

AUBURN CONSORTIUM
2015-2019 CONSOLIDATED PLAN
2015 ANNUAL ACTION PLAN



Fair Housing Poster

**CITY OF AUBURN
CITY OF LEWISTON
Community Development Block Grant
HOME Investment Partnerships Program**

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This is the 2015-2019 Consolidated Plan for the City of Auburn and City of Lewiston Community Development Block Grant (CDBG) Programs and HOME Investment Partnerships (HOME) Program. Each City administers its own CDBG program, and Auburn administers the HOME program for both cities (an arrangement referred to as a consortium).

The mission of the CDBG and HOME programs in Auburn is to make the city a better place to live.

The City of Auburn receives roughly \$500,000 dollars per year from the Community Development Block Grant (CDBG) program, and \$170,000 dollars a year from the HOME program. In addition, there are funds that come into these programs each year from the repayment of loans made in prior years, or from funds otherwise reprogrammed. The City of Auburn CDBG program has emphasized providing loans rather than grants in past years. As a result of following this practice over many years, Auburn now benefits from a steady flow of payments, even in years when federal allocations are cut. This year, for example, the total of CDBG and HOME funds available to Auburn is projected to be nearly \$1 million.

The national purpose of the CDBG program is "... the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income." The national purpose of the HOME program is "to create affordable housing for low-income households."

CDBG funds are spent in a "target area" in the community in which there is a high proportion of low and moderate income people. The uses of the funds are limited to housing improvements, infrastructure improvements, job creation, and social services. So long as the national test is met, there is considerable flexibility in the use of the funds, although social service spending has a cap of 15% of available program funds.

While \$1 million may seem a lot of money, it goes quickly when spent on construction projects, such as housing and roads and sidewalks. For this reason, the strategic plan identifies supporting activities that the City Council in Auburn could take in the coming five years to complement and leverage CDBG spending. The leverage need not be money; city code and policy changes can also have a beneficial impact on housing conditions in Auburn.

2. Summary of the objectives and outcomes identified in the Plan

The City of Auburn's strategic plan has 8 high priorities and 1 low priority goals.

1. The high priority goals are to:

- A. Support People in their Efforts to Transition Out of Poverty
- B. Prevent Deterioration of Housing Stock
- C. Promote Jobs and Development
- D. Make Neighborhood Streets Safer and More Walkable
- E. Prevent Homelessness
- F. Increase Owner Occupancy
- G. Improve Parks and Establish Community Gardens
- H. Support Construction of New Affordable Housing Units

2. The low priority goal is:

- A. Support Fair Housing

The City of Lewiston is a recipient of HOME Investment Partnerships Program funds through the City of Auburn. The City of Lewiston has 4 high priority goals.

- A. Prevent Homelessness
- B. Improve the Safety and Energy Efficiency of the Housing Stock
- C. Create More Stable and Diverse Mixed-Income Neighborhoods

A complete summary of the strategies is covered in SP-05, Strategic Plan Overview.

3. Evaluation of past performance

Below is an assessment of the accomplishments against the goals identified in the City of Auburn 2010-2014 Consolidated Plan. Accomplishments at the end of the fourth year should be at approximately 80% of the production goal.

Activity:	5 Year Objectives	Ongoing Total	Percentage of Goal Met
a. owner and rental units rehabilitated	280	302	107%
b. owner and rental units made lead safe *	80	197	246%
c. buyers assisted to purchase home	35	11	31%
d. new units of affordable family rental housing (HOME)	40	28	70%
e. 10 units of supportive rental housing of the homeless (HOME)	10	6	60%
f. 75 owners assisted to heat their homes	75	82	109%
g. Homeless or at-risk of homelessness assisted with security deposits (HOME)	100	89	89%
h. Total	620	715	115%

Table 1 - Goal: Quality Affordable Housing/Auburn

Goal: Quality Affordable Housing/Auburn

Conclusion: Most on the objectives are on target to be achieved except for homebuyer assistance and supportive housing. We have marketed the Homebuyer Program, however, the population that we are able to assist have been hesitant to purchase a home. Over all, Auburn has achieved 115% of its combined objectives after year 4. Auburn has made sufficient progress towards achieving its affordable housing objective.

Activity:	5 Year Objectives	Ongoing Total	Percentage of Goal Met
a. owner units rehabilitated	20	4	20%
b. buyers assisted to purchase home	10	0	0%
c. new units of affordable family rental housing (HOME)	40	53	133%
d. 10 units of supportive rental housing of the homeless (HOME)	10	10	100%
e. Homeless or at-risk of homelessness assisted with security deposits (HOME)	100	37	37%
f. Total	180	104	57%

Table 2 - Goal: Quality Affordable Housing/Lewiston

Goal: Quality Affordable Housing/Lewiston

Conclusion: The emphasis on Lewiston’s productivity has been primarily in the development of rental housing. Other objectives are somewhat behind. Recently the Cities of Auburn and Lewiston signed an amendment to the Consortium Agreement that transfers responsibility to work on the Homebuyer and Homeowner Rehabilitation Programs from Lewiston to Auburn. This change should increase capacity to undertake HOME projects in Lewiston.

Activity:	5 Year Objectives	Ongoing Total	Percentage of Goal Met
a. Improved streetscapes/ sidewalks & landscaping	10,000 Lf	7,115 Lf	71%
b. Building exteriors improved	50 Bldgs.	15 Bldgs.	30%
c. Substandard housing demolished	15 units	20 units	133%

Table 3 - Goal: Attractive Neighborhoods/Auburn

Goal: Attractive Neighborhoods/Auburn

Conclusion: With the infusion of stimulus funds, Auburn has made substantial progress in meeting its five year objectives for improved sidewalks and building demolitions. The only activity that is behind schedule is improving building exteriors.

Activity:	5 Year Objectives	Ongoing Total	Percentage of Goal Met
a. Business exteriors improved	10 Bldgs.	0	0%
b. Business assistance loans	2	3	150%

Table 4 - Goal: Economic Opportunity/Auburn

Goal: Economic Opportunity/Auburn

Conclusion: The City met its goal for business assistance, but has not made progress on building exteriors. The demand for exterior improvements has been on the housing side.

Activity:	5 Year Objectives	Ongoing Total	Percentage of Goal Met
a. Children, Youth & Families/Households	1,500	1,034	69%
b. Individuals	600	1,582	264%
c. Homeless Individuals	400	466	117%
d. Neighborhood Community Building Initiative	1	1	100%
e. Total	2,501	3,586	143%

Table 5 - Goal: High Quality of Life/Auburn

Goal: High Quality of Life/Auburn

Conclusion: The City has exceeded its objectives for individuals and homeless, and has made sufficient progress with children, youth & families. With completion of the PAL Center, the neighborhood community building initiative is complete.

4. Summary of citizen participation process and consultation process

This strategic plan was developed by the Auburn Citizen’s Advisory Committee, which met 10 times between September, 2014, and February, 2015.

In addition to participating as a member of the committee, all Auburn citizens were invited to attend the committee meetings, each of which included time for public comment. Agendas were posted on the City's website a week before the meeting. Neighborhood meetings were held in the target areas to ask about the most important needs facing the community, and an in-person neighborhood survey was conducted in the target areas by Bates College students. Results of the neighborhood meetings and the survey were presented to the committee and helped to inform the priority needs and goals.

As part of the Consolidated Plan process, the City of Auburn and the City of Lewiston surveyed local providers and agencies about the needs of the community as a whole and specifically the needs of youth, families, the elderly, and people transitioning to employment. A consultation meeting with the Lewiston-Auburn Alliance for Services to the Homeless (LAASH) also informed the needs and priorities of the Consolidated Plan.

In addition to the Social Service and Homelessness Consultations, meetings of the Auburn CAC included presentations to the CAC about community needs by a number of providers and agencies.

5. Summary of public comments

One person commented at the April 6th public hearing. Camille Parish of 42 Lake Street stated that she was thankful for the inclusion of community gardens in the Community Development Program.

6. Summary of comments or views not accepted and the reasons for not accepting them

none

7. Summary

In addition to extensive participation by 16-member Citizens Advisory Committee there was extensive outreach in the community. Nine Bates College students circulated amongst the three target areas to survey residents. In all 75 people were surveyed. Results were delivered by the students at an advisory committee meeting. Further, there were two neighborhood meetings with good attendance. Many CAC members attended these meetings. Information from these meetings was delivered to the CAC in the form of minutes. All of this helped to inform the CAC on resident priorities and weighed strongly in the manner that CAC members set priorities.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	AUBURN	
CDBG Administrator	AUBURN	City of Auburn Community Development Department
HOPWA Administrator		
HOME Administrator	AUBURN	City of Auburn Community Development Department
HOPWA-C Administrator		

Table 6 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

As part of the Consolidated Plan process, the City of Auburn and the City of Lewiston surveyed local providers and agencies about the needs of the community as a whole and specifically the needs of youth, families, the elderly, and people transitioning to employment. Fifty agency representatives participated in the Social Service Consultation Survey (see Table 2, below). The survey results were presented at a joint meeting of the Lewiston and Auburn Citizen's Advisory Committees (CACs).

In addition to the Social Service Consultation Survey, meetings of the Auburn CAC included presentations to the CAC about community needs by a number of providers and agencies, including:

- Presentation by the Auburn Housing Authority on housing assistance and the needs of public housing residents
- Presentation by the Neighborhood Housing League, a local organization that empowers residents to get involved in advocating for fair, safe and affordable housing, on the needs of low-income renters
- Presentation by the Green and Healthy Homes Initiative, which is working to create healthy, safe (including lead-free), energy efficient, and sustainable homes
- Presentation by Auburn Code Enforcement on the condition of housing
- Presentation by a local banker on the challenges of purchasing multi-unit properties
- Presentation by Auburn Economic Development on the City's economic development and infrastructure efforts.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Maine State Housing Authority works with homeless service providers and other organizations toward a shared goal of preventing and eliminating homelessness in Maine. Collaborative efforts include the Continuum of Care (COC) a group of service providers serving a particular geographic area who work together to develop programs that address homelessness. Lewiston and Auburn are part of the Maine Balance of State Continuum of Care.

Locally, providers who address the continuum of homeless services for the area collaborate through the Lewiston-Auburn Alliance for Services to the Homeless (LAASH). LAASH works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. The group meets monthly to focus on local homeless issues and provide a forum for educating its members. Auburn and Lewiston Community Development staff participate in LAASH, and a consultation meeting with LAASH informed the needs and priorities of the Consolidated Plan. For a list of the agencies who participated in the December 3, 2014 homelessness consultation.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 7 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	ANDROSCOGGIN HEAD START & CHILD CARE
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
2	Agency/Group/Organization	COMMUNITY CONCEPTS, INC.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
3	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Faith based social services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
4	Agency/Group/Organization	Museum LA
	Agency/Group/Organization Type	Local history
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
5	Agency/Group/Organization	AMERICAN RED CROSS (UNITED VALLEY CHAPTER)
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
6	Agency/Group/Organization	THE VISIBLE COMMUNITY
	Agency/Group/Organization Type	Downtown
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
7	Agency/Group/Organization	Lewiston Adult Education
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
8	Agency/Group/Organization	City of Lewiston - General Assistance
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
9	Agency/Group/Organization	TREE STREET YOUTH
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey

10	Agency/Group/Organization	Restorative Justice Institute of Maine
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
11	Agency/Group/Organization	Healthy Androscoggin
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
12	Agency/Group/Organization	USm Lewiston Auburn College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
13	Agency/Group/Organization	NEW BEGINNINGS, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
14	Agency/Group/Organization	Maine People's Alliance
	Agency/Group/Organization Type	grassroots organizing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
15	Agency/Group/Organization	City of Auburn Recreation Dept
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
16	Agency/Group/Organization	Lewiston Career Center
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
17	Agency/Group/Organization	CMMC
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
18	Agency/Group/Organization	Center for Women's Wisdom
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
19	Agency/Group/Organization	Tedford Housing
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation SurveyHomelessness Consultation
20	Agency/Group/Organization	TRI-COUNTY MENTAL HEALTH SERVICES
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation SurveyHomelessness Consultation
21	Agency/Group/Organization	Seniors Plus
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
22	Agency/Group/Organization	Learning Works
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
23	Agency/Group/Organization	SAFE VOICES
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
24	Agency/Group/Organization	WESTERN MAINE COMMUNITY ACTION
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
25	Agency/Group/Organization	Horn of Africa Aid and Rehabilitation Action Network
	Agency/Group/Organization Type	Immigrant
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
26	Agency/Group/Organization	ADVOCATES FOR CHILDREN
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
27	Agency/Group/Organization	YWCA OF CENTRAL MAINE
	Agency/Group/Organization Type	women
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
28	Agency/Group/Organization	United Way of Androscoggin County
	Agency/Group/Organization Type	United Way
	What section of the Plan was addressed by Consultation?	Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness Consultation
29	Agency/Group/Organization	Sexual Assault Prevention and Response Services
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness Consultation
30	Agency/Group/Organization	Preble Street Veterans Housing Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness Consultation
31	Agency/Group/Organization	City of Auburn Social Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness Consultation

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
Lewiston Auburn 10-Year Plan to End Homelessness	City of Auburn and City of Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Analysis of the Impediments to Fair Housing Choice	City of Auburn and City of Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
New Auburn Master Plan	City of Auburn	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Auburn Comprehensive Plan	City of Auburn	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant

Table 8 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Cities of Auburn and Lewiston have formed a consortium to qualify for HOME Investment Partnerships Program funds whereby the grant is shared by both cities. The 3-year HOME Consortium plan includes a consultation process with Maine State Housing Authority.

Lewiston and Auburn Community Development staff both participate in the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), which meets monthly.

As part of the process to develop the 2015-2019 Consolidated Plan, the Auburn and Lewiston Citizens Advisory Committees held a joint meeting to discuss the results of the Social Service Consultation Survey and common goals and to consider opportunities to coordinate social service programs as appropriate. Auburn and Lewiston Community Development staff work closely on both the development and implementation of the plan.

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	First meeting with the Auburn City Council was on March 9, 2015 to review the draft Consolidated Plan	City Council comments were: 1) change priority for goal addressing new housing development; 2) extensive discussion about recreation scholarships.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	A public meeting was held on March 25, 2015 with the Auburn City Council to review the draft Annual Action Plan.	The City Council had a number of concerns, mostly budget related.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	<p>Newspaper notice on March 25, 2015 announced the available of the draft Consolidated Plan and Annual Action Plan, the beginning of the 30 day comment period, and the announcement of the public hearing. A second notice was public on April 2nd. The comment period expired April 25th.</p> <p>Responses: 1) budgetnow includes funds to cover costs of due diligence; 2) referred to Auburn Housing Authority; 3) CAC member indicated he could tell the houses on his street that were owned by absentee landlords due to disinvestment. CAC Member Agustin owner occupancy is important; 4) HUD requires reporting</p>	<p>Comments received by Mayor Labonte.</p> <ol style="list-style-type: none"> 1) CDBG funds to include salary for Economic Development staff; 2) homeless should be a priority for homeless vouchers; 3) sustainable owner-occupancy rate; 4) change benchmarks on rehab program to dollars instead of units; 5) pursue mixed-income level in neighborhoods; and 6) economic development vision for New Auburn not in the Consolidated Plan. 		
OMB Control No: 2506-0117 (exp. 07/31/2015)	Consolidated Plan		AUBURN		20	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	A public hearing was held by the Auburn City Council on April 6, 2015. There were many people in attendance, but only one person spoke.	Camille Parish of 42 Lake Street stated she was thankful for the inclusion of community gardens in the Community Development Program.	none	
5	Newspaper Ad	Non-targeted/broad community	Notice of City Council adoption of 2015-19 Consolidated Plan and FY2015 Annual Action Plan.	none		
6	Public Meeting	Neighborhood Meetings	Lots of comments. Minutes attached.	none		

Table 9 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

HUD has identified four housing problems facing low income households:

- 1) lacking complete kitchen (substandard housing)
- 2) lacking complete plumbing facilities (substandard housing)
- 3) having more than 1 person per room (overcrowded)
- 4) paying more than 30% of gross income towards housing costs (cost burdened).

Severe housing problems as defined by HUD include having more than 1.5 persons per room (severe overcrowding) and paying more than 50% of gross income towards housing costs (severely cost burdened).

The following tables indicate that housing cost burden and severe housing cost burden are the greatest housing problem among extremely low (0-30% Household Area Median Family Income, or HAMFI), very low (>30-50% HAMFI), low (>50-80% HAMFI), and moderate income (>80-100% HAMFI) households in Auburn and Lewiston.

Households who pay more than 30% of their income for housing may have difficulty affording food, clothing, transportation and medical care.

Note that many of the data tables, provided by HUD, present combined household data for Auburn and Lewiston.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

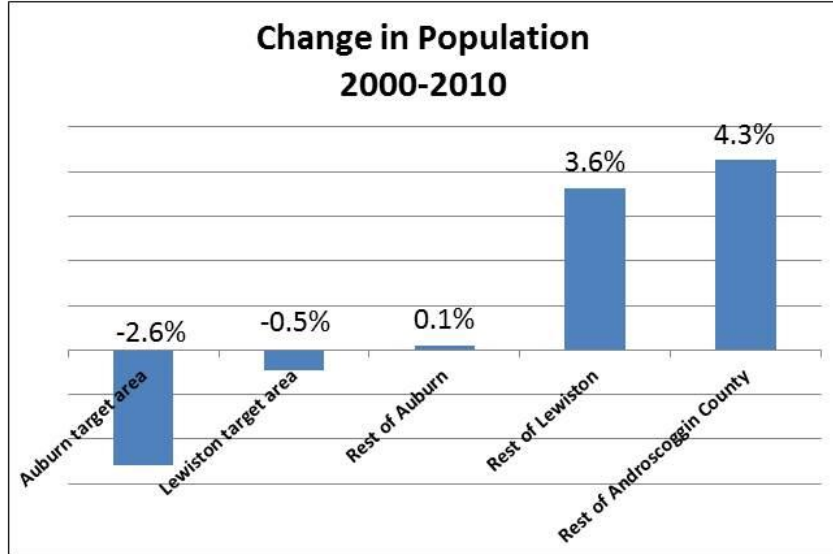
Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	58,893	59,963	2%
Households	25,085	25,188	0%
Median Income	\$0.00	\$0.00	

Table 10 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

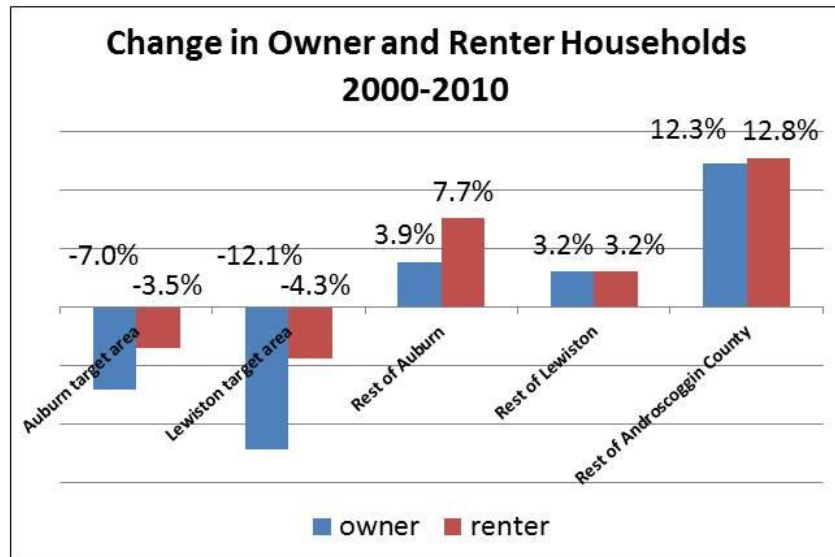
From 2000-2010, the Auburn and Lewiston target areas lost population while the remainder of the cities and Androscoggin County saw their populations increase.

The population decrease in the Lewiston target area was less than in the Auburn target area because downtown Lewiston has benefited from an influx of New Mainers. According to the 2013 Fair Housing Report, since 2001, approximately 4,000 immigrants (referred to as New Mainers) have moved to Auburn and Lewiston. "This new population is not evenly distributed; of the Black/African American population in Lewiston and Auburn (combined), 61% live in the target area."



Source: US Census 2000 and 2010

In particular, Auburn and Lewiston target areas have lost owner households.



Source: US Census 2000 and 2010

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,395	3,295	4,155	2,675	11,660
Small Family Households *	975	955	1,220	1,015	6,270
Large Family Households *	140	45	190	145	540
Household contains at least one person 62-74 years of age	560	510	755	530	1,770
Household contains at least one person age 75 or older	550	830	765	280	774
Households with one or more children 6 years old or younger *	665	594	385	440	925
* the highest income category for these family types is >80% HAMFI					

Table 11 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	184	25	0	0	209	0	10	25	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	40	15	10	90	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	115	85	10	4	214	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,350	640	70	20	2,080	400	675	405	240	1,720
Housing cost burden greater than 30% of income (and none of the above problems)	530	725	1,005	85	2,345	40	255	555	580	1,430

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	125	0	0	0	125	60	0	0	0	60

Table 12 – Housing Problems Table

Data 2006-2010 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,670	790	95	29	2,584	400	685	435	240	1,760
Having none of four housing problems	1,105	1,355	2,120	1,020	5,600	45	470	1,500	1,380	3,395
Household has negative income, but none of the other housing problems	125	0	0	0	125	60	0	0	0	60

Table 13 – Housing Problems 2

Data 2006-2010 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	840	545	370	1,755	75	295	315	685
Large Related	110	35	25	170	15	0	90	105
Elderly	465	365	175	1,005	260	410	315	985

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	774	565	525	1,864	90	215	230	535
Total need by income	2,189	1,510	1,095	4,794	440	920	950	2,310

Table 14 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	630	150	35	815	75	250	150	475
Large Related	90	10	0	100	15	0	25	40
Elderly	170	155	30	355	230	225	65	520
Other	670	335	10	1,015	80	195	165	440
Total need by income	1,560	650	75	2,285	400	670	405	1,475

Table 15 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	145	65	25	14	249	0	0	0	0	0
Multiple, unrelated family households	4	60	0	0	64	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	149	125	25	14	313	0	0	0	0	0

Table 16 – Crowding Information - 1/2

Data 2006-2010 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 17 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

One-third of households in Auburn and Lewiston are single persons (47% of renters) and their median income is half that of the average household (source: US Census)

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

From July 1, 2013 to June 30, 2014 the non-profit Safe Voices provided shelter to 184 survivors of domestic violence in need of housing assistance.

