Williams of Greenbush was appointed as the new Piscataquis County Manager succeeding Tom Lizotte who retired after five years. In 2017, Mr. Williams earned a Bachelors Degree in applied science with a minor in accounting and a certificate in human resources management. He was formerly employed as a data research specialist in the healthcare sector.

Upcoming Events

Sponsor	Event	Date	Location
MCDA	General Meeting Meeting	August 8, 2019	Conference Call
MaineHousing	2019 Maine Affordable Housing Conference	October 1, 2019	Augusta Civic Center
Maine Municipal	83 rd Annual MMA Convention	October 2 and 3, 2019	Cross Insurance Center Bangor
MCDA	Annual Membership Meeting	October 3, 2019	Seasons Restaurant

ABOUT MCDA

MCDA's Purpose –

To provide forums to increase awareness and foster communication relating to community development issues and concerns and to provide education and training through workshops.

MCDA Meetings –

The annual meeting of the association takes place at the annual convention of the Maine Municipal Association. Beginning in December, general membership and executive committee meetings are held the second Thursday of every other month. The Executive Committee meetings are called by the President or majority of officers on an as-needed basis.

MCDA Newsletters –

Quarterly newsletters highlighting community and economic development articles of special interest throughout the State of Maine are made available to the general membership via the MCDA website.

Benefits to Becoming an MCDA Member –

MCDA Funding Opportunities
Training and Workshops
Legislative Advocacy
Affiliation with other Agencies and Organizations
Links to Funding and Business Agencies
MCDA's ability to network with multiple partners

Who's Invited to Join –

ANY PERSON, MUNICIPALITY, OR FIRM EMPLOYED BY OR INTERESTED IN ECONOMIC AND/OR COMMUNITY DEVELOPMENT.

The composition of MCDA's Executive Committee and current membership offers new members an extensive knowledge base of community and economic development programs and available financial resources. The tenure and experience of this association can provide new members with a multiple resource base on a variety of proposed projects in your community. If interested in serving on one of the following committees, please signify by checking the subcommittee of choice on your membership application.

- ✓ Advocacy
- ✓ Communications
- ✓ Finance
- ✓ Professional Development
- ✓ Membership
- ✓ Officer/Executive Committee

DID YOU KNOW!!!

Before 2013 municipalities were required to lease street lights through electric utilities. Today municipalities across the state are taking advantage of a change in law and converting their street lights to energy-conserving LED fixtures.



SEQUESTATION!!

Negotiations between Congressional leaders and the White House regarding the debt ceiling and spending caps are ongoing. The statutory limit on how much debt the government can incur is close to reaching its limit. Meanwhile, spending caps would need to be raised before October 1 otherwise sequestration will be triggered. ***Sequestration is across the board spending cuts as established by the 2011 Budget Control Act.***



Maine
Community
Development
Association

Local Government Center
60 Community Drive
Augusta, ME 04330-9486

(207) 623-8428 or
1-800-452-8786

www.maineccda.org

*MCDA Subcommittee
Members:*

Advocacy
Vacant (Chair)
Tony Levesque

Communications
Joella R. Theriault (Chair)
Tony Levesque
Stephen Dyer
Darryl Sterling

Finance
Mathew Eddy (Chair)
Executive Committee

Professional Development
Tracey Steuber (Chair)
Jennifer Peters
Tony Levesque
Linda Smith

Membership
Tony Levesque (Interim Chair)

Nomination
Tony Levesque (Chair)

2017-2019 MCDA EXECUTIVE COMMITTEE MEMBERS

		Term Expiration
President:	Stephen Dyer Ransom Environmental Consulting 400 Commercial Street, Suite 404 Portland, ME 04012 (207) 772-2891	October, 2019
Vice President:	Tracey Steuber Town of Lisbon 300 Lisbon Street Lisbon, ME 04250 (207) 353-3000	October, 2019
Treasurer:	Mathew Eddy City of Biddeford P.O. Box 586 Biddeford, ME 04005 (207) 282-7119	October, 2019
Secretary:	Joella R. Theriault Northern Maine Development Commission P.O. Box 779 Caribou, ME 04736 (207) 551-5812	October, 2019
Immediate Past President:	Gail Chase Kennebec Valley Council of Governments 17 Main Street Fairfield, ME 04937-1119 (207) 453-4258	October, 2019

Board Members

Darryl Sterling Economic and Community Empowerment Consultant 1 Tulip Street Richmond, ME 04357 (207) 807-9062	October, 2019
Scott LaFlamme Town of Yarmouth 200 Main Street Yarmouth, ME 04096 (207) 846-2401 Ext 227	October, 2019
Nancy Ketch Town of Houlton 21 Water Street Houlton, ME 04730 (207) 521-5938	October, 2020
Jennifer Peters Sunrise County Economic Council 7 Ames Way Machias, ME 04654 (207) 255-0983	October, 2020