Estimates of housing needs for the number of families that contain persons with disabilities are available in CHAS Table 6 produced from the 2008-2010 American Community Survey at:
http://www.huduser.org/portal/datasets/cp/chas/data_download_chas.html

What are the most common housing problems?

The most common housing problem facing extremely low to moderate income households in Auburn and Lewiston is cost burden.

Approximately one-third of extremely low to moderate income households have a housing cost burden greater than 30% of their income. Another one-third (primarily extremely low and very low income households) have a housing cost burden of greater than 50% of their income.

Are any populations/household types more affected than others by these problems?

More renter households than owner households are affected by housing cost burden.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Life in crisis leads to some typical characteristics of family life in poverty:

- Live in the moment – no sense of future
- Jobs for “survival,” not for “career”
- Lack of order and organization
- Matriarchal structure
- Future implications of present actions rarely considered

(Source: *Bridges Out of Poverty*, pp. 53-55)

Sometimes a life crisis among the poor results in homelessness.

At the December 3, 2014 homelessness consultation, agencies described the *many causes* of homelessness – domestic violence, health crisis, loss of job, fire, -- but *common solutions* to all --

1. Decent affordable housing to move to
2. In cases of intergenerational poverty – literacy, life skills help.

Despite the common need, services are very fragmented, and some ideas agencies recommended for solutions include:

- Connect homeless to range of services, through case managers who can individualize recovery program
- Mentoring (Bridges Out of Poverty model) and life skills training
- Local Housing Authorities setting aside vouchers for homeless
- Comprehensive approach funded by foundation and local match
- Life in poverty is a life in perpetual crisis.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

When housing cost burden is high, an unexpected financial hardship can lead to homelessness.

Approximately one-third of extremely low to moderate income households have a housing cost burden greater than 30% of their income. Another one-third (primarily extremely low and very low income households) have a housing cost burden of greater than 50% of their income.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD has identified four housing problems facing low income households:

- 1) lacking complete kitchen (substandard housing)
- 2) lacking complete plumbing facilities (substandard housing)
- 3) having more than 1 person per room (overcrowded)
- 4) paying more than 30% of gross income towards housing costs (cost burdened).

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The tables below suggest that for households with housing problems, among 0-30% of AMI, American Indian Alaska Native and Hispanic households may have a disproportionately greater need; and among 30-50% AMI, 50-80% AMI, and 80-100% AMI, Asian households may have a disproportionately greater need.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small (between 10-50 households), so the margins of error are likely to be high. The data should be interpreted with caution.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,040	620	210
White	2,385	465	190
Black / African American	290	130	0
Asian	75	20	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	20	0	0

Table 18 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,265	1,045	0
White	1,995	835	0
Black / African American	90	49	0
Asian	50	10	0
American Indian, Alaska Native	15	50	0
Pacific Islander	0	0	0
Hispanic	20	55	0

Table 19 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,935	2,375	0
White	1,720	2,035	0
Black / African American	25	130	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	19	0	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Table 20 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	720	1,845	0
White	625	1,735	0
Black / African American	15	35	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 21 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD has identified four housing problems facing low income households:

- 1) lacking complete kitchen (substandard housing)
- 2) lacking complete plumbing facilities (substandard housing)
- 3) having more than 1 person per room (overcrowded)
- 4) paying more than 30% of gross income towards housing costs (cost burdened).

Severe housing problems as defined by HUD include having more than 1.5 persons per room (severe overcrowding) and paying more than 50% of gross income towards housing costs (severely cost burdened).

The following tables suggest that for households with severe housing problems, among 0-30% of AMI, Hispanic households may have a disproportionately greater need; among 30-50% AMI, Black/African American and Asian households may have a disproportionately greater need, and among 80-100% AMI, Asian households may have a disproportionately greater need.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small (less than 100 households) relative to the categories as a whole, so the margins of error are likely to be high. The data should be interpreted with caution.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,380	1,285	210
White	1,880	970	190
Black / African American	230	190	0
Asian	55	45	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	20	0	0

Table 22 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,260	2,050	0
White	1,065	1,765	0
Black / African American	90	49	0
Asian	40	20	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	0	0
Hispanic	20	55	0

Table 23 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	525	3,785	0
White	465	3,280	0
Black / African American	25	130	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	19	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Table 24 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	130	2,435	0
White	120	2,245	0
Black / African American	0	50	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 25 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The most common housing problem facing extremely low to moderate income households in Auburn and Lewiston is cost burden.

The following tables suggest that Asian households may have a higher rate of housing cost burden.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small relative to the categories as a whole, so the margins of error are likely to be high. The data should be interpreted with caution.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,290	4,995	3,830	240
White	13,795	4,375	3,265	190
Black / African American	460	195	140	40
Asian	35	55	105	0
American Indian, Alaska Native	155	35	0	0
Pacific Islander	0	0	0	0
Hispanic	185	10	40	0

Table 26 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are several income categories in which the data suggest that a racial or ethnic group may have a disproportionately greater need. However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small (between 10-105 households) relative to the categories as a whole, so the margins of error are likely to be high. The data should be interpreted with caution.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The following HUD data is based on information provided to HUD by the Auburn Housing Authority.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	173	579	1	577	0	0	0

Table 27 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	14,924	11,511	6,120	11,526	0	0	
Average length of stay	0	0	5	3	4	3	0	0	
Average Household size	0	0	2	2	4	2	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	61	91	0	91	0	0
# of Disabled Families	0	0	50	293	0	292	0	0
# of Families requesting accessibility features	0	0	173	579	1	577	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 28 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	142	544	1	542	0	0	0
Black/African American	0	0	30	30	0	30	0	0	0
Asian	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	4	0	4	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 29 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	3	0	3	0	0	0
Not Hispanic	0	0	173	576	1	574	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 30 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The need for accessible units appears to be met adequately, particularly with the fully accessible units in the newer (LIHTC) buildings.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Wait lists for both Lewiston and Auburn Housing Authorities are long. Auburn reports more than 600 households on the waiting lists for both Housing Choice Vouchers and public housing units (with some duplication of the lists); Lewiston reports several hundred families on the list, even though it has been closed for two years.

Auburn Housing Authority describes the most immediate needs of public housing residents and Housing Choice Voucher holders as access to education/training and good paying jobs.

How do these needs compare to the housing needs of the population at large

These needs are similar to the needs of the low-income population at large.

Discussion

Accessible housing units will be added in the next few years through HOME projects funded with Low Income Housing Tax Credits.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The 2009 Lewiston Auburn 10-Year Plan to End Homelessness describes a homeless population that is largely invisible. “There are about 100 people homeless on any given night in the two cities. They come from a larger group of over 1,300 who are homeless in any given year in the two communities. But these homeless are not visible to the general public. They are hidden in apartments, where they move from one friend’s couch to another; or in available shelters; or in cars or campgrounds in the summer.”

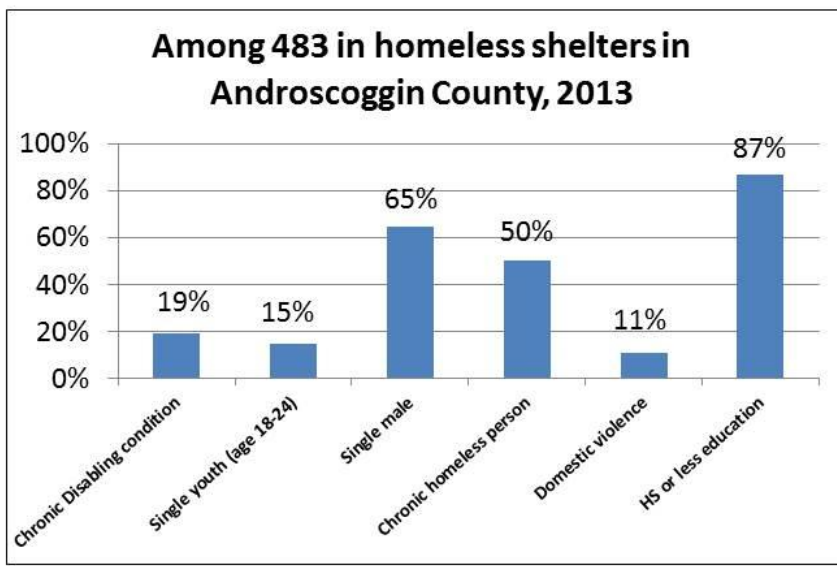
The plan goes on to describe a need that goes beyond housing. “The homelessness problem in Lewiston and Auburn is not, in the first place, primarily a problem of a lack of housing. Compared to other communities in Maine, there are more rents available at lower costs here. Instead, homelessness is a problem of insufficient income and resources, a lack of life skills, and health problems (primarily mental health and substance abuse). Sometime it is a combination. A fundamental underlying problem is the lack of good-paying jobs in the region, and the lack of attitudinal and work skills among homeless people to qualify for and hold such jobs.”

From January 1, 2013 to January 1, 2014, there were 483 people in homeless shelters in Androscoggin County (source: Maine State Housing Authority). This number does not include the many more “invisible” homeless as described in the plan above. It also does not include any shelters that do not receive funding from the Maine State Housing Authority and so are not required to report.

65% were adult male individuals. Half (50%) could be described as chronically homeless, including persons who had been homeless for a year or more, or who had been homeless 4 times in the past three years. 15% were individual youth between the ages of 18-24.

In terms of length of stay in 2013, just over half (52%) were homeless for one week or less. Another 19% were homeless for more than one week, but less than a month. 12% were homeless for one to three months, 7% for more than three months but less than a year, and 9% for one year or longer.

In addition to those counted at shelters, the 2014 Unstably Housed Report found that during the annual Point-in-Time survey (conducted Jan 29, 2014), 52 unstably housed persons were encountered in Androscoggin County. Unstably housed persons do not meet the HUD definition of homeless (meaning they are sleeping in a shelter or in a place not meant for human habitation such as a car or a park) but would include those living in somebody else’s home because of economic hardship, notified of eviction, living in a hotel, or leaving a health-care or mental health care facility.



Source: Maine State Housing Authority

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Among the 483 people in homeless shelters in Androscoggin County in 2013, 80 were households (not individuals) and included 49 children. 30 out of 483 were veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Among the 483 people in homeless shelters in Androscoggin County in 2013, 3 (< 1%) were American Indian or Alaska Native, 69 (14%) were Black or African American, 410 (85%) were White, and 1 (<1%) was other multi-racial.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2009 Lewiston Auburn 10-Year Plan to End Homelessness describes a homeless population that is largely invisible. In addition to the 483 people in homeless shelters in Androscoggin County in 2013, hundreds more are hidden from public view: in apartments, where they move from one friend’s couch to another; or in cars or campgrounds in the summer.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Many poor have a disability. Odds are 3.5 times greater to live in poverty if you have a disability.

- *35% of 18-64 year-olds in Androscoggin County with a disability live under poverty*
- *10% of those 18-64 in Androscoggin without disability live under poverty.*

Source: US Census 2009-2013 ACS

Among disabilities, mobility and cognitive issues are most common (source: US Census 2009-2013 ACS)

As the Lewiston Auburn population ages in next 5 years, disability will become an even larger issue.

Incidence of disability increase with age (source: US Census 2009-2013 ACS).

Discussion:

HUD defines non-homeless special needs populations to include the elderly, persons with a disability, and persons with a drug or alcohol addiction. There are approximately 57 subsidized housing units in Auburn for persons with a disability, and 91 in Lewiston (source: Maine Housing, 2013).

There are many people under poverty who are not of working age or healthy enough to work who could be supported by other programs. However, this Consolidated Plan focuses on people under poverty who do not have a disability.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Need for more "green space" in Auburn target areas, including parks, playgrounds, and community gardens.

How were these needs determined?

Neighborhood meetings and individual resident interviews conducted by Bates College students as part of the Consolidated Plan process.

Describe the jurisdiction's need for Public Improvements:

Pedestrian safety as a major concern, including the need for sidewalk repairs and improvements, trees and benches on the streets, and better street lighting. There is also concern about vehicles driving too fast on streets.

How were these needs determined?

Neighborhood meetings and individual resident interviews conducted by Bates College students as part of the Consolidated Plan process.

Describe the jurisdiction's need for Public Services:

A survey of Auburn and Lewiston social service providers conducted as part of the consolidated plan process had more than 50 responses. Providers described community challenges including

- Need for safe, affordable housing
- Limited reliable, accessible public transportation
- Lack of livable wage job opportunities
- Need for safe, affordable childcare
- Need for strong education system at all levels
- Food insecurity.

Providers also identified challenges for specific groups.

Youth need safe places and activities, stable home environments, hope and aspirations and positive influences, and a flexible education system including alternative high school and affordable higher education opportunities.

Parents need life skills and parenting skills, community support, and coordinated services.

Elderly residents need to be able to stay in their homes, access to activities and community engagement, and to feel valued.

Providers also identified some of the keys to economic success. As a community, we need to ensure people have affordable child care, transportation, affordable housing, food, health care, and transitional support. Individuals need:

- Work-ready skills (communication, professionalism, “soft skills”)
- Job training
- Life skills (financial literacy, time management)
- “Meet people where they are at”
- Empowerment and hope.

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. Many units are energy inefficient, and lead paint hazards are a problem.

Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent.

Note that many of the data tables below, provided by HUD, present combined household data for Auburn and Lewiston.

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

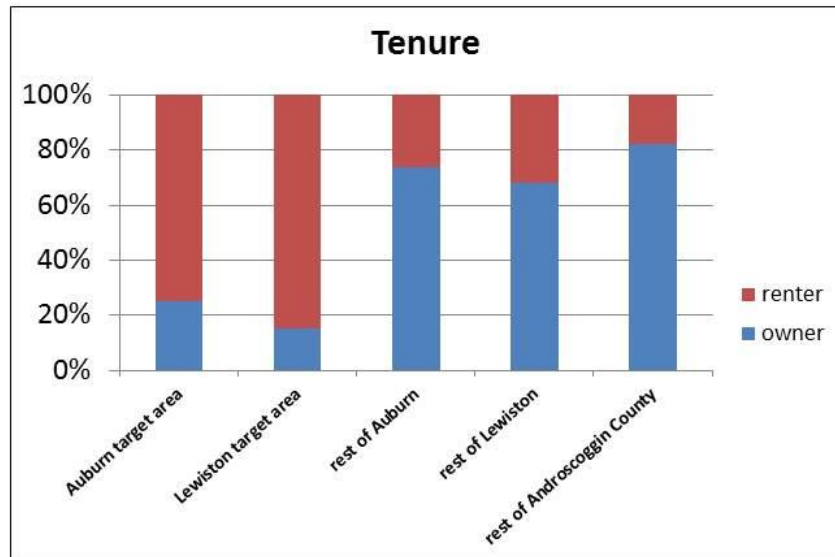
All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,216	48%
1-unit, attached structure	683	2%
2-4 units	6,825	25%
5-19 units	4,415	16%
20 or more units	1,538	6%
Mobile Home, boat, RV, van, etc	938	3%
Total	27,615	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Lewiston and Auburn target neighborhoods have a higher proportion of rental units compared to the rest of the jurisdiction and the rest of the county.



Source: US Census 2008-2012 ACS 5-year Estimates

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	19	0%	607	5%
1 bedroom	478	3%	3,554	32%
2 bedrooms	3,096	22%	4,322	39%
3 or more bedrooms	10,483	74%	2,629	24%
Total	14,076	99%	11,112	100%

Table 32 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are approximately 4,260 subsidized housing units in Lewiston and Auburn (source: Maine Housing, 2013)

Disabled Units: 57 Auburn, 91 Lewiston

Family Units: 218 Auburn, 1,111 Lewiston

Housing Choice Vouchers: 543 Auburn, 983 Lewiston

Senior Units: 473 Auburn, 659 Lewiston

Special Needs Units: 51 Auburn, 74 Lewiston

Toal: 1,342 Auburn, 2,918 Lewiston

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No units are expected to be lost from the affordable housing inventory for any reason.

Does the availability of housing units meet the needs of the population?

Both Auburn and Lewiston Housing Authorities report long wait lists for subsidized units and vouchers.

Describe the need for specific types of housing:

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,505	40.5%
\$500-999	6,295	56.7%
\$1,000-1,499	223	2.0%
\$1,500-1,999	18	0.2%
\$2,000 or more	71	0.6%
Total	11,112	100.0%

Table 34 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,185	No Data
50% HAMFI	2,770	430
80% HAMFI	7,400	2,095
100% HAMFI	No Data	3,930
Total	11,355	6,455

Table 35 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

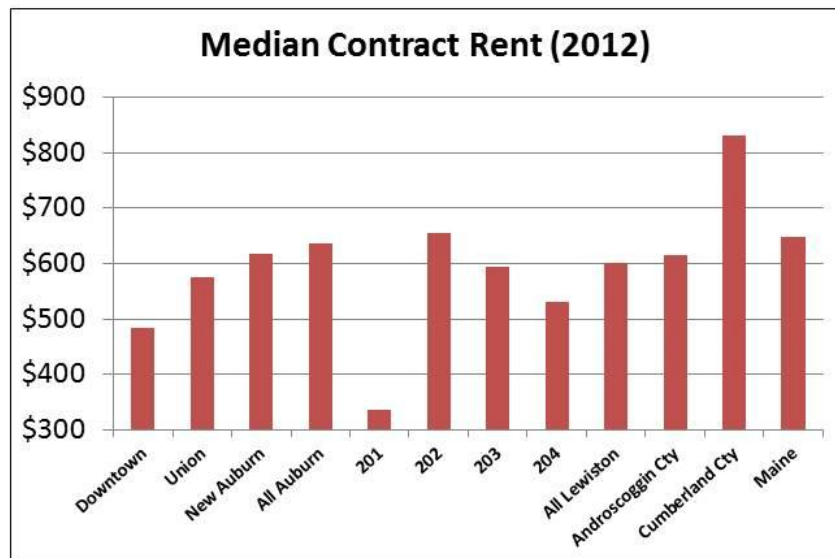
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	534	632	826	1,041	1,105
High HOME Rent	534	632	822	940	1,029

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	505	540	648	749	836

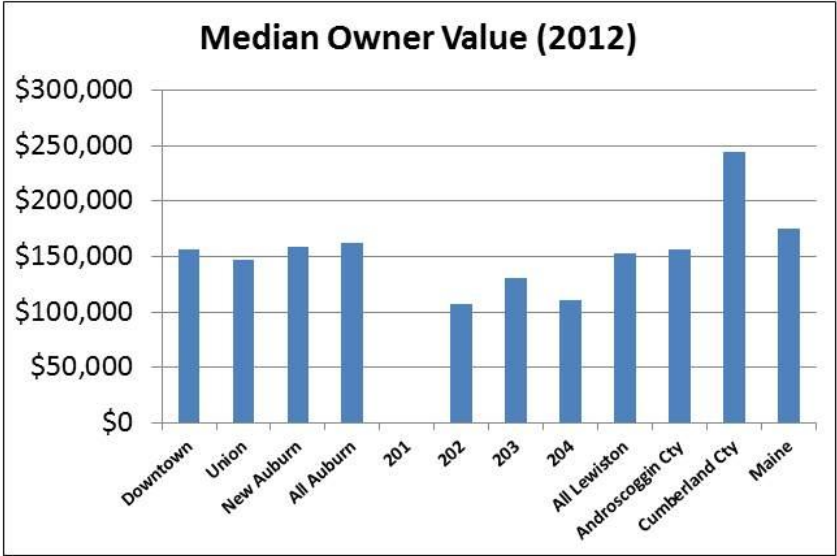
Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Rents and home values are relatively lower in the target areas, and lower in Auburn and Lewiston than in neighboring Cumberland County.

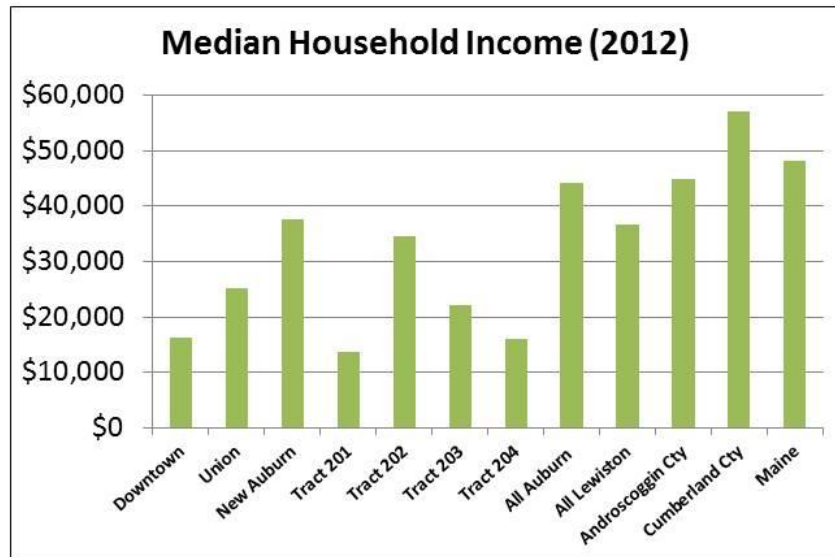


Source: US Census 2008-2012 ACS 5-year Estimates



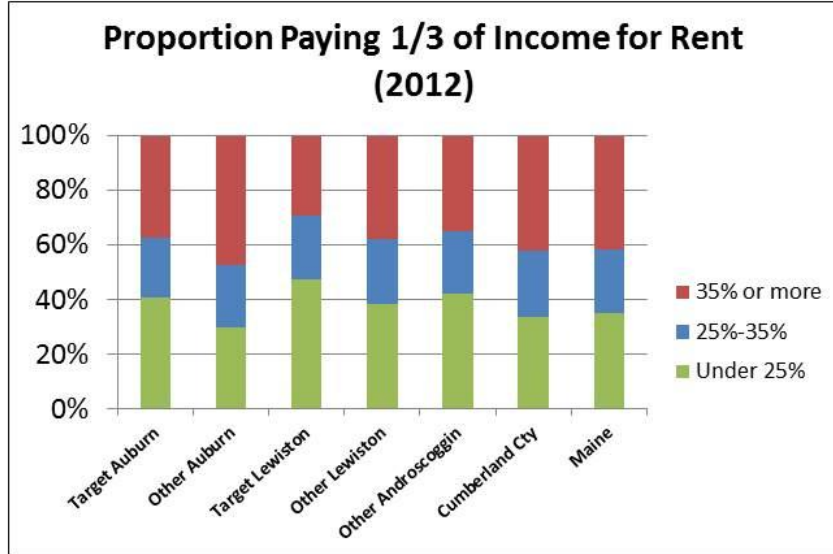
Source: US Census 2008-2012 ACS 5-year Estimates

Yet despite lower rent levels, they are still hard for residents to afford. The reason is that incomes are lower, so that too many households pay too much of their incomes for rent.



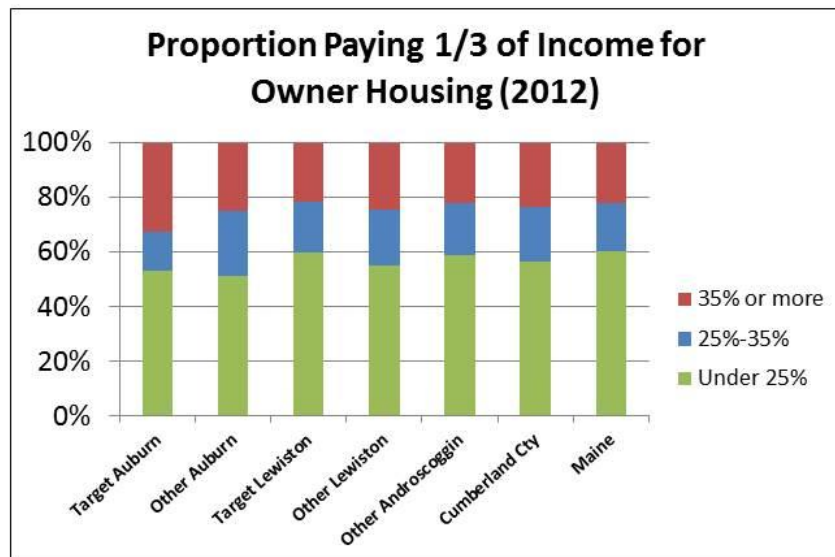
Source: US Census 2008-2012 ACS 5-year Estimates

The rental picture is complex: 1/3 of renter households are paying too much for rent in target areas, but even more paying too much outside target areas. This is likely because of voucher programs, which help more households in the target areas.



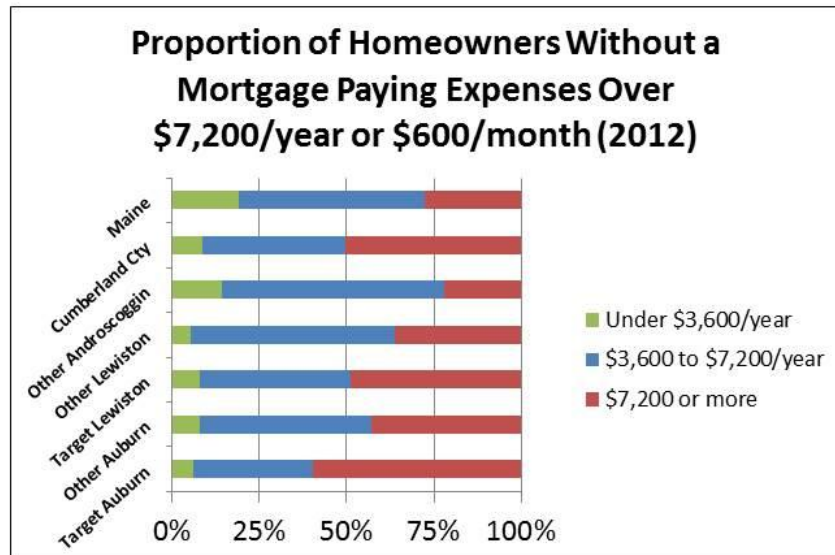
Source: US Census 2008-2012 ACS 5-year Estimates

In terms of owners, it's a different picture, with more affordability problems in the target areas.



Source: US Census 2008-2012 ACS 5-year Estimates

Almost ½ of owner households (without mortgage) pay \$600+/month for expenses (including utilities, heat, taxes) in target areas. The high costs of heating old houses is likely a factor.



Source: US Census 2008-2012 ACS 5-year Estimates

Is there sufficient housing for households at all income levels?

How is affordability of housing likely to change considering changes to home values and/or rents?

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Discussion

Rent levels in Auburn and Lewiston target areas are relatively low. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. Many units are energy inefficient, and lead paint hazards are a problem.

Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Most of housing in the Auburn and Lewiston target areas was built before W.W. II.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Auburn's definitions for substandard condition and substandard condition but suitable for rehabilitation are:

Substandard Condition – a building that is structurally unsafe; unstable; unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.

Substandard Condition but Suitable for Rehabilitation – a building that is substandard by definition with conditions that can be corrected in an economical manner with development costs that will not exceed its potential market value. All buildings rehabilitated through the Community Development Department will meet Housing Standards and all applicable codes.

The City of Lewiston has adopted the International Property Maintenance Code (PMC). Section 108 in the Code entitled "Unsafe Structures and Equipment" addresses several components under the Section 108.1.5 1-11 Dangerous structure or premises. City Code apply the PMC to assess the condition and make the determination of whether the structure can be rehabilitated. This is done on a case by case basis.

Condemned Vacant Abandoned Properties – Properties that have been deemed by Code Enforcement to be uninhabitable.

Condemned and now under renovation: Properties that were once condemned and thought to be uninhabitable were purchased by a private investor and are undergoing a total "gut" rehabilitation under the supervision of a Code Enforcement Officer.

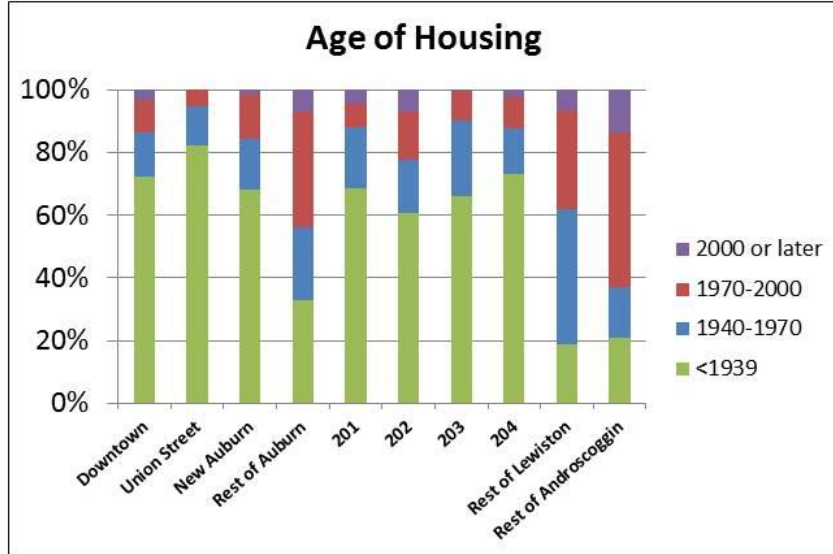
Demolished: Properties that were vacant and/or abandoned were condemned as unfit for habitation and/or considered a dangerous structure. The City Council formerly condemns the buildings through a public hearing process and orders their demolition. If the property owner does not comply with the order, the city demolishes the structure and places a tax lien on the property to recoup the expense. If the special lien remains unpaid after 18 months, the City tax acquires the properties under most circumstances.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,451	32%	4,501	41%
With two selected Conditions	20	0%	389	4%
With three selected Conditions	0	0%	78	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,605	68%	6,144	55%
Total	14,076	100%	11,112	101%

Table 37 - Condition of Units

Data Source: 2006-2010 ACS



Source: US Census 2008-2012 ACS 5-year Estimates

Condemned/ Vacant/Abandoned/Residential Buildings and Demolished by Property Type in the Downtown Census Tracts 201-204						
Property Type	Condemned/Vacant/ Abandoned		Condemned/ Under Renovations		Demolished	
	Buildings	Units	Buildings	Units	Buildings	Units
Single Family	12	12	4	4	8	8
2-4 units	13	33	13	40	28	90
5-9 units	1	8	4	27	8	76
10-16 units	-	-	-	-	3	32
17-27 units	-	-	-	-	-	-
18-45 units	-	-	-	-	-	-
Totals	27	53	21	71	49	206

Lewiston Condemned/Demolished Properties

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	807	6%	135	1%
1980-1999	2,688	19%	1,374	12%
1950-1979	5,786	41%	2,995	27%
Before 1950	4,795	34%	6,608	59%
Total	14,076	100%	11,112	99%

Table 38 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,581	75%	9,603	86%
Housing Units build before 1980 with children present	6,750	48%	3,705	33%

Table 39 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	309	32	341
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 40 - Vacant Units

Alternate Data Source Name:

City of Auburn, Code Enforcement Vacant Buildings

Data Source Comments:

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. Many units are energy inefficient, and lead paint hazards are a problem.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead poisoning is the leading health risk for children in Auburn and Lewiston. The two cities have lead poisoning rates three times as high as the rest of the state.

From 2003-2012, among children under 6 years old, 171 Auburn children and 507 Lewiston children were poisoned by lead.

Several factors combine to put children Auburn and Lewiston at higher risk for lead poisoning: higher than average percentages of children under 5, a lower lead screening rate, a large proportion of pre-1950 housing, a higher proportion of multi-unit apartment buildings, and lower median household incomes.

In 2014, the Cities of Lewiston and Auburn received a \$3.4 million Lead-Based Paint Hazard Control Grant Program from HUD to make homes with low and very low income families lead safe.

The Lewiston Auburn Public Health Committee is currently considering the adoption of a strategic lead plan to reduce childhood lead poisoning through improved resource coordination and increased

enforcement, outreach and blood testing.

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The following HUD data is based on information provided to HUD by the Auburn Housing Authority.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	177	590	8	582	0	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Auburn Public Housing Developments

- Lake Auburn Townhouse
- Auburn HA Family Development
- Merrill Estates

- Auburn Esplanade
- Lincoln School Apartments
- Broadview Acres
- Roak Block

The score for Auburn public housing as a whole is 95.

Public Housing Condition

Public Housing Development	Average Inspection Score
Blake Street Towers (Lewiston)	99
Hillview/Rosedale/Lafayette/Park/Whipple/Ash Streets (Lewiston)	88
Meadowview Park (Lewiston)	95

Table 42 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Auburn Housing Authority completed a green physical needs assessment last year and works from that document to help determine work items to be paid for through the Capital Fund grant program. The Housing Authority is replacing roofs at Broadview Acres and refrigerators at Family Development. They are doing some minor landscaping work at Family Development & Broadview Acres. The Housing Authority is re-bidding the roof replacement for Merrill Estates as bids received were well over budget. They plan to begin phase I of sidewalk replacements at Family Development, and will be enclosing electric meters there.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Two of Auburn Housing Authority's seven commissioners are residents of different elderly housing developments, and a third is a former resident of Family Development who operates a family business & is now an Auburn home owner. The interests of lower income persons and minorities are well-represented in the composition of the Auburn Housing Authority's board. They continue to hold several board meetings each year in the community rooms of different housing developments to reach out to the residents who might not otherwise attend, thus offering them easier opportunities for participation in the governing process.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The following table presents the homeless facilities and services in Auburn and Lewiston, combined.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	47	0	0	10	0
Households with Only Adults	10	0	0	6	0
Chronically Homeless Households	0	0	5	0	0
Veterans	0	0	0	0	20
Unaccompanied Youth	12	0	32	0	0

Table 43 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Lewiston Auburn 10 Year Plan to End Homelessness identified difficulty locating assistance and navigating services (including for health, mental health, employment, and housing) as a problem for homeless persons, particularly for families and domestic violence survivors.

Homeless service providers describe the challenge of keeping people housed, and the need for case management to help with jobs, budgets and basic needs. For persons without a mental health or disability diagnosis, supportive services can be difficult to access unless there is a crisis.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Tedford Housing provides permanent supportive housing for individuals who have a disability and are experiencing homelessness at Franklin Apartments, Auburn. There are 6 1-bedroom units.

Tedford Housing provides permanent housing for homeless households with on-site supportive, case management services at Blake Street Family Apartments. There are 10 units including 1,2, and 3 bedrooms, and 2 mobility accessible units.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future. At the December 3, 2014 homelessness consultation, agencies recommended the following:

- Connect homeless to range of services, through case managers who can individualize recovery program
- Mentoring (Bridges Out of Poverty model) and life skills training
- Local Housing Authorities setting aside vouchers for homeless

Tedford Housing currently provides 16 units of supportive housing in Auburn and Lewiston. There is a need for additional supportive housing for chronically homeless.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The 2013 Analysis of the Impediments to Fair Housing Choice identifies the lack of investment as a major impediment in Auburn and Lewiston. “The combination of relatively modest rents, relatively old rental stock, and relatively high vacancy rate, leads to a situation where landlords do not invest in maintaining their properties, deterioration occurs, and fires happen. In addition, it is expensive for landlords to bring older buildings up to code, especially for tenants with disabilities.”

The 2005 Fair Housing Analysis for Auburn identified the lack of a rehab building code as an impediment. The 2013 report noted that the City of Auburn uses the Maine Uniform Building and Energy Code, which does allow some rehab variation. The Auburn Citizens Advisory Committee felt that it is still not flexible enough.

Appropriate supportive services can enable the elderly and the disabled to remain independent and can place families on the path to economic self-sufficiency. To facilitate the provision of appropriate supportive services, Lewiston Housing Authority intends to designate Meadowview Apartments as housing for the elderly and Blake Street Towers as a mixed population development.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Auburn’s target areas have higher rates of unemployment, lower levels of education, and lower incomes than the rest of the City.

A presentation to the CAC from the Lewiston Career Center as part of the consolidated planning process emphasized barriers to employment. Children are graduating without work skills, and Auburn has one of the lowest levels for continuing education. Maine is heading for a labor shortage of 3,000 people per year, and there are plenty of jobs available for the unemployed. But generational poverty and a lack of post-secondary education are barriers, also people want perfect working conditions/no shift or weekend work, and there can be a lack of motivation for students.

Things that can be done to help change these barriers:

- Work Ready Program; teaching interpersonal skills, planning and organization, dependability, reliability professionalism, etc.
- Training/Education; multiple community agencies are helping in the process to educate and train potential employees
- Changing the mindset of the unemployed that there is a benefit to be working and not collecting unemployment; learning a new skill, work experience, money, doing something and meeting new people.
- Match people to their skills

Note that many of the data tables below, provided by HUD, present combined household data for Auburn and Lewiston.

Economic Development Market Analysis

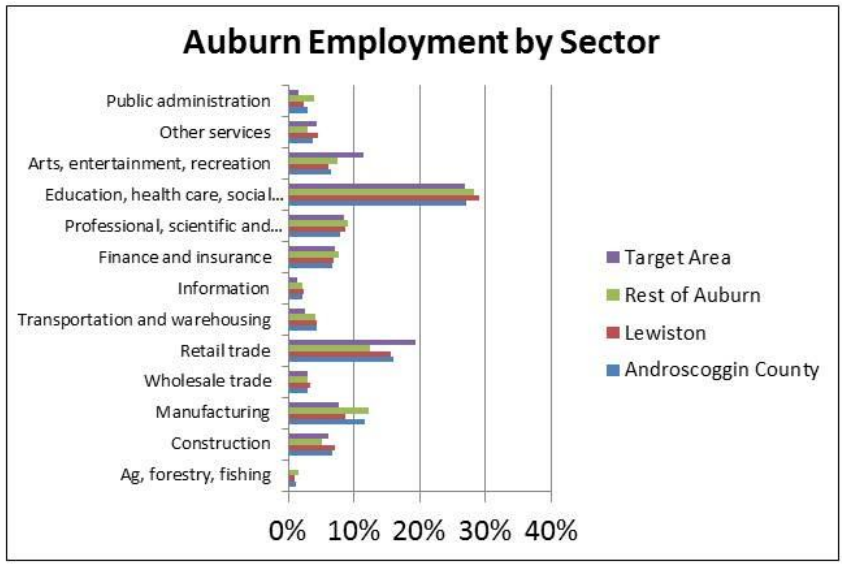
Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	51	12	1	0	-1
Arts, Entertainment, Accommodations	869	1,404	10	10	0
Construction	437	672	5	5	0

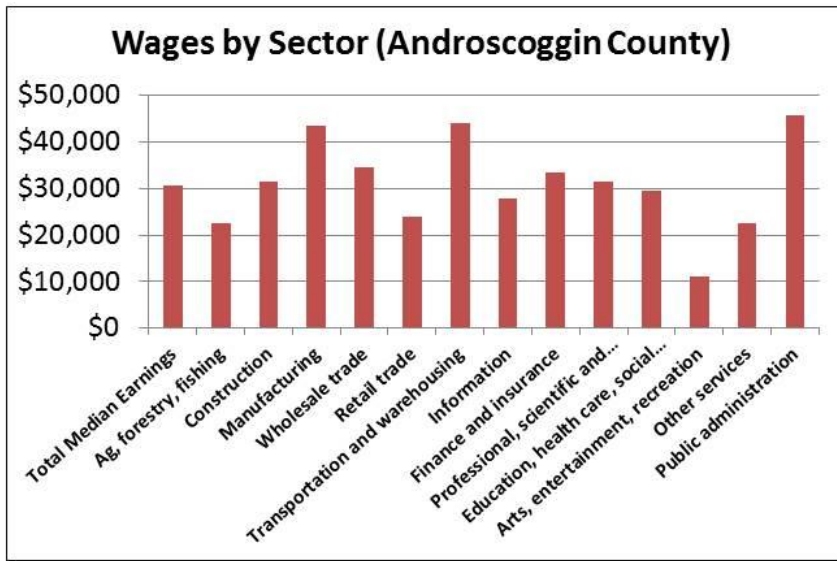
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	2,289	1,921	26	14	-12
Finance, Insurance, and Real Estate	664	696	7	5	-2
Information	154	115	2	1	-1
Manufacturing	1,233	2,259	14	17	3
Other Services	270	517	3	4	1
Professional, Scientific, Management Services	627	908	7	7	0
Public Administration	45	12	1	0	-1
Retail Trade	1,466	3,464	17	26	9
Transportation and Warehousing	390	905	4	7	3
Wholesale Trade	360	591	4	4	0
Total	8,855	13,476	--	--	--

Table 44 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)



Source: US Census 2008-2012 ACS 5-year Estimates



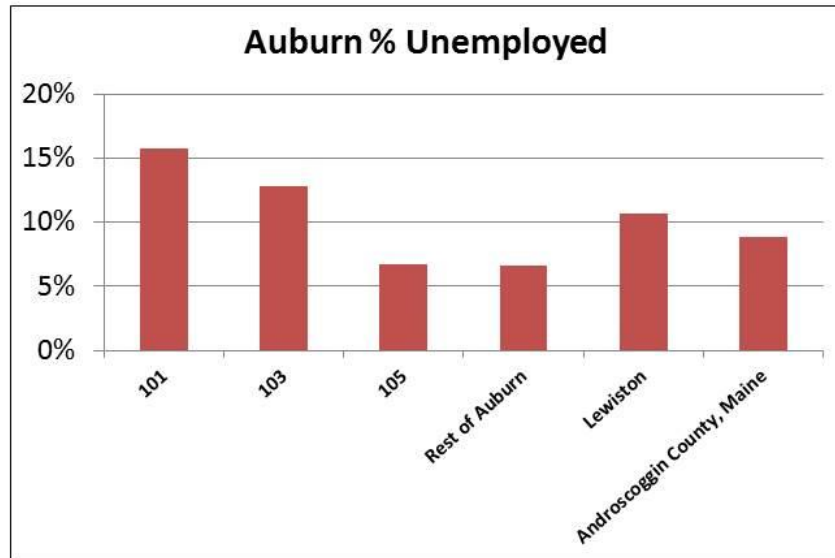
Source: US Census 2008-2012 ACS 5-year Estimates

Labor Force

Total Population in the Civilian Labor Force	12,340
Civilian Employed Population 16 years and over	11,366
Unemployment Rate	7.89
Unemployment Rate for Ages 16-24	42.35
Unemployment Rate for Ages 25-65	3.29

Table 45 - Labor Force

Data Source: 2006-2010 ACS



Source: US Census 2008-2012 ACS 5-year Estimates

Occupations by Sector	Number of People
Management, business and financial	2,468
Farming, fisheries and forestry occupations	500

Occupations by Sector	Number of People
Service	1,098
Sales and office	2,123
Construction, extraction, maintenance and repair	814
Production, transportation and material moving	480

Table 46 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	8,292	76%
30-59 Minutes	2,224	20%
60 or More Minutes	336	3%
Total	10,852	100%

Table 47 - Travel Time

Data Source: 2006-2010 ACS

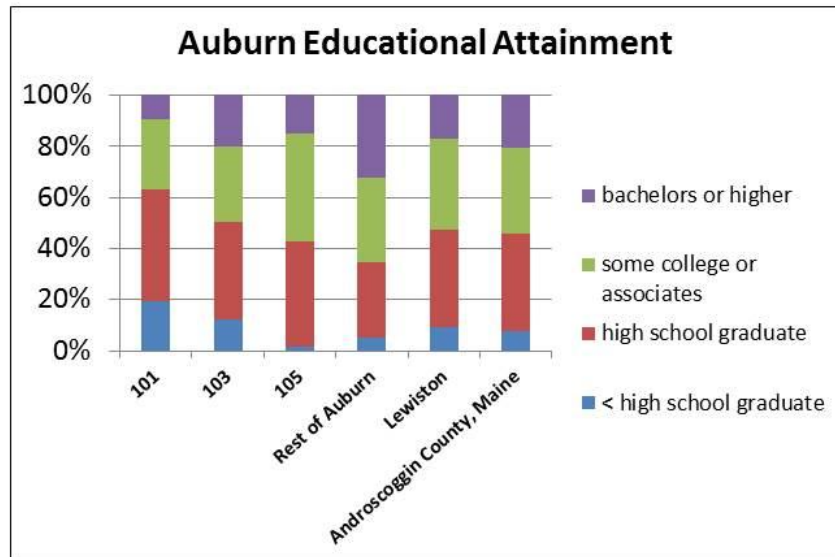
Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	313	32	553
High school graduate (includes equivalency)	3,062	181	1,128
Some college or Associate's degree	3,071	146	583
Bachelor's degree or higher	3,172	62	413

Table 48 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS



Source: US Census 2008-2012 ACS 5-year Estimates

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	9	29	31	203	369
9th to 12th grade, no diploma	276	188	128	319	505
High school graduate, GED, or alternative	604	876	1,237	2,260	1,582
Some college, no degree	828	552	840	1,221	437
Associate's degree	53	282	351	620	171
Bachelor's degree	120	884	542	1,013	230
Graduate or professional degree	0	60	462	698	219

Table 49 - Educational Attainment by Age

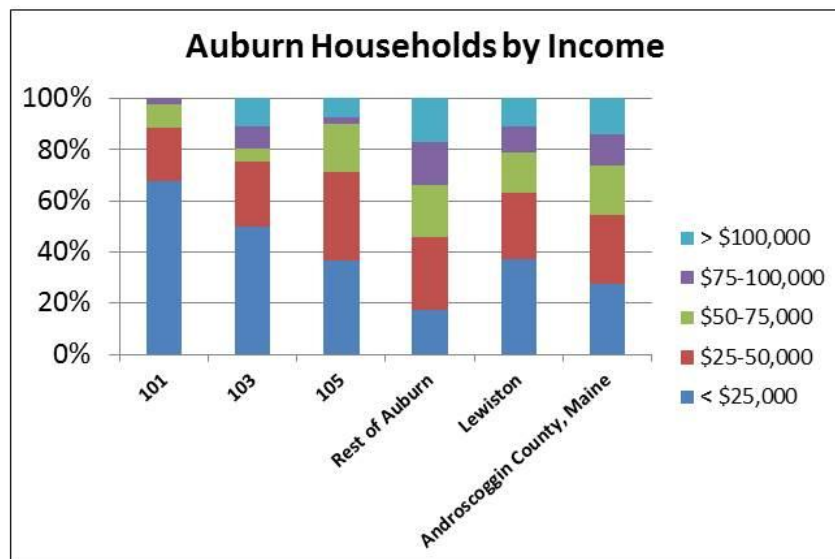
Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,321
High school graduate (includes equivalency)	27,140
Some college or Associate's degree	31,466
Bachelor's degree	40,132
Graduate or professional degree	55,531

Table 50 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS



Source: US Census 2008-2012 ACS 5-year Estimates

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

The 2010 Auburn Comprehensive Plan describes the economy as diverse. "Economic development programs and projects seek to retain existing businesses and to attract new high quality firms to the area. They also are designed to support ventures that link education and the workforce to existing and new business ventures, in order to promote excellent employment opportunities." Specific to the downtown, "the City promotes local small scale retail, service, and office investment in the downtown in order to support a vibrant urban environment and provide amenities that serve downtown residents and workers."

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The 2013 Analysis of Impediments to Fair Housing Choice describes how starting in 2001, approximately 4,000 immigrants, many from Somalia, moved to Lewiston Auburn, relocating from their initial placement elsewhere in the United States. "This new population is not evenly distributed; of the Black/African American population in Lewiston Auburn (combined), 61% live in the Lewiston target area. There are considerable cultural and language barriers between New Mainers and landlords in both cities, especially Lewiston. As tenants, many New Mainers lack information about their rights and responsibilities, and landlords can exploit language barriers."

The report recommends that the two cities work together to create a series of workshops for landlords and tenants, including New Mainers, and distribute posters about tenant rights and responsibilities at local schools in local languages. In addition, to help increase the number of mortgages to New Mainer families, the report recommends that the cities work with lenders to identify culturally appropriate home financing products, and advertise them to the community.

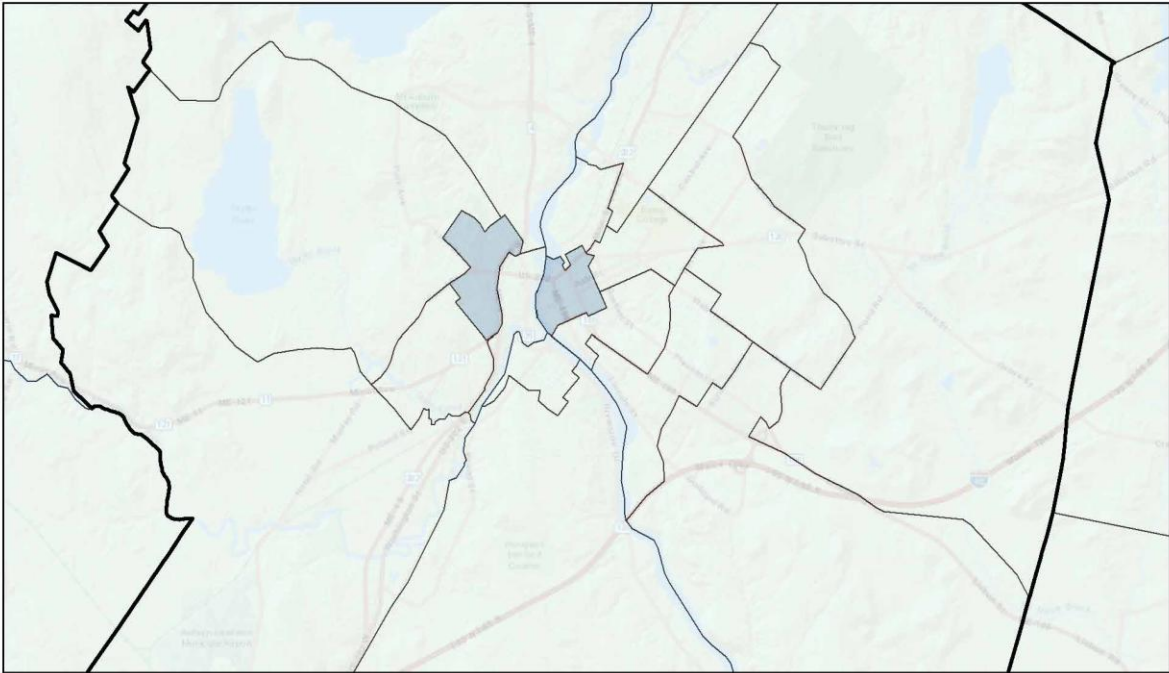
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

Are there any community assets in these areas/neighborhoods?

Are there other strategic opportunities in any of these areas?

CPD Maps - Black or African American alone



February 9, 2015
 Override 1 BlackAfricanAmericanAlone 6.85-22.6%
B03002EST4_PCT
 <6.85%

0 0.75 1.5 3 mi
 0 1 2 4 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Black or African American alone

Strategic Plan

SP-05 Overview

Strategic Plan Overview

CITY OF AUBURN

I. Introduction

This is an overview of the goals and strategies that are proposed to govern the City of Auburn in the coming five years in its spending of funds from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Programs.

The mission of the CDBG and HOME programs in Auburn is to make the city a better place to live.

The City of Auburn receives roughly \$500,000 dollars per year from the Community Development Block Grant (CDBG) program, and \$170,000 dollars a year from the HOME program. In addition, there are funds that come into these programs each year from the repayment of loans made in prior years, or from funds otherwise reprogrammed. The City of Auburn CDBG program has emphasized providing loans rather than grants in past years. As a result of following this practice over many years, Auburn now benefits from a steady flow of payments, even in years when federal allocations are cut. This year, for example, the total of CDBG and HOME funds available to Auburn is projected to be nearly \$1 million.

The national purpose of the CDBG program is "... the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income." The national purpose of the HOME program is "to create affordable housing for low-income households."

CDBG funds are spent in a "target area" in the community in which there is a high proportion of low and moderate income people. The uses of the funds are limited to housing improvements, infrastructure improvements, job creation, and social services. So long as the national test is met, there is considerable flexibility in the use of the funds, although social service spending has a cap of 15% of available program funds.

While \$1 million may seem a lot of money, it goes quickly when spent on construction projects, such as housing and roads and sidewalks. For this reason, the strategic plan identifies supporting activities that the City Council in Auburn could take in the coming five years to complement and leverage CDBG spending. The leverage need not be money; city code and policy changes can also have a beneficial impact on housing conditions in Auburn.

This strategic plan was developed by the Auburn Citizen's Advisory Committee, which met 8 times between September, 2014, and January, 2015. The committee is chaired by Councilor Adam Lee, and includes:

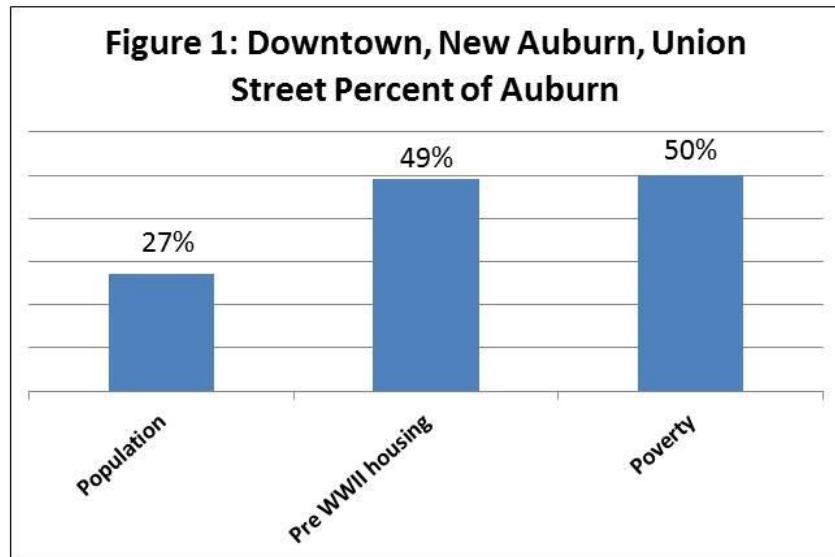
- Rick Whiting, Auburn Housing Authority/Housing Investor
- Mitch Thomas, Franco Center - Arts/Culture
- Larry Pelletier, New Auburn
- Belinda Gerry, New Auburn
- Lisa Aube Cote, New Auburn/Landlord
- Joe Gray, New Auburn/Small business
- Doris Russell, Downtown
- Kelli Flynn Aiken, Downtown
- Judy Webber, Union Street
- Gure Ali, Immigrant Community
- Adam Dow, Union Street/Business community
- Peter Flanders, Investor/Landlord
- Steve Letourneau, Neighborhood Partner /Social Service/Faith-based
- Rob Kilgore, Downtown/Resident
- Tom Poulin, Community Organization (PAL)
- Theresa Smith, Downtown/Small business (Penley House)

II. Target Area

The target area for Auburn's CDBG program was initially identified by means of a housing conditions survey in 2009. Those areas with a high proportion of houses in need of repair were selected as the targets, including: Downtown, New Auburn, Union Street, Sandy Beach, and Manley Road area.

This year the staff and Citizen's Advisory Committee chose to focus on the three in-town neighborhoods. These neighborhoods have very high proportions of old and substandard housing and of poverty and social problems (see Figure 1). They are also part of the historic core of Auburn, with significant employment, and their success is important to the City's overall success in years ahead.

For these reasons, the target area for Auburn's CDBG program in the coming 2015-2019 period will be Downtown, New Auburn, and Union Street (see Figure 2).



Source: US Census

III. Needs, Goals, Strategies, and Outputs

The strategic plan has 8 high priority, and 1 low-priority goals.

1. The high priority goals are to:

- A. Support People in their Efforts to Transition Out of Poverty
- B. Prevent Deterioration of Housing Stock
- C. Promote Jobs and Development
- D. Make Neighborhood Streets Safer and More Walkable
- E. Prevent Homelessness
- F. Increase Owner Occupancy
- G. Improve Parks and Establish Community Gardens

H. Support Construction of New Affordable Housing Units

2. The low priority goal is to:

A. Support Fair Housing

Each is described below.

1. High Priority Needs, Goals, and Strategies

High Priority A: Support People in their Efforts to Transition Out of Poverty

Poverty increased in Auburn during the recent recession, as it did all across the country. But a disturbing trend coming out of the recession is the high proportion of children living in Auburn target areas that are growing up under poverty. Nearly 1 in 2 children under the age of 18 and living in the Auburn target area is growing up under poverty (see Figure 3).

The Citizen's Committee listened to teachers, policemen, economic developers, social service providers, and neighbors, all of whom expressed concern that a large generation of young people was growing up without skills, without adult supports, and without the tools to succeed in the modern economy.

The Committee recognized that this a much larger problem than the Auburn CDBG program can solve. Still they felt that any social services funds that are provided through the program should address the issue of intergenerational poverty by focusing on children, and particularly those that work with the whole family.

All social service providers receiving CDBG funds will move to an outcome-based approach by measuring the impact of their efforts rather than program outputs.

CDBG/HOME strategy

1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life.

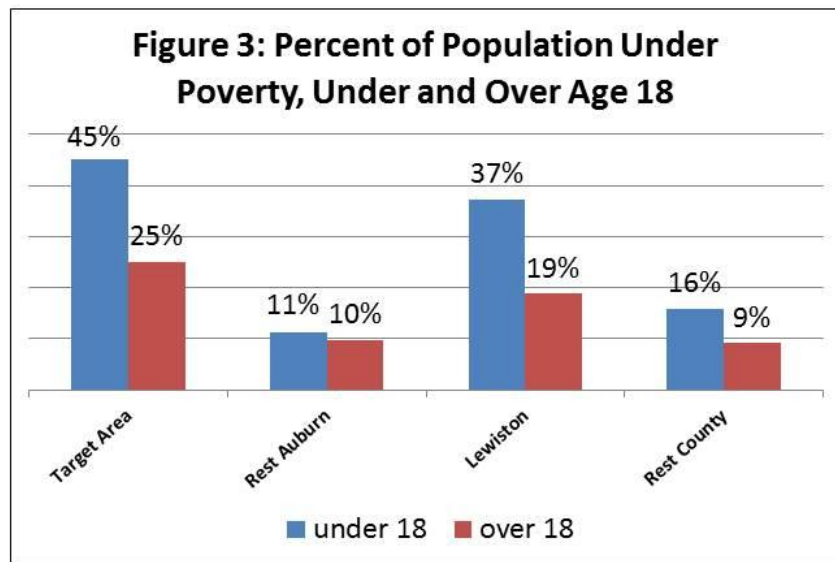
a. Expand programming for at-risk teenagers that helps them learn work skills, graduate from high school

b. Create youth apprenticeship opportunities with local businesses

2. Support low-income adults to successfully provide for themselves and their families through education and development of employment skills including mentoring, work readiness, and job training programs.

5-year outputs

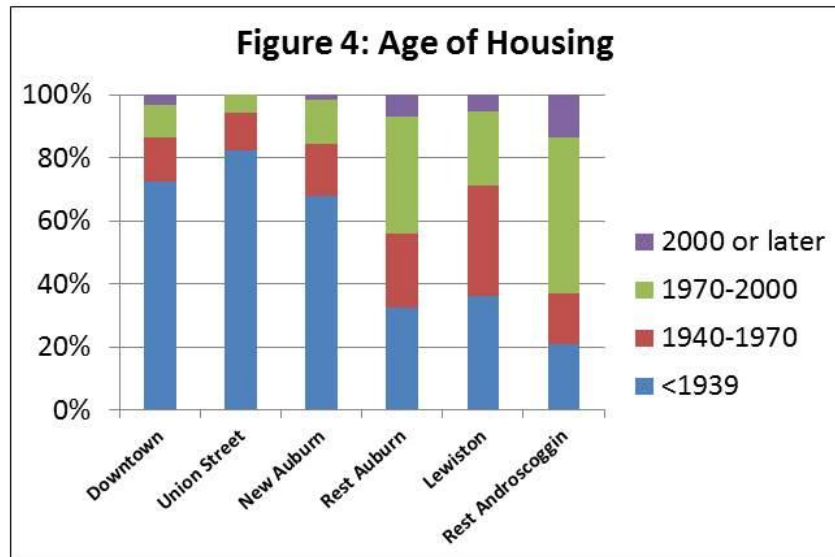
1,000 persons helped to gain work ready or job skills (CDBG)



Source: US Census

High Priority B: Prevent Deterioration of Housing Stock

Over half of the housing stock of in-town Auburn was built prior to World War II. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for elderly or disabled.



Source: US Census

In addition, old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 171 Auburn children were poisoned by lead.

This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.

There is a psychology to neighborhood improvement. When people see their neighbors fixing up their homes and apartments, they are encouraged to do so to. In order to spur this process, a small amount of funds should be available for such high-visibility improvements as painting, clean-up, porch-fixing, etc.

CDBG/HOME strategy

1. Provide grants, deferred loans, and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households
2. Provide matching funds to implement the 3-year federal grant to reduce childhood lead poisoning
3. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the *5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston.*

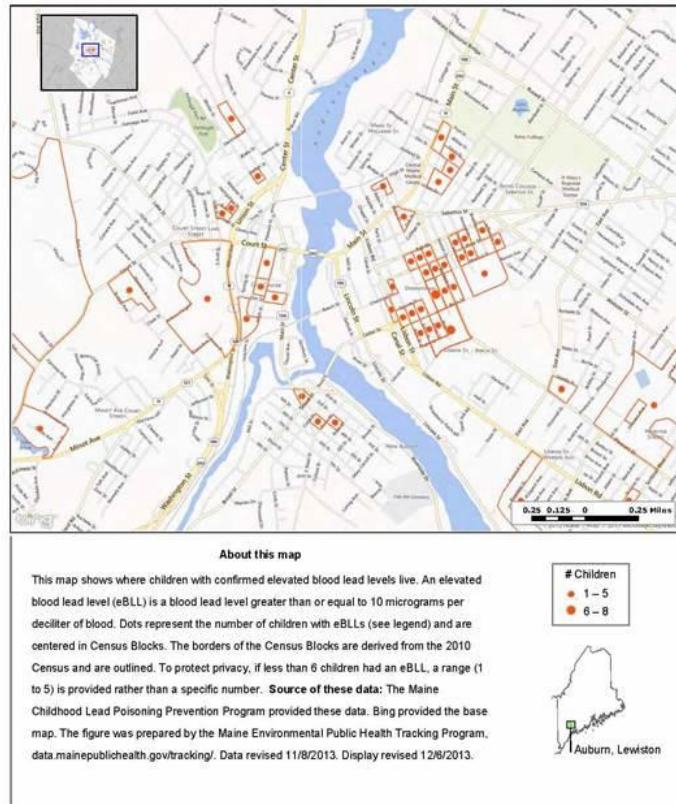
4. Financially support code enforcement activities that result in improvements to the housing stock
5. Provide financial assistance to encourage exterior, as well as health and safety improvements.

5-year outputs

1. 90 homeowner housing units rehabilitated to achieve health and safety standards (CDBG and HOME)
2. 100 homeowner and rental housing units will be made lead safe (CDBG)
3. 40 rental units assisted with visible exterior improvements (CDBG)
4. 500 target area rental buildings inspected by Code Enforcement of which 125 health and safety violations will be corrected with private funds and 45 will be corrected with public funds (CDBG)

Figure 5: Lead Test Results

Number of children with an elevated blood lead test, among those screened, age 0-71 months, by Census Block in Auburn and Lewiston, Maine 2008-2012



Source: Maine Childhood Lead Poisoning Prevention Program

High Priority C: Promote jobs and development

The target areas of Auburn were home to 3,350 jobs in 2011. This was down 9% since 2002. However, there was significant increase in jobs paying over \$40,000/year in the target area. Lower-paying jobs are contracting – fewer manufacturing, distribution, and construction – but higher paying jobs are growing –

such as professional services and medical. Continued success for downtown in attracting high-quality jobs will have beneficial spin-offs to the entire area. The committee recommends increasing the maximum loan amount in the Small Business Program.

CDBG/HOME Strategy

1. Assist small businesses to start up, succeed, and grow through:
 - a. Loans and grants to upgrade and adapt buildings in the target area
 - b. Loans to support job creation for low-income people anywhere in the city

5-year outputs

1. 20 businesses assisted (CDBG)

High Priority D: Make Neighborhood Streets Safer and More Walkable

The target area neighborhoods have a higher rate of crime than the rest of the city (see Figure 6). At neighborhood meetings in New Auburn and Union Street, neighbors expressed their fears about walking at night near dimly lit city parks.

A second safety issue that arose at the meetings, and also in interviews conducted by Bates students, is the difficulty of walking in the area. The combination of through-traffic whizzing by, inadequate snow plowing, bumpy sidewalk surfaces, and infrequent controlled crossings makes walking a problem.

Some of these issues can be solved with better signs and road striping. But actual infrastructure costs money. A thousand feet of sidewalk reconstruction (both sides of the street), along with lights and landscaping, costs about \$350,000.

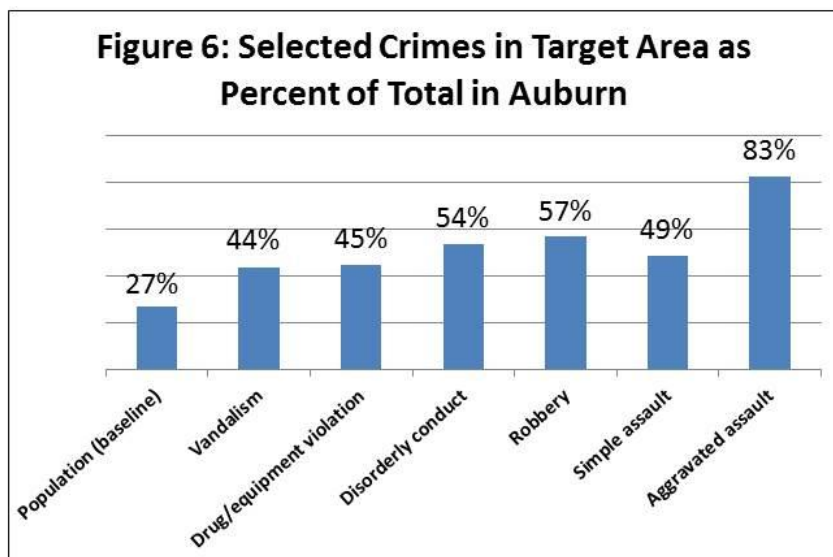
This is a need that requires more resources than CDBG money alone. For this reason, the Committee recommends a cooperative strategy:

CDBG/HOME Strategy

1. Provide infrastructure funds on a 50% match of City capital improvement funds for lighting, sidewalks, landscaping improvements in target areas

5-year output

1. 3,000 linear feet of improved streetscapes with repaved sidewalks, lighting, and landscaping (CDBG)



Source: <http://www.auburnmaine.gov/Pages/Government/Police-Crime-Mapping>

High Priority E: Prevent Homelessness

Every year, the Maine State Housing Authority counts the number of homeless in shelters or on the street on a given night. In 2013, this survey identified 486 homeless people in Androscoggin County, mostly in Lewiston and Auburn.

However, this is just the tip of the iceberg. There are over 3,300 people living under poverty in Auburn. Many are on the brink of crisis. A survey of low income Maine people in 2014 found that, in the last year, 46% couldn't pay their utility bill at one point; 39% couldn't pay the full rent that month; 36% experienced having a car break down with no money to fix it; a quarter were forced to move because they couldn't afford their housing (see Figure 7).

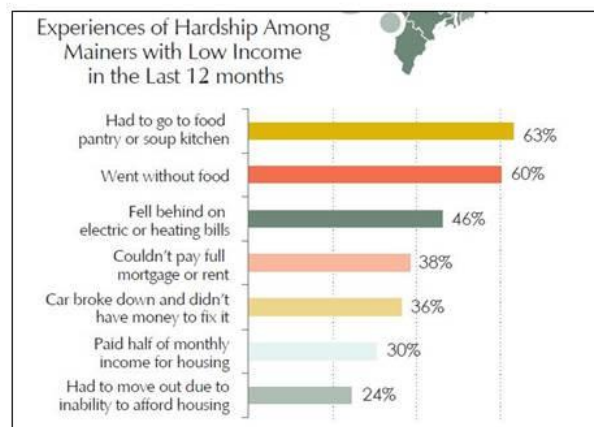
Given this reality, preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a "housing first" strategy that finds permanent housing for people as a first step towards making a better future.

1. Support homeless people first with housing, then with services to help them provide for themselves and their families through work readiness training and job skill development.
2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” approaches.

5-year outputs

1. 200 homeless assisted with case management (CDBG)
2. 125 homeless or at risk of homelessness assisted with security deposits (HOME)

Figure 7



Source: Survey of 941 poor people in Maine, Summer of 2014, Maine Equal Justice Partners

High Priority F: Increase Owner Occupancy

About a quarter of the occupied housing units in the Auburn target area (27%) are owner-occupied. This is much less than the ownership rate in the rest of Auburn (69%), or in the rest of Androscoggin County outside of Auburn (76%).

There is nothing wrong with rental housing. Rental housing meets the needs of a mobile population, and is particularly attractive to young people. So rental housing is needed.

But owner housing is also needed. There has to be a balance. Studies have regularly shown that homeowners tend to live in their housing longer; tend to care more about their neighborhood; tend to be more likely to vote and get involved in civic activities; and, obviously, care about the condition of their house and neighboring houses.

Neighbors and city staff report that the hardest code violations to address are those that are caused by properties who are owned by absentees, many of whom live far from Auburn. Figure 8, below, of the Union Street neighborhood shows a strong pattern of absentee ownership. Local ownership of housing in the area needs to increase.

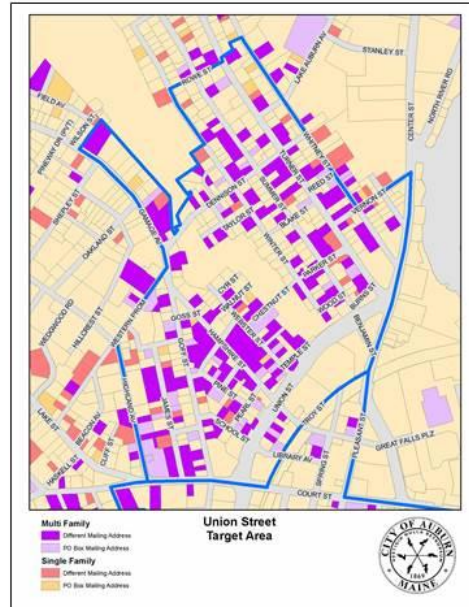
CDBG/HOME Strategy

1. Make it easier for renters to become homeowners
 - a. Financial help for down payments and financial counseling for low-moderate income renter households seeking to purchase a first home in Auburn
 - b. Find alternative mortgage financing for New Americans and other residents to be able to move up to homeownership, and work with Auburn Housing Authority to identify potential owners.

5-year outcomes

1. 25 renters assisted to purchase a home (HOME)

Figure 8: Absentee Residential Ownership in Union Street Neighborhood



Source: City of Auburn

High Priority G: Improve Parks and Support Community Gardens

Auburn has important recreational assets in the target area – both along the River and inland (see Figure 9). Two issues came up in the public meetings regarding the downtown parks: first, some are unlit or dimly lit, and do not feel safe to walk through at night; and second, the value of the individual parks could be enhanced if they were connected by bicycle or pedestrian trails.

Bates College students conducted personal interviews of people in the Downtown, New Auburn and Union Street neighborhoods. The survey results demonstrated a desire by all three neighborhoods to use public lands for community gardens (favored by Downtown 92.9%; New Auburn 81.82%; and Union Street 85.1%). Community gardens provide an opportunity for social interaction allowing people to feel a sense of community, embrace their neighborhood, and connect to the environment. Studies have shown that with community gardens in a neighborhood that crime goes down, neighborhood pride goes up, and people come together to talk about things of community interest. More importantly, a small plot can produce nutritious food for a family.

CDBG Strategy

1. Enhance physical infrastructure of key in-town parks
 - a. Improve lighting at Union Street
 - b. Extend the Riverwalk into New Auburn
 - c. Improve walkways to and from park
2. Provide opportunities for growing fresh healthy foods by establishing community gardens in the Downtown, Union Street and New Auburn target areas.

5-year outputs

1. 2 city parks/1 upgraded and 1 new (CDBG)
2. 3 community gardens (CDBG)

Figure 9: In-town Parks



Source: City of Auburn Comprehensive Plan: 2010 Update

High Priority H: Support Construction of New Affordable Housing Units

The majority of the housing in the target area was built before World War II. While rehabilitation is the highest priority for housing in the area, occasionally an opportunity may arise to partner with a developer to build new affordable housing in-town, and such new construction can help to revitalize a portion of a neighborhood, and in the process lead to more investment and more people in-town.

CDBG Strategy

Provide financial assistance to developers of high-quality affordable mixed income housing in the target areas of Auburn.

5-year outputs

60 new affordable rental units (HOME)

2. Low Priority Needs, Goals, and Strategies

Low Priority A: Support Fair Housing

In 2013, the cities of Auburn and Lewiston conducted a study of the impediments to fair housing in the area. The study concluded that the major problem facing the rental market was a lack of knowledge of rights and responsibilities, among both landlords and tenants. The major recommendation of the study was to conduct workshops to increase awareness (see Figure 10).

In the homeowner market, the major issue is the difficulty of finding home buyer financing that complies with the needs of the New American population in the region, many of whom are Muslim.

CDBG Strategy

Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem; sponsor fair housing poster contest in schools

5-year outputs

4 landlord and 4 tenant workshops on housing laws; 4 fair housing poster contests (CDBG)

Figure 10: Priority Strategies of Fair Housing Plan

Strategies
<p>1. Landlord workshops: Educate landlords about rights and responsibilities. Focus on established organizations. Include public safety officers, who respond to landlord or tenant complaints. Do event evaluations.</p>
<p>2. Tenant Workshops: Educate tenants about rights and responsibilities. Focus outreach to tenants of recently trained landlords. Target specific groups: New Mainers, young tenants, tenants with disabilities. Include public safety officers. Do event evaluations.</p>

Source: 2013 Analysis of the Impediments to Fair Housing Choice, Lewiston and Auburn

With respect to HOME Investment Partnerships Program funds, Lewiston's strategic plan has 3 high priority goals.

1. Prevent Homelessness
2. Improve the Safety and Energy Efficiency of the Housing Stock
3. Create more Stable and Diverse Mixed-Income Neighborhoods

Each is described below.

High Priority 1: Prevent Homelessness. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other "housing first" strategies.

5-year Outputs: Provide a security deposit to 125 homeless or near homeless households to provide safe stable housing (HOME)

High Priority 2: Improve Safety and Energy Efficiency of the Housing Stock.

a) Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households including energy efficiency, weatherization, and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings. Continue to work to combine multiple funding sources to make the most impact on individual buildings.

b) Support construction of rental units for low to moderate income households.

5-year Outputs: Rehabilitate 10 units of homeowner housing , and provide financial assistance to private developers to construct 50 new units of affordable rental housing in Lewiston (HOME)

High Priority 3: Create More Stable and Diverse Mixed-Income Neighborhoods

Help renters become owners with income qualified down payment and closing cost assistance and continue to require first-time homeowner and landlord classes. Housing Cooperatives are eligible for these programs.

5-year Outputs: Help 17 renters become owners.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 51 - Geographic Priority Areas

1	Area Name:	DOWNTOWN TARGET AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Androscoggin River, Main Street, Minot Avenue, South Goff Street, and Court Street.
	Include specific housing and commercial characteristics of this target area.	Mixed uses with commercial primarily on Main and Court Streets.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	Building improvements, parks and open space.
	What are the opportunities for improvement in this target area?	Commercial and residential rehabilitation programs are available, and funding for sidewalk improvements.
Are there barriers to improvement in this target area?		
2	Area Name:	NEW AUBURN TARGET AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Androscoggin River, Mary Carroll Street, Seventh Street, and Little Androscoggin River.

	Include specific housing and commercial characteristics of this target area.	Commercial and residential.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	Building improvements and parks/open space.
	What are the opportunities for improvement in this target area?	Commercial and residential rehab programs are available, and funding for park and sidewalk improvements.
	Are there barriers to improvement in this target area?	
3	Area Name:	UNION STREET TARGET AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Center Street, Vernon Street, Whitney Street, Rowe Street, Winter Street, Gamage Avenue, Western Promenade, Highland Avenue, and Court Street.
	Include specific housing and commercial characteristics of this target area.	Primarily a residential neighborhood with a some commercial buildings along Union Street By-Pass.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	Building improvements, parks and open space.
What are the opportunities for improvement in this target area?	Commercial and residential rehabilitation, park and sidewalk improvements.	
Are there barriers to improvement in this target area?		
4	Area Name:	Lewiston Target Areas
	Area Type:	Housing

Other Target Area Description:	Housing
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

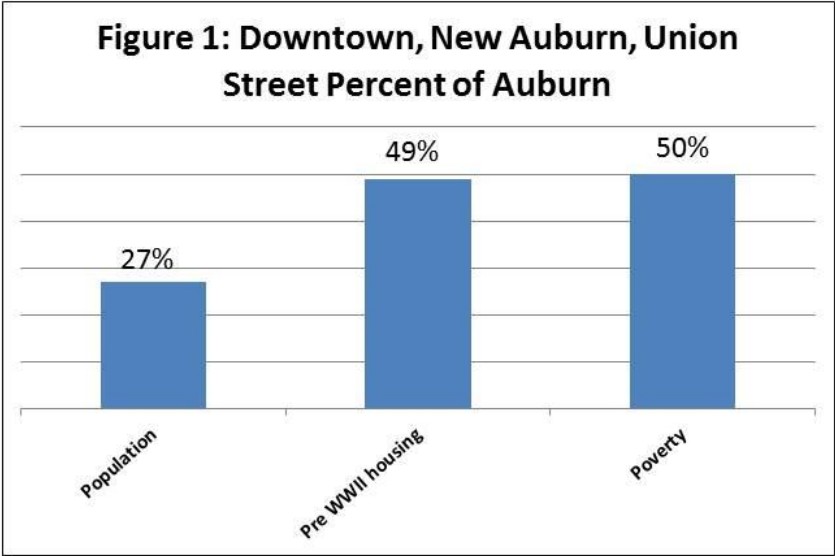
General Allocation Priorities

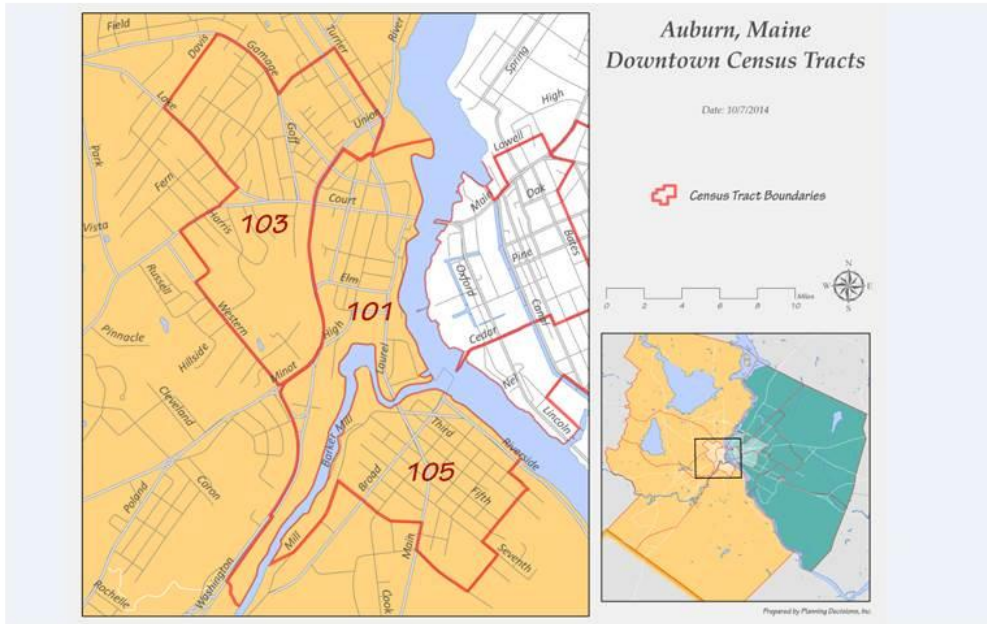
Describe the basis for allocating investments geographically within the state

The target area for Auburn’s CDBG program was initially identified by means of a housing conditions survey in 2009. Those areas with a high proportion of houses in need of repair were selected as the targets, including: Downtown, New Auburn, Union Street, Sandy Beach, and Manley Road area.

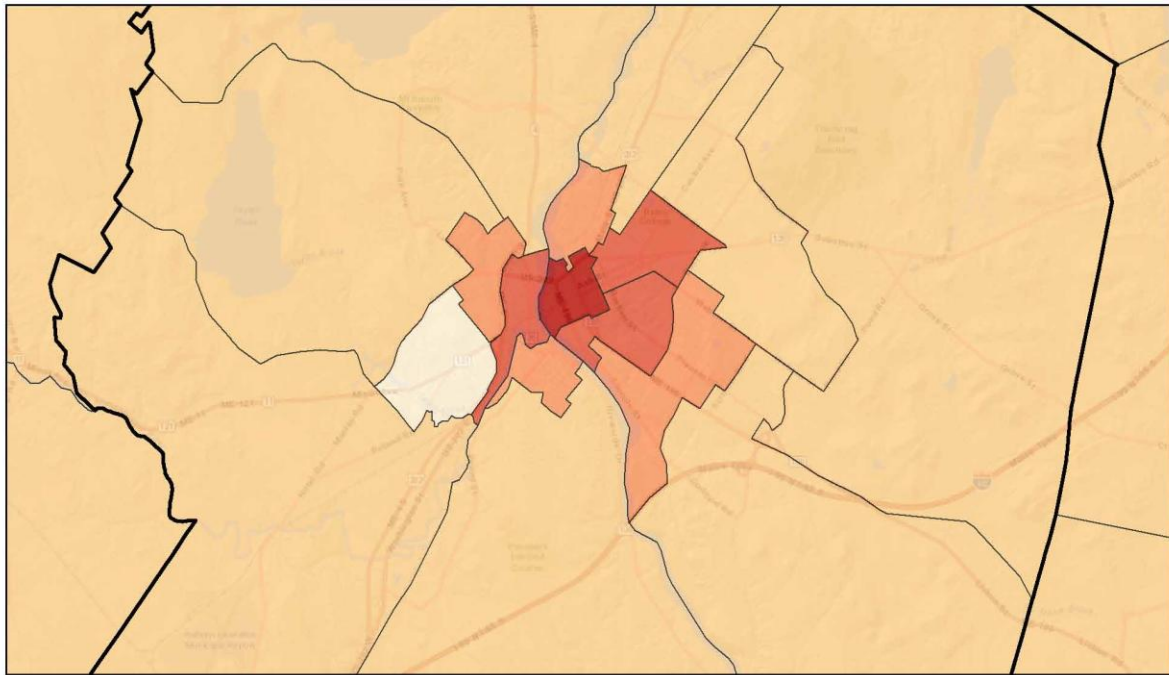
This Consolidated Plan focuses on the three in-town neighborhoods. These neighborhoods have very high proportions of old and substandard housing and of poverty and social problems (see Figure 1). They are also part of the historic core of Auburn, with significant employment, and their success is important to the City’s overall success in years ahead.

For these reasons, the target area for Auburn’s CDBG program in the coming 2015-2019 period will be Downtown, New Auburn, and Union Street (see Figure 2).

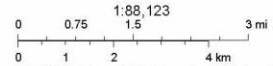




CPD Maps - % Low Income Households



February 9, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Low income households

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 52 – Priority Needs Summary

1	Priority Need Name	Anti-poverty/Auburn
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Associated Goals	Anti-poverty/Auburn
	Description	<p>Support people in their efforts to transition out of poverty</p> <ol style="list-style-type: none"> 1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life. <ol style="list-style-type: none"> a. Expand programming for at-risk teenagers that helps them learn work skills, graduate from high school. b. Create youth apprenticeship opportunities with local businesses. 2. Support low-income adults to successfully provide for themselves and their families through education and development of employment skills including mentoring, work readiness, and job training programs.

	Basis for Relative Priority	<p>Poverty increased in Auburn during the recent recession, as it did all across the country. But a disturbing trend coming out of the recession is the high proportion of children living in Auburn target areas that are growing up under poverty. Nearly 1 in 2 children under the age of 18 and living in the Auburn target area is growing up under poverty. The Citizens Advisory Committee listened to teachers, policemen, economic developers, social service providers, and neighbors, all of whom expressed concern that a large generation of young people was growing up without skills, without adult supports, and without the tools to succeed in the modern economy.</p> <p>The Committee recognized that this a much larger problem than the Auburn CDBG program can solve. Still they felt that any social services funds that are provided through the program should address the issue of intergenerational poverty by focusing on children, and particularly those that work with the <u>whole family</u>.</p> <p>All social service providers receiving CDBG funds will move to an outcome-based approach by measuring the impact of their efforts rather than program outputs.</p>
2	Priority Need Name	Prevent Deterioration of Housing Stock/Auburn
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Victims of Domestic Violence
	Geographic Areas Affected	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Associated Goals	Prevent Deterioration of Housing Stock/Auburn

	Description	<p>Prevent deterioration of housing stock</p> <ol style="list-style-type: none"> 1. Provide grants, deferred loans, and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households. 2. Provide matching funds to implement the 3-year federal grant to reduce childhood lead poisoning. 3. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the 5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston. 4. Financially support code enforcement activities that result in improvements to the housing stock. 5. Provide financial assistance to encourage exterior, as well as health and safety improvements.
	Basis for Relative Priority	<p>Over half of the housing stock of in-town Auburn was built prior to World War II. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for elderly or disabled.</p> <p>In addition, old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 171 Auburn children were poisoned by lead. This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.</p> <p>There is a psychology to neighborhood improvement. When people see their neighbors fixing up their homes and apartments, they are encouraged to do so to. In order to spur this process, a small amount of funds should be available for such high-visibility improvements as painting, clean-up, porch-fixing, etc.</p>
3	Priority Need Name	Promote Jobs and Development/Auburn
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p>
	Geographic Areas Affected	<p>DOWNTOWN TARGET AREA</p> <p>NEW AUBURN TARGET AREA</p> <p>UNION STREET TARGET AREA</p>

	Associated Goals	Promote Jobs and Development/Auburn
	Description	<p>Promote Jobs and Development</p> <p>1. Assist small businesses to start up, succeed, and grow through:</p> <p>a. Loans and grants to upgrade and adapt buildings in the target area</p> <p>b. Loans to support job creation for low-income people anywhere in the City</p>
	Basis for Relative Priority	<p>The target areas of Auburn were home to 3,350 jobs in 2011. This was down 9% since 2002. However, there was significant increase in jobs paying over \$40,000/year in the target area. Lower-paying jobs are contracting – fewer manufacturing, distribution, and construction – but higher paying jobs are growing – such as professional services and medical. Continued success for downtown in attracting high-quality jobs will have beneficial spin-offs to the entire area. The committee recommends increasing the maximum loan amount in the Small Business Program.</p>
4	Priority Need Name	Make Neighborhood Streets Safe and Walkable/Auburn
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Associated Goals	Make Neighborhood Streets Safe and Walkable/Auburn
	Description	<p>Make neighborhood streets safer and more walkable</p> <p>Provide infrastructure funds on a 50% match of City capital improvements funds for lighting, sidewalks, landscaping improvements in target areas</p>

	Basis for Relative Priority	<p>The target area neighborhoods have a higher rate of crime than the rest of the city. At neighborhood meetings in New Auburn and Union Street, neighbors expressed their fears about walking at night near dimly lit city parks.</p> <p>A second safety issue that arose at the meetings, and also in interviews conducted by Bates students, is the difficulty of walking in the area. The combination of through-traffic whizzing by, inadequate snow plowing, bumpy sidewalk surfaces, and infrequent controlled crossings makes walking a problem.</p> <p>Some of these issues can be solved with better signs and road striping. But actual infrastructure costs money. A thousand feet of sidewalk reconstruction (both sides of the street), along with lights and landscaping, costs about \$350,000.</p> <p>This is a need that requires more resources than CDBG money alone. For this reason, the Committee recommends a cooperative strategy with the City contributing 50% of the project cost for the construction of sidewalks.</p>
5	Priority Need Name	Prevent Homelessness/Auburn
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Individuals Families with Children Victims of Domestic Violence
	Geographic Areas Affected	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Associated Goals	Prevent Homelessness/Auburn

	Description	<p>Prevent homelessness</p> <ol style="list-style-type: none"> 1. Support homeless people first with housing, then with services to help them provide for themselves and their families through work readiness training and job skills development. 2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services for housing for persons who are homeless or at-risk. 3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other "housing first" approaches.
	Basis for Relative Priority	<p>Every year, the Maine State Housing Authority counts the number of homeless in shelters or on the street on a given night. In 2013, this survey identified 486 homeless people in Androscoggin County, mostly in Lewiston and Auburn.</p> <p>However, this is just the tip of the iceberg. There are over 3,300 people living under poverty in Auburn. Many are on the brink of crisis. A survey of low income Maine people in 2014 found that, in the last year, 46% couldn't pay their utility bill at one point; 39% couldn't pay the full rent that month; 36% experienced having a car break down with no money to fix it; a quarter were forced to move because they couldn't afford their housing.</p> <p>Given this reality, preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a "housing first" strategy that finds permanent housing for people as a first step towards making a better future.</p>
6	Priority Need Name	Increase Owner Occupancy/Auburn
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p>
	Geographic Areas Affected	<p>DOWNTOWN TARGET AREA</p> <p>NEW AUBURN TARGET AREA</p> <p>UNION STREET TARGET AREA</p>

	Associated Goals	Increase Owner Occupancy/Auburn
	Description	<p>Increase owner occupancy</p> <ol style="list-style-type: none"> 1. Make it easier for renters to become homeowners <ol style="list-style-type: none"> a. Financial help for down payments and financial counseling for low and moderate income renter households seeking to purchase a first home in Auburn. b. Find alternative mortgage financing for New Americans and other residents to be able to move up to homeownership, and work with Auburn Housing Authority to identify potential owners.
	Basis for Relative Priority	<p>About a quarter of the occupied housing units in the Auburn target area (27%) are owner-occupied. This is much less than the ownership rate in the rest of Auburn (69%), or in the rest of Androscoggin County outside of Auburn (76%).</p> <p>There is nothing wrong with rental housing. Rental housing meets the needs of a mobile population, and is particularly attractive to young people. So rental housing is needed.</p> <p>But owner housing is also needed. There has to be a balance. Studies have regularly shown that homeowners tend to live in their housing longer; tend to care more about their neighborhood; tend to be more likely to vote and get involved in civic activities; and, obviously, care about the condition of their house and neighboring houses.</p> <p>Neighbors and city staff report that the hardest code violations to address are those that are caused by properties who are owned by absentees, many of whom live far from Auburn. Local ownership of housing in the area needs to increase.</p>
7	Priority Need Name	Improve Parks and Community Gardens/Auburn
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p>
	Geographic Areas Affected	<p>DOWNTOWN TARGET AREA</p> <p>NEW AUBURN TARGET AREA</p> <p>UNION STREET TARGET AREA</p>
	Associated Goals	Improve Parks and Community Gardens/Auburn

	Description	<p>Improve Parks and Establish Community Gardens</p> <ol style="list-style-type: none"> 1. Enhance physical infrastructure of key in-town parks <ol style="list-style-type: none"> a. Improve lighting at Union Street b. Extend the Riverwalk into New Auburn c. Improve walkways to and from park 2. Provide opportunities for growing fresh healthy foods by establishing community gardens in the Downtown, Union Street and New Auburn target areas.
	Basis for Relative Priority	<p>Auburn has important recreational assets in the target area – both along the River and inland (see Figure 9). Two issues came up in the public meetings regarding the downtown parks: first, some are unlit or dimly lit, and do not feel safe to walk through at night; and second, the value of the individual parks could be enhanced if they were connected by bicycle or pedestrian trails.</p> <p>Bates College students conducted personal interviews of people in the Downtown, New Auburn and Union Street neighborhoods. The survey results demonstrated a desire by all three neighborhoods to use public lands for community gardens (favored by Downtown 92.9%; New Auburn 81.82%; and Union Street 85.1%). Community gardens provide an opportunity for social interaction allowing people to feel a sense of community, embrace their neighborhood, and connect to the environment. Studies have shown that with community gardens in a neighborhood that crime goes down, neighborhood pride goes up, and people come together to talk about things of community interest. More importantly, a small plot can produce nutritious food for a family.</p>
8	Priority Need Name	Support Construction of New Affordable Housing/Aub
	Priority Level	High
	Population	<p>Extremely Low Low Large Families Families with Children Elderly</p>

	Geographic Areas Affected	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Associated Goals	Support Construction of New Affordable Housing/Aub
	Description	Support Construction of New Affordable Housing Units Provide financial assistance to developers of high quality affordable mixed income housing in the target area of Auburn.
	Basis for Relative Priority	The majority of the housing in the target area was built before World War II. While rehabilitation is the highest priority for housing in the area, occasionally an opportunity may arise to partner with a developer to build new affordable housing in-town, and such new construction can help to revitalize a portion of a neighborhood, and in the process lead to more investment and more people in-town.
9	Priority Need Name	Support Fair Housing/Auburn
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Associated Goals	Fair Housing/Aub
	Description	Support Fair Housing and Increase Housing Choice Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem; sponsor fair housing poster contest in schools.

	Basis for Relative Priority	<p>In 2013, the cities of Auburn and Lewiston conducted a study of the impediments to fair housing in the area. The study concluded that the major problem facing the rental market was a lack of knowledge of rights and responsibilities, among both landlords and tenants. The major recommendation of the study was to conduct workshops to increase awareness.</p> <p>In the homeowner market, the major issue is the difficulty of finding home buyer financing that complies with the needs of the New American population in the region, many of whom are Muslim.</p>
10	Priority Need Name	Prevent Homelessness/Lewiston
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Victims of Domestic Violence</p>
	Geographic Areas Affected	Housing
	Associated Goals	Prevent Homelessness/Lewiston
	Description	<p>Prevent Homelessness</p> <p>As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other "housing first" strategies.</p>
	Basis for Relative Priority	Priority established by Citizens Advisory Committee.
11	Priority Need Name	Improve the Safety & Energy Efficiency/Lewiston
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Housing
	Associated Goals	Improve Safety & Efficiency of Housing/Lewiston
	Description	Improve the Safety & Energy Efficiency of the Housing Stock 1. Provide grants and low-interest loans for the rehabilitation of owner housing that is occupied by low and moderate income households, including energy efficiency, weatherization, and emergency repair for buildings. 2. Support new construction of rental units for low to moderate income households.
	Basis for Relative Priority	Priority established by Citizens Advisory Committee.
12	Priority Need Name	Create Mixed-Income Neighborhoods/Lewiston
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Housing
	Associated Goals	Create Mixed Income Neighborhoods/Lewiston

	Description	<p>Create more stable and diverse Mix-Income Neighborhoods</p> <p>1. Help renters become owners with income qualified down payment and closing costs assistance and continue to require first-time homeowner and landlord classes.</p>
	Basis for Relative Priority	Priority established by Citizens Advisory Committee.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

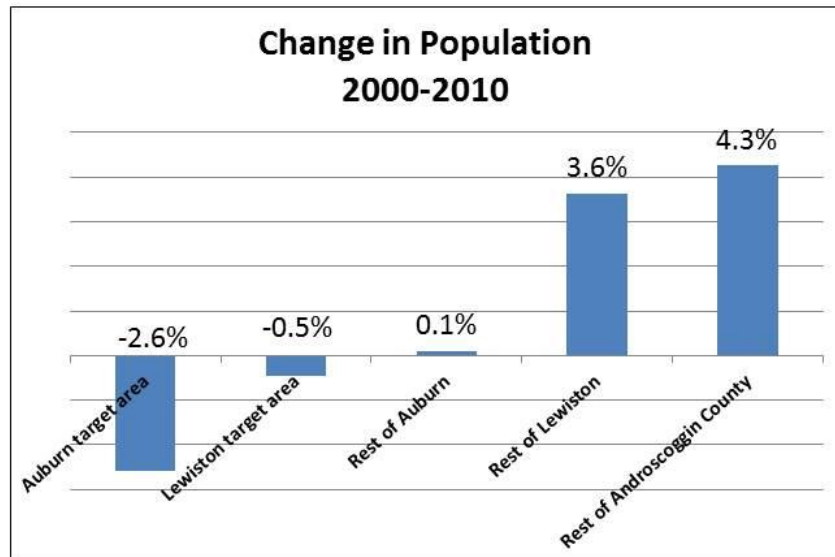
Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Local market conditions contributed to the establishment of a tenant-based rental assistance program--the Security Deposit Program. Landlords are not willing to negotiate for security deposits. This creates a impossibility for the extremely low income tenant who must produce a security deposit and first month's rent as well as utility deposits. According to the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), people who are homeless or at risk of homelessness have many challenges to secure housing. The membership agreed on a housing first approach to alleviate homelessness in the Lewiston-Auburn area. HOME funds are used to get people housed as quickly as possible giving them access to housing.
TBRA for Non-Homeless Special Needs	Local market conditions contributed to the establishment of a tenant-based rental assistance program--the Security Deposit Program. Landlords are not willing to negotiate for security deposits. This creates an impossible situation for the low income tenant who must produce both a security deposit and first month's rent as well as utilities. According to the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), people who are homeless or at risk of homelessness have many challenges to secure housing. The membership agreed on a housing first approach to alleviate homelessness in the Lewiston-Auburn area. HOME funds are used to get people housed as quickly as possible giving them access to housing.
New Unit Production	The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition, many of which are undesirable rental units. Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent and live in poor quality housing.
Rehabilitation	The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. The City has many units that are vacant, but can be rehabilitated.
Acquisition, including preservation	The housing stock in Auburn and Lewiston is old; half was built prior to WW II and provides many low-cost housing opportunities for low income households. Both Auburn and Lewiston intend to acquire residential buildings to renovate as home ownership units.

Table 53 – Influence of Market Conditions

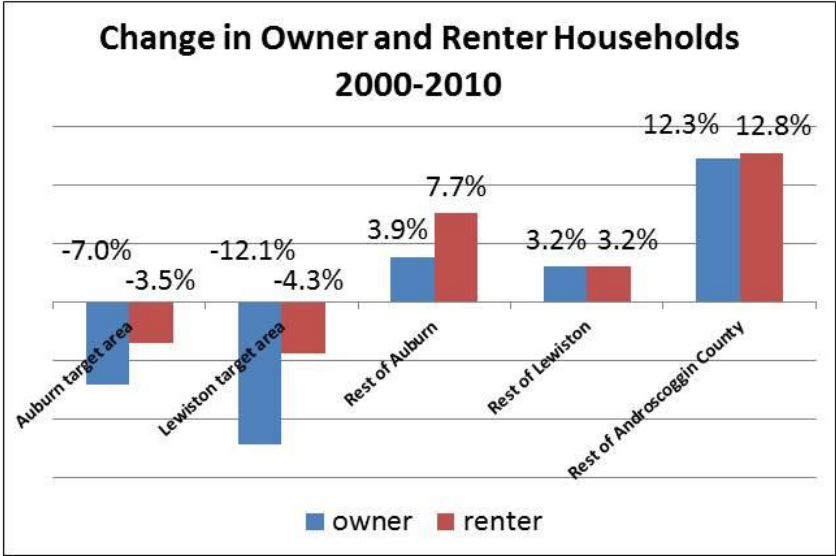
From 2000-2010, the Auburn and Lewiston target areas lost population while the remainder of the cities and Androscoggin County saw their populations increase.

The population decrease in the Lewiston target area was less than in the Auburn target area because downtown Lewiston has benefited from an influx of New Mainers. According to the 2013 Fair Housing Report, since 2001, approximately 4,000 immigrants (referred to as New Mainers) have moved to Auburn and Lewiston. "This new population is not evenly distributed; of the Black/African American population in Lewiston and Auburn (combined), 61% live in the target area."



Source: US Census 2000 and 2010

In particular, Auburn and Lewiston target areas have lost owner households.



Source: US Census 2000 and 2010

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	521,295	254,750	266,857	1,042,902	2,239,598	Community Development funds will support 6 of the goals. High priority goals are support people in their efforts to transition out of poverty; prevent deterioration of housing stock; promote jobs and development; make neighborhood streets safer and more walkable; prevent homelessness; improve parks and establish community gardens. The low priority goals is support fair housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	332,327	76,000	718,277	1,126,604	1,412,511	HOME funds will support all 4 high priority goals: prevent deterioration of housing stock; prevent homelessness; increase owner occupancy, and support new housing construction.

Table 54 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development funds that leverage additional resources are primarily the public service activities. A limited amount of resources will be leveraged through the Small Business and Commercial Rehab Programs where there is a 25% match. The weatherization program provides a 50% match from Department of Energy funds. The Lead Hazard Control Grant for which Auburn is a subrecipient will provide a 90% grant to the City's 10% CDBG match.

Federal HOME funds will leverage private resources primarily through homebuyer activities. Since there are no known projects for rental development, the Auburn Consortium does not anticipate significant match in the coming year. However, in the past, many of the Auburn Consortium rental and homebuyer projects have brought in considerable excess match which will be sufficient to cover the match requirements for many years. The Consortium currently has over \$1.5 million in excess match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

115 Academy Street is available for construction of affordable rental housing.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Auburn Community Development	Government	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
City of Lewiston Economic and Community Development	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities public services	
Healthy Androscoggin	Non-profit organizations		Region
AUBURN HOUSING AUTHORITY	PHA	Public Housing Rental	Region
Lewiston Housing Authority	PHA	Rental	Region
MAINE STATE HOUSING AUTHORITY	PHA	Public Housing Rental	State
COMMUNITY CONCEPTS, INC.	Non-profit organizations	Ownership Rental public services	Region
COASTAL ENTERPRISES, INC.	Non-profit organizations	Economic Development Ownership Rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AUBURN HOUSING DEVELOPMENT CORPORATION	CHDO	Ownership Rental	Region
Androscoggin Valley Council of Governments	Non-profit organizations	Economic Development	Region
Lewiston Auburn Economic Growth Council	Non-profit organizations	Economic Development	Region
Tedford Housing	Non-profit organizations	Homelessness	Region
Lewiston Auburn Alliance for Services to the Homeless	Other	Homelessness	Region
City of Auburn Social Services	Government	Homelessness public services	Region
City of Lewiston - General Assistance	Government	Homelessness public services	Region
Maine Childhood Lead Poisoning Prevention Program	Government	public services	State

Table 55 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The 2015-2019 Consolidated Plan includes objectives and strategies that involve a collaboration of non-profit organizations, housing developers, the Auburn Housing Authority and Community Development staff. With many partners involved in multiple initiatives, coordination is especially important.

The Community Development staff will coordinate the majority of activities described in the strategies. Community Development staff consists of three persons who will share the implementation of the activities: Community Development Director, Community Development Coordinator, and Rehabilitation Coordinator.

Community Development staff is committed to establishing and maintaining relationships with organizations and institutions in an attempt to broaden and strengthen the institutional structure. Auburn will continue to look for opportunities to collaborate with local government, non-profit organizations, and private sector including:

Strengths and Gaps

The strength of the delivery system is that it is well-coordinated. The Auburn Community Development Department, the Auburn Housing Authority, the Lewiston-Auburn Alliance for Services to the Homeless, the Lewiston Community Development Department, the Lewiston Housing Authority, other city departments, and local and regional nonprofit organizations, coordinate closely in the planning and delivery of housing services.

The weakness of the delivery system is that there are not enough resources, among all of the partners, to meet the identified needs. Waiting lists for service through the housing authorities are long.

Overcoming Gaps

The Cities of Auburn and Lewiston will continue to take part in activities of Lewiston-Auburn Alliance for Services to the Homeless (LAASH), a group who works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, and increases public awareness about homeless issues. Through Community Development funding the community now has a 10-Year Plan to End Homelessness.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare		X	

Supportive Services			
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			

Table 56 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Lewiston Auburn Alliance for Services to the Homeless (LAASH) works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Lewiston Auburn 10 Year Plan to End Homelessness identified difficulty locating assistance and navigating services (including for health, mental health, employment, and housing) as a problem for homeless persons, particularly for families and domestic violence survivors.

Homeless service providers describe the challenge of keeping people housed, and the need for case management to help with jobs, budgets and basic needs. For persons without a mental health or disability diagnosis, supportive services can be difficult to access unless there is a crisis.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Preventing homelessness requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future.

CDBG/HOME Strategy

1. Help homeless people connect to the job and housing markets through case management services.
2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” strategies

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Anti-poverty/Auburn	2015	2019	Non-Housing Community Development	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Anti-poverty/Auburn	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	Prevent Deterioration of Housing Stock/Auburn	2015	2019	Affordable Housing	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Prevent Deterioration of Housing Stock/Auburn	CDBG: \$1,689,500 HOME: \$515,000	Rental units rehabilitated: 185 Household Housing Unit Homeowner Housing Rehabilitated: 90 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote Jobs and Development/Auburn	2015	2019	Non-Housing Community Development	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Promote Jobs and Development/Auburn	CDBG: \$400,000	Facade treatment/business building rehabilitation: 10 Business Businesses assisted: 10 Businesses Assisted
4	Make Neighborhood Streets Safe and Walkable/Auburn	2015	2019	Non-Housing Community Development	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Make Neighborhood Streets Safe and Walkable/Auburn	CDBG: \$525,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4305 Persons Assisted Other: 3000 Other
5	Prevent Homelessness/Auburn	2015	2019	Homeless	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Prevent Homelessness/Auburn	CDBG: \$90,000 HOME: \$93,750	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Homelessness Prevention: 125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increase Owner Occupancy/Auburn	2015	2019	Affordable Housing	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Increase Owner Occupancy/Auburn	HOME: \$375,000	Direct Financial Assistance to Homebuyers: 25 Households Assisted
7	Improve Parks and Community Gardens/Auburn	2015	2019	Non-Housing Community Development	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Improve Parks and Community Gardens/Auburn	CDBG: \$270,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4305 Persons Assisted Other: 5 Other
8	Support Construction of New Affordable Housing/Aub	2015	2019	Affordable Housing	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Support Construction of New Affordable Housing/Aub	HOME: \$300,000	Rental units constructed: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Fair Housing/Aub	2015	2019	Fair Housing and Housing Choice	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Support Fair Housing/Auburn	CDBG: \$8,000	Other: 8 Other
10	Prevent Homelessness/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Prevent Homelessness/Lewiston	HOME: \$62,500	Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted
11	Improve Safety & Efficiency of Housing/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Improve the Safety & Energy Efficiency/Lewiston	HOME: \$700,000	Rental units constructed: 50 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
12	Create Mixed Income Neighborhoods/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Create Mixed-Income Neighborhoods/Lewiston	HOME: \$492,865	Direct Financial Assistance to Homebuyers: 17 Households Assisted

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Anti-poverty/Auburn
	Goal Description	<p>Support People in their Efforts to Transition Out of Poverty</p> <ol style="list-style-type: none"> 1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life. <ol style="list-style-type: none"> a. Expand programming for at-risk teenagers that helps them learn work skills, graduate from high school. b. Create youth apprenticeship opportunities with local businesses. 2. Support low-income adults to successfully provide for themselves and their families through education and development of employment skills including mentoring, work readiness, and job training programs.
2	Goal Name	Prevent Deterioration of Housing Stock/Auburn
	Goal Description	Prevent Deterioration of Housing Stock
3	Goal Name	Promote Jobs and Development/Auburn
	Goal Description	<p>Promote Jobs and Development</p> <ol style="list-style-type: none"> 1. Assist small businesses to startup, succeed, and grow through: <ol style="list-style-type: none"> a. Loans and grants to upgrade and adapt buildings in the target ares. b. Loans to support job creation for low-income people anywhere in the City.

4	Goal Name	Make Neighborhood Streets Safe and Walkable/Auburn
	Goal Description	Make Neighborhood Streets Safer and More Walkable
5	Goal Name	Prevent Homelessness/Auburn
	Goal Description	Prevent Homelessness
6	Goal Name	Increase Owner Occupancy/Auburn
	Goal Description	Increase Owner Occupancy
7	Goal Name	Improve Parks and Community Gardens/Auburn
	Goal Description	Improve Parks and Support Community Gardens
8	Goal Name	Support Construction of New Affordable Housing/Aub
	Goal Description	Support Construction of New Affordable Housing Units 1. Provide financial assistance to developers of high-quality affordable mixed income housing in the target areas of Auburn.
9	Goal Name	Fair Housing/Aub
	Goal Description	Support Fair Housing and Increase Housing Choice
10	Goal Name	Prevent Homelessness/Lewiston
	Goal Description	As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other "housing first" strategies.

11	Goal Name	Improve Safety & Efficiency of Housing/Lewiston
	Goal Description	1. Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households, including energy efficiency, weatherization and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings. Continue to work to combine multiple funding sources to make the most impact on individual buildings. 2. Support new construction of rental units for low to moderate income households.
12	Goal Name	Create Mixed Income Neighborhoods/Lewiston
	Goal Description	Help renters become owners with income qualified down payment and closing cost assistance and continue to require first-time homeowner and landlord classes.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Auburn Rental Housing 60 units

Extremely Low 44%/26 units

Very Low Income 49%/29 units

Low-Moderate Income 7%/5 units

Auburn Homebuyer 25 units

Extremely Low 0 units

Very Low 0 units

Low-Moderate 100%/25 units

Lewiston Rental Housing 50 Units

Extremely Low 44%/22 units

Very Low Income 49%/24 units

Low-Moderate Income 7%/4 units

Lewiston Homebuyer 15 Units

Extremely Low 0 units

Very Low 0 units

Low-Moderate 100%/15 units

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

During the past 5 years, the Cities of Auburn and Lewiston have used its HOME funding to partner with developers using Low Income Housing Tax Credits and McKinney-Vento funds to create new affordable rental units.

Auburn units created: 34

Lewiston units created: 63

Activities to Increase Resident Involvements

Auburn Housing currently has 3 resident commissioners, one more than required under state law, who effectively represent the interests of all residents. In addition, Auburn Housing consults regularly with resident associations and holds board meetings in different housing developments throughout the year.

Lewiston Housing Authority encourages its residents to become more involved in management by promoting resident councils at each of its developments and by used of a Resident Advisory Board as a key element in its agency plan process. In addition, State of Maine statute requires that two Lewiston Housing commissioners be beneficiaries of either the public housing or section 8 program.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The 2013 Analysis of the Impediments to Fair Housing Choice identifies the lack of investment as a major impediment in Auburn and Lewiston. The combination of relatively modest rents, relatively old rental stock, and relatively high vacancy rate, leads to a situation where landlords do not invest in maintaining their properties, deterioration occurs, and fires happen. In addition, it is expensive for landlords to bring older buildings up to code, especially for tenants with disabilities.☒

The 2005 Fair Housing Analysis for Auburn identified the lack of a rehab building code as an impediment. The 2013 report noted that the City of Auburn uses the Maine Uniform Building and Energy Code, which does allow some rehab variation. The Auburn Citizens Advisory Committee felt that it is still not flexible enough.

Appropriate supportive services can enable the elderly and the disabled to remain independent and can place families on the path to economic self-sufficiency. To facilitate the provision of appropriate supportive services, Lewiston Housing Authority intends to designate Meadowview Apartments as housing for the elderly and Blake Street Towers as a mixed population development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Several recent city plans recommend a number of policies to promote the development of affordable housing and residential investment. They include:

Auburn

- Continue to provide financial assistance to qualified property owners to maintain and improve their homes, with a particular attention to energy efficiency, using Community Development loans and other similar funding sources (City of Auburn Comprehensive Plan – 2010)
- Consider adopting a property maintenance code for multifamily housing that focuses primarily on issues related to public health and safety (City of Auburn Comprehensive Plan - 2010)
- Create flexible zoning provisions such as variable density requirements that allow for the coordinated reuse or rehabilitation of a series of adjacent buildings in order to create expanded housing opportunities (City of Auburn Comprehensive Plan – 2010)

Lewiston

- Improve, create and maintain mixed income housing (Strategic Plan for the City of Lewiston, 2010)
- Consider additional incentives to encourage rehab and re-construction of substandard, unsafe properties (Strategic Plan for the City of Lewiston, 2010)

- Create a new loan program using CDBG funds that encourages mixed-use developments in downtown areas (Downtown Neighborhood Action Plan, 2009)
- Use grants or loans to encourage affordable units in apartment rehabilitation or reconstructions (Downtown Neighborhood Action Plan, 2009)
- Develop a formal policy on development of cooperative housing (Downtown Neighborhood Action Plan, 2009)
- Facilitate the replacement of unsafe housing, and commission a scientific, detailed study of downtown housing conditions (too many housing reports are based on assumptions or haphazard inspections) (Downtown Neighborhood Action Plan, 2009)
- Support development of workforce and mixed income housing east of Park Street and development of market rate or mixed income housing west of Park Street.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future.

CDBG/HOME Strategy

- 1 Help homeless people connect to the job and housing markets through case management services.
2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” strategies.

LAASH works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. By supporting LAASH, the Homelessness Strategy will contribute to the reaching out to homeless persons and assessing their individual need.

Addressing the emergency and transitional housing needs of homeless persons

The Homelessness Strategy will contribute to addressing the emergency and transitional needs of homeless persons by supporting LAASH and its efforts to improve access to services and housing for persons who are homeless or at risk.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Homelessness Strategy helps homeless persons make the transition to permanent housing and independent living by helping homeless people connect to the job and housing markets through case management services, by supporting LAASH and its efforts to improve access to services and housing for persons who are homeless or at risk, and by providing a City-sponsored Security Deposit Program as well as other “housing first” strategies.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Homelessness Strategy helps low-income individuals and families avoid becoming homeless by helping homeless people connect to the job and housing markets through case management services, by supporting LAASH and its efforts to improve access to services and housing for persons who are homeless or at risk, and by providing a City-sponsored Security Deposit Program as well as other “housing first” strategies.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Over half of the housing stock of in-town Auburn was built prior to World War II. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for elderly or disabled. In addition, old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 171 Auburn children were poisoned by lead.

This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.

CDBG/HOME strategy

1. Provide grants, deferred loans, and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households
2. Provide matching funds to implement the 3-year federal grant to reduce childhood lead poisoning
3. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the 5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston.
4. Financially support code enforcement activities that result in improvements to the housing stock
5. Provide financial assistance to encourage exterior, as well as health and safety improvements.

How are the actions listed above related to the extent of lead poisoning and hazards?

Auburn and Lewiston target areas have higher proportions of old and substandard housing as well as severe poverty. Pre-1950 housing and lower incomes are both factors that put children at higher risk for lead poisoning.

How are the actions listed above integrated into housing policies and procedures?

The Lewiston Auburn Public Health Committee is currently considering the adoption of the 5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston. The plan will reduce childhood lead poisoning through improved resource coordination and increased enforcement, outreach and blood testing.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty increased in Auburn during the recent recession, as it did all across the country. But a disturbing trend coming out of the recession is the high proportion of children living in Auburn target areas that are growing up under poverty. Nearly 1 in 2 children under the age of 18 and living in the Auburn target area is growing up under poverty.

CDBG/HOME strategy

1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life.
 - a. Expand programming for at-risk teenagers that helps them learn work skills, graduate from high school
 - b. Create youth apprenticeship opportunities with local businesses
2. Support low-income adults to successfully provide for themselves and their families through education and development of employment skills including mentoring, work readiness, and job training programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Citizen's Committee listened to teachers, policemen, economic developers, social service providers, and neighbors, all of whom expressed concern that a large generation of young people was growing up without skills, without adult supports, and without the tools to succeed in the modern economy.

The Committee recognized that this a much larger problem than the Auburn CDBG program can solve. Still they felt that any social services funds that are provided through the program should address the issue of intergenerational poverty by focusing on children, and particularly those that work with the whole family.

All social service providers receiving CDBG funds will move to an outcome-based approach by measuring the impact of their efforts rather than program outputs.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Auburn Community Development Department will be responsible for monitoring housing and community development projects and ensuring long-term compliance with program requirements. Progress toward achieving the Consolidated Plan's five-year objectives will be reviewed during the preparation of each annual Action Plan and each annual Consolidated Annual Performance and Evaluation Report (CAPER).

COMMUNITY DEVELOPMENT: Monitoring is conducted by Community Development staff and consists of 1) desk monitoring and 2) on-site monitoring. All sub-grants are awarded through a sub-recipient agreement which stipulates requirements of the grant. A monthly/quarterly reporting system is designed to reduce the risk of funding an ineligible activity or having inadequate documentation. With each invoice, sub-recipients are required to submit reports of accomplishments and demographic data on beneficiaries. Sub-recipients are also required to submit time sheets when the grant pays for the cost of employees' salaries. These documents are reviewed prior to payment of invoices. The City will conduct on-site monitoring of half the CDBG sub-recipients in the odd years and half in the even years. For a one-time grant or a first-year grant, the sub-recipient will be monitored prior to the end of the first year. On-site monitoring consists primarily of determining project eligibility and income determinations.

HOME INVESTMENT PARTNERSHIPS PROGRAM: Monitoring of the HOME program consists of desk monitoring of files, occupancy monitoring of the Auburn and Lewiston Homebuyer projects, and general monitoring of Auburn and Lewiston rental projects.

Homebuyer and Homeowner: Project files for Auburn are monitored by the Director when setting up the activity in IDIS.

Homebuyer: Both Auburn and Lewiston homebuyer files are monitored for occupancy every other year. A letter is sent to each homeowner asking that the property financed with HOME funds was being used as their principal residence. Homebuyer monitoring will be repeated in FY2015.

Rental Monitoring: Monitoring of rental projects is on a 2 year cycle with City of Lewiston in the odd years (2015) and City of Auburn in the even years (2016). The Lewiston projects are Maple Street Housing, Bates Street Elderly Housing, Birth Hill Elderly Housing, 81 Ash Street Associates, Blake Street Housing, and The Lofts. The Auburn Projects are Vincent Square Apartments, Webster School Apartments, and Franklin School Apartments.

Affirmative Marketing: Community Development staff reviews the Affirmative Marketing Plans for rental development projects with 5 or more HOME units. This is done primarily through desk monitoring by having the rental property manager submit list of tenants/demographics, notices of posted vacancies, and an assessment of their efforts, Their affirmative marketing plan is updated every 5 years.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	521,295	254,750	266,857	1,042,902	2,239,598	Community Development funds will support 6 of the goals. High priority goals are support people in their efforts to transition out of poverty; prevent deterioration of housing stock; promote jobs and development; make neighborhood streets safer and more walkable; prevent homelessness; improve parks and establish community gardens. The low priority goals is support fair housing.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	332,327	76,000	718,277	1,126,604	1,412,511	HOME funds will support all 4 high priority goals: prevent deterioration of housing stock; prevent homelessness; increase owner occupancy, and support new housing construction.

Table 58 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Community Development funds that leverage additional resources are primarily the public service activities. A limited amount of resources will be leveraged through the Small Business and Commercial Rehab Programs where there is a 25% match. The weatherization program provides a 50% match from Department of Energy funds. The Lead Hazard Control Grant for which Auburn is a subrecipient will provide a 90% grant to the City's 10% CDBG match.

Federal HOME funds will leverage private resources primarily through homebuyer activities. Since there are no known projects for rental

development, the Auburn Consortium does not anticipate significant match in the coming year. However, in the past, many of the Auburn Consortium rental and homebuyer projects have brought in considerable excess match which will be sufficient to cover the match requirements for many years. The Consortium currently has over \$1.5 million in excess match.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

115 Academy Street is available for construction of affordable rental housing.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Anti-poverty/Auburn	2015	2019	Non-Housing Community Development	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Anti-poverty/Auburn	CDBG: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 221 Persons Assisted
2	Prevent Deterioration of Housing Stock/Auburn	2015	2019	Affordable Housing	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Prevent Deterioration of Housing Stock/Auburn	CDBG: \$358,566 HOME: \$80,000	Rental units rehabilitated: 41 Household Housing Unit Homeowner Housing Rehabilitated: 13 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote Jobs and Development/Auburn	2015	2019	Non-Housing Community Development	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Promote Jobs and Development/Auburn	CDBG: \$90,000	Facade treatment/business building rehabilitation: 2 Business Businesses assisted: 2 Businesses Assisted
4	Make Neighborhood Streets Safe and Walkable/Auburn	2015	2019	Non-Housing Community Development	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Make Neighborhood Streets Safe and Walkable/Auburn	CDBG: \$15,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
5	Prevent Homelessness/Auburn	2015	2019	Homeless	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Prevent Homelessness/Auburn	CDBG: \$18,000 HOME: \$18,500	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 24 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increase Owner Occupancy/Auburn	2015	2019	Affordable Housing	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Increase Owner Occupancy/Auburn	HOME: \$207,881	Direct Financial Assistance to Homebuyers: 5 Households Assisted
7	Improve Parks and Community Gardens/Auburn	2015	2019	Non-Housing Community Development	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Improve Parks and Community Gardens/Auburn	CDBG: \$101,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4305 Persons Assisted
8	Support Construction of New Affordable Housing/Aub	2015	2019	Affordable Housing	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Support Construction of New Affordable Housing/Aub	HOME: \$150,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Fair Housing/Aub	2015	2019	Fair Housing and Housing Choice	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Support Fair Housing/Auburn	CDBG: \$2,000	Other: 2 Other
10	Prevent Homelessness/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Prevent Homelessness/Lewiston	HOME: \$12,500	Housing for Homeless added: 25 Household Housing Unit
11	Improve Safety & Efficiency of Housing/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Improve the Safety & Energy Efficiency/Lewiston	HOME: \$210,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
12	Create Mixed Income Neighborhoods/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Create Mixed-Income Neighborhoods/Lewiston	HOME: \$374,223	Direct Financial Assistance to Homebuyers: 8 Households Assisted

Table 59 – Goals Summary

Goal Descriptions

1	Goal Name	Anti-poverty/Auburn
	Goal Description	Support People in their Efforts to Transition Out of Poverty

2	Goal Name	Prevent Deterioration of Housing Stock/Auburn
	Goal Description	
3	Goal Name	Promote Jobs and Development/Auburn
	Goal Description	Promote Jobs and Development
4	Goal Name	Make Neighborhood Streets Safe and Walkable/Auburn
	Goal Description	Make Neighborhood Streets Safer and More Walkable
5	Goal Name	Prevent Homelessness/Auburn
	Goal Description	
6	Goal Name	Increase Owner Occupancy/Auburn
	Goal Description	
7	Goal Name	Improve Parks and Community Gardens/Auburn
	Goal Description	
8	Goal Name	Support Construction of New Affordable Housing/Aub
	Goal Description	

9	Goal Name	Fair Housing/Aub
	Goal Description	Support Fair Housing and Increase Housing Choice
10	Goal Name	Prevent Homelessness/Lewiston
	Goal Description	As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other "housing first" strategies.
11	Goal Name	Improve Safety & Efficiency of Housing/Lewiston
	Goal Description	Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households, including energy efficiency, weatherization and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings. Continue to work to combine multiple funding sources to make the most impact on individual buildings.
12	Goal Name	Create Mixed Income Neighborhoods/Lewiston
	Goal Description	Help renters become owners with income qualified down payment and closing cost assistance and continue to require first-time homeowner and landlord classes.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Projects/Programs were identified by the Citizens Advisory Committee through the planning process for the Consolidated Plan.

#	Project Name
1	Anti-poverty/Auburn
2	Prevent Deterioration of Housing Programs/Auburn
3	Promote Jobs and Development/Auburn
4	Safe and Walkable Streets/Auburn
5	Prevent Homelessness/Auburn
6	Increase Owner Occupancy/Auburn
7	Improve Parks and Support Community Gardens.Auburn
8	Construction of New Affordable Housing/Auburn
9	Fair Housing and Increase Housing Choice/Auburn
10	HOME Administration/Auburn
11	HOME Project Delivery Costs/Auburn
12	Administration of Community Development Program/Auburn
13	Prevent Homelessness/Lewiston
14	Improve Safety & Efficiency/Lewiston
15	Create Mixed Income Neighborhoods/Lewiston
16	HOME Administration/Lewiston

Table 60 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	Anti-poverty/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Anti-poverty/Auburn
	Needs Addressed	Anti-poverty/Auburn
	Funding	CDBG: \$60,000
	Description	1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life. a. Expand programming for at-risk teenagers that helps them learn work skills, graduate from high school. b. Create youth apprenticeship opportunities with local businesses.2. Support low-income adults to successfully provide for themselves and their families through education and development of employment skills including mentoring, work readiness, and job training programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	221 persons
	Location Description	

	Planned Activities	<p>The Community Development Department released an application for public service funding on February 14, 2015. The RFP was revised to include the new anti-poverety strategy along with the scoring criteria. Applications were received from 10 social service agencies. A subcommittee of the Citizens Advisory Committee ranked the applications and made their selections. Four applications were selected under the antil-poverty category. Budget \$60,000</p> <p>Androscoggin Head Start and Child Care: Provide social services for families enrolled in head start at Webster School. Budget \$8,500</p> <p>Literacy Volunteers of America/Androscoggin: Recruit, train and support volunteers to provide tutoring to illeterate adults and families. Budget \$8,635</p> <p>Auburn Police Department: Implement Work with ME Program. Work with Auburn School Department, Career Center, and local business owners/tradesmen to provide soft skills and job specific skills to at risk and homeless youth. Budget 33,750</p> <p>Community Concepts, Inc.: Implement Bridges out of Poverty Program. Introducde concepts by teaching "Getting Ahead in a Just Getting by World", provide 8 weeks of case manaagement and support to ensure success, recruit and train community memebbers to mentor the graduating individuals. Budget \$9,115</p>
2	Project Name	Prevent Deterioration of Housing Programs/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Prevent Deterioration of Housing Stock/Auburn
	Needs Addressed	Prevent Deterioration of Housing Stock/Auburn
	Funding	CDBG: \$438,566 HOME: \$80,000

	Description	1) Provide grants, deferred loans, and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households; 2) Provide matching funds to implement the 3-year federal grant to reduce childhood lead poisoning; 3) Financially support code enforcement activities that result in improvements to the housing stock; 4) Provide financial assistance to encourage exterior, as well as health and safety improvements; and 5) Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the 5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	41 renter units 26 owner units 100 code enforcement inspections
	Location Description	Downtown, New Auburn and Union Street Target Areas City-wide
	Planned Activities	<ul style="list-style-type: none"> • CDBG Salary and fringe benefits for administration of housing programs, Budget \$80,000 • CDBG Rehabilitation Program including lead testing, Budget \$247,666 • CDBG Weatherization improvements through subrecipient Community Concepts, Inc., Budget \$24,900 • CDBG Code Enforcement activities, Budget \$81,000 • HOME Homeowner Rehabilitation, Budget \$80,000 • Lead Testing, Budget \$5,000
3	Project Name	Promote Jobs and Development/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Promote Jobs and Development/Auburn

	Needs Addressed	Promote Jobs and Development/Auburn
	Funding	CDBG: \$90,000
	Description	1. Assist small businesses to startup, succeed, and grow through: a) Loans and grants to upgrade and adapt buildings in the target areas; and b) Loans to support job creation for low-income people anywhere in the City.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	4 businesses
	Location Description	Commercial Rehabilitation: Downtown, New Auburn and Union Street Target Areas. Small Business Program: City-wide
	Planned Activities	Economic development consist of two programs: Small Business and Commercial Rehabilitation Programs. The Commercial Rehabilitation Program helps to create jobs and eliminates blight in target areas by providing businesses with a source of low interest financing to encourage renovations and business development. The Small Business Program creates new employment opportunities for low income households by providing apital for business start-ups. Budget \$85,000, \$5,000 of which is for project underwriting costs to be done by the City's Economic Development Specialist.
4	Project Name	Safe and Walkable Streets/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Make Neighborhood Streets Safe and Walkable/Auburn
	Needs Addressed	Make Neighborhood Streets Safe and Walkable/Auburn
	Funding	CDBG: \$205,136
	Description	1. Provide infrastructure funds on a 50% match of City capital improvement funds for lighting, sidewalks, landscaping improvements in target areas
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	1,315 (census tract 101)
	Location Description	Downtown Target Area, off from Main Street to downtown parking garage
	Planned Activities	<p>Shoe-maker Alley: The project will enhance pedestrian connectivity and safety for pedestrian-vehicular cross movements behind Auburn Hall, improve lighting and directional/interpretative signage as well as handicap accessibility. Design improvement is underway with in-house staff. The project is ready for bidding. Improvements are expected in the summer of 2015 with construction complete by the spring of 2016. Budget \$15,500, \$500 of which is for CDBG staffing costs.</p> <p>Sidewalk Improvements: Location has not yet been identified. Community Development staff will work with the City's Engineering Department to conduct neighborhood meetings to determine where sidewalk improvement funds should be spent. This sidewalk reservation will be combined with funding from FY2016 and the work completed in the summer of 2016. Budget \$189,636</p>
5	Project Name	Prevent Homelessness/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Prevent Homelessness/Auburn
	Needs Addressed	Prevent Homelessness/Auburn
	Funding	CDBG: \$18,000 HOME: \$18,750
	Description	1) Support homeless people first with housing, then with services to help them provide for themselves and their families through work readiness training and job skill development; 2) Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk; and 3) As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other housing first approaches.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	197 persons
	Location Description	City-Wide
	Planned Activities	<p>The Community Development Department released an application for public service funding on February 14, 2015. The RFP was revised to include the new homeless strategies along with the scoring criteria. Applications were received by 10 social service agencies. A subcommittee of the Citizens Advisory Committee ranked the applications and made their selections. Two applications were selected under the homeless category. Budget \$18,000.</p> <p>Provide security deposit loans for people who are homeless or at risk of homelessness. Budget \$18,750</p>
6	Project Name	Increase Owner Occupancy/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Increase Owner Occupancy/Auburn
	Needs Addressed	Increase Owner Occupancy/Auburn
	Funding	HOME: \$207,881
	Description	<p>1. Make it easier for renters to become homeowners by providing financial help for down payments and financial counseling for low-moderate income renter households seeking to purchase a first home in Auburn</p> <p>b. Find alternative mortgage financing for New Americans and other residents to be able to move up to homeownership, and work with Auburn Housing Authority to identify potential owners</p>
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	6 families

	Location Description	Acquire a single family dwelling and renovate it to meet Auburn's Housing Standards. The property will then be sold to a HOME income qualified family. This project is in partnership with Auburn Housing Development Corporation, a HOME CHDO. 5 households will be assisted with down payment and closing costs to purchase a home.
	Planned Activities	Home will be purchased in July 2015. Renovations on the property will commence in September. The building will be placed back on the market for sale to a qualified buyer in March 2016. Budget is \$132,881. Provide assistance to persons to purchase a home. The Homebuyer Program makes homeownership affordable to low-income households, opens access to other homebuyer programs, and increases owner occupancy in target areas where properties are most affordable. The program is designed to help families purchase market rate homes. Assistance includes a HOME match of \$2/1 of dollars saved to pay for down payment and closing costs and a \$15,000 interest-free loan to assist with greater affordability, when necessary. Participants also receive credit counseling and homebuyer education to make good decisions. This program is generally coupled with the City's Homeowner Rehabilitation Program. Budget \$80,000
7	Project Name	Improve Parks and Support Community Gardens.Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Improve Parks and Community Gardens/Auburn
	Needs Addressed	Improve Parks and Community Gardens/Auburn
	Funding	CDBG: \$101,000
	Description	1. Enhance physical infrastructure of key in-town parks by a) Install playground equipment at Union Street;and b) extend the Riverwalk into New Auburn c. Improve walkways to and from park2. Provide opportunities for growing fresh healthy foods by establishing community gardens in the Downtown, Union Street and New Auburn target areas.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	New Auburn River Trail, Census Tract 105, 2,000 persons Union Street Play Structure and Community Garden, Census Tract 103, 2,305 persons
	Location Description	New Auburn Target Area Union Street Target Area
	Planned Activities	<p>New Auburn River Trail: This is the final budget to acquire land, demolish buildings, and design a public park for the New Auburn neighborhood. Improvements to build the park will come from other federal sources. A Request for Proposals has been issued and award is expected by the summer of 2015. Project planning and design will be complete in the fall/winter of 2016. An application for other federal funds will be made in the spring of 2016. The project is expected to be under construction in either the fall of 2016 or spring of 2017. Budget \$35,000</p> <p>Union Street Park: Play structures will be installed for preschool and school age children. Budget \$46,000.</p> <p>Community Garden: The Community Development Department is partnering with St. Mary's Nutrition Center in planning for this project. Community gardens provide an opportunity for people to come together to grow their own food and celebrate their community. This will encourage people to improve their health, stretch their food dollars, learn about growing vegetables, and have a place where neighbors can meet to engage in a positive way. Budget \$20,000</p>
8	Project Name	Construction of New Affordable Housing/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Support Construction of New Affordable Housing/Aub
	Needs Addressed	Support Construction of New Affordable Housing/Aub
	Funding	HOME: \$150,000
	Description	Provide financial assistance to developers of high-quality affordable mixed income housing in the target areas of Auburn.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	site unknown
	Planned Activities	MaineHousing's Qualified Allocation Plan will be released in the fall. The City of Auburn expects one or two applications for development of rental housing will be considered for Low Income Housing Tax Credits. Once tax credits are allocated, the funding reservation will be dedicated to a project.
9	Project Name	Fair Housing and Increase Housing Choice/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Fair Housing/Aub
	Needs Addressed	Support Fair Housing/Auburn
	Funding	CDBG: \$2,000
	Description	Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem; sponsor fair housing poster contest in schools.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	1 tenant training 1 landlord training
	Location Description	

	Planned Activities	The Cities of Auburn and Lewiston will be undertaking fair housing activities to raise awareness of fair housing laws. Based on the Analysis of Impediments to Fair Housing Choice Report completed in 2013 the Cities have identified the following activities to be undertaken on an annual basis: 1) a series of landlord and tenant workshops. This year's topic will focus on disability rights and policies; 2) school outreach - poster contest for 8th graders with winners being selected for a fair housing calendar; 3) distribution of basic information on tenant housing rights; 4) identify obstacles to Sharia lending and inform New Mainers of housing opportunities. All activities will be done in collaboration with the Cities of Auburn and Lewiston's Community Development Departments and the Auburn and Lewiston Housing Authorities.
10	Project Name	HOME Administration/Auburn
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$28,500
	Description	Administration of HOME Program including sub-recipient monitoring.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Salary and fringe benefit costs to administer HOME Program, Budget \$25,000 Goods and services, Budget \$2,500
11	Project Name	HOME Project Delivery Costs/Auburn
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$25,000
	Description	Salary and fringe benefits to deliver housing projects. Costs will be charged to specific projects by address.

	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	Administration of Community Development Program/Auburn
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$128,200
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Salary and fringe benefit costs for Program Director, Coordinator and Administrative Assistant, Budget \$100,000 Goods and services, Budget \$28,200
13	Project Name	Prevent Homelessness/Lewiston
	Target Area	Lewiston Target Areas
	Goals Supported	Prevent Homelessness/Lewiston
	Needs Addressed	Prevent Homelessness/Lewiston
	Funding	HOME: \$12,500
	Description	As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other "housing first" strategies.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	25 households
	Location Description	City of Lewiston
	Planned Activities	
14	Project Name	Improve Safety & Efficiency/Lewiston
	Target Area	Lewiston Target Areas
	Goals Supported	Improve Safety & Efficiency of Housing/Lewiston
	Needs Addressed	Improve the Safety & Energy Efficiency/Lewiston
	Funding	HOME: \$210,000
	Description	Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households, including energy efficiency, weatherization and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings. Continue to work to combine multiple funding sources to make the most impact on individual buildings.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 households
	Location Description	City of Lewiston
	Planned Activities	
15	Project Name	Create Mixed Income Neighborhoods/Lewiston
	Target Area	Lewiston Target Areas
	Goals Supported	Create Mixed Income Neighborhoods/Lewiston
	Needs Addressed	Create Mixed-Income Neighborhoods/Lewiston
	Funding	HOME: \$374,223
	Description	Help renters become owners with income qualified down payment and closing cost assistance and continue to require first-time homeowner and landlord classes.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	8 households
	Location Description	City of Lewiston
	Planned Activities	
16	Project Name	HOME Administration/Lewiston
	Target Area	Lewiston Target Areas
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$19,750
	Description	Salary and fringe benefit costs for administration of HOME Program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

City of Auburn: In January 2010 the Auburn City Council adopted the Update to Urban Conditions Study of 1994. The study surveyed the conditions of buildings which indicated 75% of buildings in the target areas were in need of some repair. Blighted areas were established by neighborhoods in which the average score was less than 3.5. These are the locations where Auburn will invest the majority of its Community Development and HOME Investment Partnerships funds, especially for public improvements, housing rehabilitation, homebuyer and commercial assistance. These target areas are where there is the greatest need for public investment. This Action Plan includes public improvement projects in the Downtown Target Area (Shoe-maker Alley), New Auburn Target Area (New Auburn River Trail), and Union IStreet Target Area (Union Street Park and community gardens).

City of Lewiston: The target area encompasses the four Census Tracts listed above. It is a residentially dense area with poverty rates 3-4 times higher than those of the city, county and state rates. The unemployment rate is 17.7% as compared to the City's as a whole at 9.7%. The individual poverty rate is 41.4% as compared to the City's at 16% the County 16%, Maine's at 8.4% and the Nation at 15.1%. The Median Household Income in the target area is \$22,611, again, one-third as much as the City as a whole. The target area has almost double (45.2%) the city's rate of people receiving food stamps; 30% of households are single parent households; and 42% of children living in the target community are living in poverty. The high school graduates only 68% of students, with the state's highest dropout rate. All of the City's HOME Programs are available throughout the City.

There are no minority concentrations in either city.

Geographic Distribution

Target Area	Percentage of Funds
DOWNTOWN TARGET AREA	
NEW AUBURN TARGET AREA	
UNION STREET TARGET AREA	

Table 61 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This year the staff and Citizen's Advisory Committee chose to focus on the three in-town neighborhoods. These neighborhoods have very high proportions of old and substandard housing and of poverty and social problems (see Figure 1). They are also part of the historic core of Auburn, with significant employment, and their success is important to the City's overall success in years ahead.

For these reasons, the target area for Auburn's CDBG program in the coming 2015-2019 period will be Downtown, New Auburn, and Union Street.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Auburn's 2015-19 Consolidated Plan identified preservation of housing as one of its goals along with the following objectives:

1. Provide grants, deferred loans, and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households.
2. Provide matching funds to implement the 3-year federal grant to reduce childhood lead poisoning.
3. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the *5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston*.
4. Financially support code enforcement activities that result in improvements to the housing stock.
5. Provide financial assistance to encourage exterior, as well as health and safety improvements.

A number of programs make funds available to its residents for affordable housing. These include:

Community Development: Residential Rehabilitation, and Spot Rehabilitation. Weatherization improvements are available for low- and moderate income households through a partnership with Community Concepts, Inc. The City of Auburn is a subrecipient to a Lead Hazard Control Grant where the focus is to eliminate lead hazards in rental housing.

HOME Investment Partnerships Program: Homebuyer, Homeowner Rehabilitation, and Security Deposit.

The HOME Consortium members are the Cities of Auburn and Lewiston, with Auburn as the lead agency. The Cities renewed its Mutual Cooperation Agreement in May 2013 to extend the consortium for another 3 years. The resources from HOME funds are shared between the two cities. Each community operates its own programs; however, program guidelines are approved by the Auburn City Council. The City of Auburn provides oversight and monitoring of projects once they are complete.

One Year Goals for the Number of Households to be Supported	
Homeless	0

One Year Goals for the Number of Households to be Supported	
Non-Homeless	0
Special-Needs	0
Total	0

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	3
Total	60

Table 63 - One Year Goals for Affordable Housing by Support Type
Discussion

Auburn

Rental Assistance: 25 security deposit assistance

Homeowner Rehabilitation: 4 loans rehabilitation assistance

Acquisition of Existing Units: 1 loans homebuyer assistance

Lewiston

Rental Assistance: 25 security deposit assistance

Homeowner Rehabilitation: 3 loans rehabilitation assistance

Acquisition of Existing Units: 2 loans homebuyer assistance

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Auburn Housing Authority manages 523 public and multi-family housing units within 11 developments. The occupancy rate is currently over 98% in all developments. All PHA units are in good condition and continue to provide decent, safe, and affordable housing to low income individuals and families.

Auburn Housing Authority contributed both financially and embraced the efforts to complete the Analysis of Impediments to Fair Housing Choice. Further, Auburn Housing Authority has committed to supporting the plan by allowing staff to assist with the implementation of the plan.

Actions planned during the next year to address the needs to public housing

Auburn Housing Authority currently has two resident commissioners who effectively represent the interests of all residents. Another commissioner is a former resident who is an immigrant, owns a home, and has earned a master's degree while working and raising a large family. In addition, Auburn Housing Authority consults regularly with tenant organizations and holds board meetings in different housing developments throughout the year. Auburn Housing's affiliate, Auburn Housing Development Corporation, has worked closely with the City of Auburn in a number of different endeavors to assist lower income households with their housing needs.

Some of the planned actions to address needs of Auburn's public housing inventory and its residents include:

- 1) replace dumpster enclosures as needed throughout;
- 2) repair/replace fencing at Family Development and Broadview Acres;
- 3) install hard-wired smoke detectors at Family Development;
- 4) replace stoves at Broadview Acres; and
- 5) agency wide procurement of security cameras/monitoring.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Auburn Housing Authority continues to work closely with the City of Auburn to promote

homeownership. Auburn Housing works with Community Development staff and a local non-profit in an effort to foster development of a viable loan product that would enable Muslim households to achieve homeownership.

Auburn Housing Authority continues to offer a savings match to tenants and program participants for home purchase down payments. Auburn Housing Development Corporation, a community housing development organization, has worked with the City for several years to promote homeownership by low income households, and high quality rental housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Auburn Housing Authority is designated a “high performer” in both Section 8 and public housing programs by HUD rating systems.

Discussion

Public Housing: As of April 2014 the waiting list for public housing was 430 families and individuals. The majority of need is for apartments with one and two bedrooms. Auburn Housing Authority receives 50 new applications per month. The waiting list is 470. During FY2013, 83 public housing units were vacated and re-rented.

Section 8 Housing Choice Voucher Program: Auburn Housing Authority's Housing Choice Voucher program provided 590 vouchers; however, due to sequestration, that number dropped to 560. As of April 2014 there were 523 on the waiting list. Because this list was recently purged, the number is lower than it was a year ago. It is anticipated to climb rapidly due to low turnover and underfunding.

Resident Services: All public and multi-family housing projects owned by Auburn Housing Authority receive resident services in an effort to help residents achieve stability and success in their lives.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Two supportive housing resources are available for chronically homeless persons. The Cities of Auburn and Lewiston provided HOME funds to assist in creating 6 units for individuals in Auburn and 10 units for homeless families in Lewiston.

Auburn and Lewiston's homeless needs have been addressed through the Maine Balance of State Continuum of Care. Both Cities, however, participate and sponsor the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), a group of local homeless providers who gather monthly to address the gaps in services to the area's homeless. In 2009, through a LAASH collaboration, the Cities paid for consulting services to develop a 10-Year Plan to Eliminate Homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City supports two agencies in its efforts to reducing and ending homelessness:

- 1) Support services for Tedford Housing and Safe Voices. Tedford Housing is permanent housing for chronically homeless individuals, and Safe Voices is a homeless shelter for victims of domestic violence.
- 2) Assist homeless or at-risk of homelessness gain access to housing through security deposit assistance.

Further, anyone who presents to the City who is at risk of homelessness or is actually homeless can apply for financial assistance through the City's Social Services office. The Director completes an income evaluation and determines if they are eligible. In a 12-month period, the City assisted 82 unduplicated households by paying for all or a portion of their rent, a total of \$103,392 expenditure. The average household rental assistance is \$1,261.

The new homeless strategy of supporting people first with housing, then with services to help them provide for themselves and their families through work readiness training and job skill development. This is a new effort targeting resources to reduce the incidence of homelessness in this area.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City assists Safe Voices by providing social service funding for shelter staff. The City does not provide resources for transitional housing.

In addition to assistance provided by the City's Social Service office, beds are available at the following shelters: Hope Haven Gospel Mission in Lewiston (families), St. Martin DesPorres in Lewiston (single persons), New Beginnings in Lewiston (youth), and Safe Voices in Auburn (victims of domestic violence).The City is supported by the balance of state's continuum of care.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City funds a non-profit agency who provide social services to families with children who are victims of domestic violence.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City has a security deposit program that assists households who are at risk of homelessness or are already homeless. The program is a joint effort with Auburn Housing Authority, the City's Social Services Department and Community Development.

Auburn Housing Authority has established a preference on their Section 8 waiting list for victims of domestic violence.

The Police Activities League (PAL) provides a diversion program for youth who have been expelled from school. The program is a collaboration of schools and families to work as a team, expand services, and increase the number of youth who stay at home instead of being referred to foster care. The model includes parents as partners to increase their involvement and strengthen families. There will also be involvement by the School Resource Officer and caseworkers. The program include sstudents who have

been suspended from school, are on probation and those at risk of dropping out or who have dropped out. The PAL Center will provide space for students to receive academic assistance to complete their work.

Two new programs in this Action Plan that will help families to avoid become homeless are the pilot project *Bridges out of Poverty* that will target adults, and *Work with Me* that will target youth. Both of these programs are part of Auburn's Anti-poverty strategy to help provide personal and educational skills needed for people to live a healthy and productive life.

Discussion

The 10-Year Plan to End Homelessness in Lewiston and Auburn has strategies designed to break the pattern of homelessness and prevent homelessness for those at risk due to unforeseen circumstances. It offers a path for the homeless themselves to accept responsibility and move forward. At the same time, it provides a path for the community to create the opportunities that the homeless need to succeed. It includes overall strategies addressing prevention, early intervention, crisis response, transition, and permanent affordable housing. Each strategy has specifications. Each action has a lead agency that is responsible for coordinating implementation, partners that will contribute to implementation, and benchmarks that describe specific steps necessary over time for successful implementation. The City's role will be to provide support for the development of permanent affordable housing.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Poverty and the City's aged housing stock support the need for safe, affordable housing. The City's primary response to the need for safe affordable housing in the City is funding for preservation and rehabilitation of existing housing stock. The City dedicates both CDBG and HOME funds for housing preservation, namely the Residential Rehab, and Homeowner Rehabilitation. In 2010 the City re-evaluated the conditions which contribute to blight in the City. Every other property was surveyed in the existing target areas and the area expanded to include immediately adjacent blocks. New boundaries were established based on a scoring factor that was marked as the blight threshold. The following indicates the percentage of blight by target areas: New Auburn 63%; Union Street 81%; Downtown 88%; Sandy Beach 59%; and Hotel Road 70%.

A second initiative to promote affordable housing is to support affordable homeownership opportunities. The City provides pre- and post-homebuyer counseling for participants who want to purchase a home, and credit counseling to existing clients who experience credit problems.

Tenants who are at-risk of homelessness can obtain access to rental housing through our Security Deposit Program and rent payment through the City's Social Services Department.

The actions that will be taken to remove barriers to affordable housing include offering programs that increase home ownership opportunities, improve the quality of owner-occupied and rental housing, increase the supply of affordable rental housing, and providing access to rental housing by those at risk of homelessness.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Several years ago, the City adopted a new Existing Buildings Code that makes it more feasible to renovate older buildings that would otherwise have to comply with new building standards. The Community Development Department follows Housing Standards, a preservation standard for residential units.

The City of Auburn's Citizens Advisory Committee has recommended that the City Council consider creating a task force to review current codes and inspection practices with the goal of having more tools to require landlords to maintain their properties and manage their tenants' behavior.

The Citizens Advisory Committee has also recommended that the City of Auburn consider the code processes to make it easier to navigate for people who want to invest in and rehabilitate housing.

Last, The Citizens Advisory Committee recommended that the Lewiston-Auburn Economic Growth Council work with area banks to develop ready financing for investors seeking to purchase and/or upgrade small multi-family buildings in Auburn.

Discussion

The actions that will be taken to remove barriers to affordable housing include offering programs that will increase homeownership opportunities, improve the quality of owner-occupied and rental housing, increase the supply of affordable rental housing, and providing access to rental housing by those at risk of homelessness.

Community Development staff also provides pre- and post-homebuyer counseling to people who want to participate in our Homebuyer Program, and credit counseling to program clients who have cash flow problems.

Last year the City has begun a five-year effort to encourage fair housing through tenant and landlord education.

The Community Development Department is also working with a local non-profit agency to produce a loan product that is acceptable to the Muslim community. This will open doors to home ownership for a large number of households.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Auburn will continue to carry out its Community Development Program in partnership with the other management and delivery entities for housing and community development initiatives. These organizations include the City's Social Services Department, Auburn Housing Authority, and a network of individual non-profit and social service providers.

Actions planned to address obstacles to meeting underserved needs

The City of Auburn's Community Development and HOME budgets address underserved needs of the City. The proposed funding projects will meet underserved needs such as food (Community Gardens), shelter (Safe Voices) home safety (housing rehabilitation and home weatherization) and support for families living in poverty (Androscoggin Head Start & Child Care, Literacy Volunteers, Auburn Police Department Work with ME, and Community Concepts Bridges out of Poverty).

Actions planned to foster and maintain affordable housing

Actions will come primarily from efforts of the Community Development Department through administration of rehab, homebuyer, and security deposit programs. Rental development actions will be initiated by area developers. The City offers the Residential Rehab and Homeowner Rehab Program to undertake whole house improvements that will meet the City's Housing Standards. The City also offers deferred payment loans to low income homeowners who are facing a health and safety housing issue through its Spot Rehab Program--this program assists residents with severe housing issues such as leaking roofs, condemned heating systems, unsafe electrical, and malfunctioning sewerage disposal systems. An amendment to the Spot Rehab Program will be considered this year to offer assistance to owners of rental properties who have received a citation because of code violations.

Actions planned to reduce lead-based paint hazards

Actions will be through a joint 3-year Lead Hazard Control Grant and participation in implementing the 5-Year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston. The City also offers several programs that reduce the hazards of lead based paint. Both the Residential Rehab and Homeowner Rehab Programs are whole house improvements programs where lead paint problems are eliminated. A clearance is done at the conclusion of each covered project. The City also provides brochures to tenants of buildings that are being improved on how to remain safe

when there is lead paint in a building.

The City of Auburn has joined in an application from the City of Lewiston for Lead Hazard Control Funds to eliminate lead hazards in housing occupied by low-income families. This should result in improvements to 30+ units in FY2015.

Actions planned to reduce the number of poverty-level families

The 2015-19 Consolidated Plan includes an Anti-Poverty Strategy to help people successfully provide for themselves and their families through education and development of employment skills. The City will carry this out by awarding social service grants with partners who will carry out initiatives.

Actions planned to develop institutional structure

Community Development staff is committed to establishing and maintaining relationships with organizations and institutions in an attempt to broaden and strengthen the institutional structure. Auburn will continue to look for opportunities to collaborate with local government, non-profit organizations, and private sector including:

- private lenders, Coastal Enterprise, Inc. and Community Concepts, Inc. – to improve financing resources for home ownership and rehabilitation;
- Auburn Housing Development Corporation, a CHDO -- partner in Auburn's Homebuyer Program;
- private lenders, Androscoggin Valley Council of Governments and Lewiston-Auburn Economic Growth Council – to improve financing resources for commercial and industrial clients;
- non-profit developers and CHDO's – to provide and/or develop affordable housing and support services needed by Auburn residents;
- Auburn Housing Authority and Maine State Housing Authority – to address the housing needs of Auburn's low income renter households and to increase home ownership opportunities for low-income tenants;
- Lewiston-Auburn Alliance for Services to the Homeless and Maine State Housing Authority – for better coordination and advocacy for services needed by the homeless, and implementation of rental assistance to the homeless;

- Healthy Androscoggin, Department of Environmental Protection, Maine Childhood Lead Poisoning Prevention Program – to deliver a comprehensive lead awareness education and screening program; and
- Citizen’s Advisory Committee – to establish priorities and review progress on achieving Consolidated Plan goals.

Actions planned to enhance coordination between public and private housing and social service agencies

The strength of the delivery system is that it is well-coordinated. The Auburn Community Development Department, the Auburn Housing Authority, the Lewiston-Auburn Alliance for Services to the Homeless, the Lewiston Community Development Department, the Lewiston Housing Authority, Community Concepts, Healthy Androscoggin, and other city departments, and local and regional nonprofit organizations, coordinate closely in the planning and delivery of housing services. However, there are not enough resources among all of the partners to meet the identified needs. Waiting lists for services at the housing authorities are long.

The Community Development Department has been involved in a local Green and healthy Homes initiative in order to better coordinate housing improvements and bring new resources to the community. That effort lead to a successful application for a Lead Hazard Control Grant.

Discussion

The 2015-19 Consolidated Plan identifies prevent deterioration of housing stock as a goal. To ensure there is an adequate supply to meet the needs of Auburn households, the City will focus primarily on maintaining and improving the existing housing stock as safe.

5 Year Goals Auburn: 90 owner units and 185 renter units rehabilitated; 500 units inspected; 25 homebuyers assisted; 60 new affordable housing units; 125 tenants assisted with rental assistance

FY2015 Goals Auburn: 26 owner units rehabilitated; 5 buyers assisted to purchase a home; and 25 homeless or at-risk of homelessness assisted with security deposits.

5 Year Goals Lewiston: 10 owner units rehabilitated; 17 buyers assisted to purchase a home; 50 new affordable rental housing units; 125 homeless or at-risk of homelessness assisted with security deposits

FY2015 Annual Goals Lewiston: 3 owner units rehabilitated; 8 buyers assisted to purchase a home; 25 homeless or at-risk of homelessness assisted with security deposits.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	91.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

none

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Homebuyer and Homeowner Rehabilitation projects will be subject to recapture provisions of the HOME on combined HOME assistance, the property must be occupied as a principal residence for the minimum periods of 5 years if HOME assistance is less than \$15,000, 10 years if HOME assistance is between Investment Partnerships Program regulations. Based on combined HOME assistance, the property must be occupied as a principal residence for the minimum periods of 5 years if HOME assistance is less than \$15,000, 10 years if HOME assistance is between \$15,000 and \$40,000, and 15 years if HOME assistance is over \$40,000. The recapture period shall commence when the building acquisition and/or rehabilitation are complete and a project completion certification has been issued for rehabilitation.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Recapture provisions are as follows:

Transfer of Title. The City shall collect the net proceeds from the sale of the property up to the outstanding balance of the HOME assistance when the HOME Borrower relinquishes the property voluntarily or due to a foreclosure, bankruptcy, appointment of a receiver or liquidation, or assignment for the benefit of the HOME Borrower's creditors, or a financial hardship resulting in a short sale. In the event that the net proceeds are insufficient to repay the HOME loan(s), the City will then forgive part or all of the HOME loans(s). Prior to accepting net proceeds for a financial hardship the City shall assure that the owner has marketed the property for a sufficient period of time, a minimum of 6 months, and there has been no offer that is adequate to satisfy the debt. When there has been adequate effort to market the property and upon receiving an offer that is insufficient to cover the outstanding debt, the City shall accept whatever amount is remaining from the sale and forgive the remaining unpaid balance.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

none

Discussion

The Consortium offers the Homebuyer Program to assist people with their home purchase. In the past this program had been used in tandem with the Homeowner Rehab Program to assure that the property purchased meets Auburn's Housing Standards. However, the Homebuyer Program is on standby until there has been clarification with respect to the 2013 HOME rule that a property must meet the property standard prior to the commitment of HOME funds.

All programs are available on a first-come first-served basis to applicants whose income is under 80% of area median income. The Homebuyer Program matches an applicant's savings two dollars for each dollar saved. Half of the match is given as a forgivable loan and the other half is an outright grant. Further, an additional \$15,000 interest-free loan is available, if needed to meet the debt-to-income ratios of the program. The Homeowner Rehab Program provides up to \$35,000 as an interest-free loan with no specific match required. Both loan maximum terms are 30 years unless affordability is not achieved, then the term can be 40 years. These loans are approved by the City's respective loan committees.

The Consortium also offers a Security Deposit Program to cover the security deposit cost for tenants. This program is administered in partnership with the Auburn and Lewiston Housing Authorities.

Both Auburn and Lewiston's Action Plan calls for HOME funds to be used for acquisition and rehabilitation. Auburn's project will be a CHDO-sponsored project with partner Auburn Housing Development Corporation. Buildings will be acquired, renovated, then sold to a qualified low-income household.

The Consortium requires that a HOME Agreement be signed by the borrower at the closing. The agreement describes the recapture provision for homebuyer, and homeowner rehab. Rental projects are deferred payment loans which require no payment unless there is a default during the affordability period. The HOME Agreement also specifies other requirements such as affordability restrictions with respect to low-income requirements, rent calculations, specifies HOME units with high and low home rents, income determinations, resident protections, record keeping, monitoring, reporting, affirmative marketing, and outreach. The Agreement also specifies how it will be enforced.

Attachments

Citizen Participation Comments

**APPENDIX
MEETING RECORDS
CITIZENS ADVISORY COMMITTEE**

MEETING RECORD
CITIZENS ADVISORY COMMITTEE MEETING
MARCH 17, 2015

CAC in Attendance: Adam Lee, Lisa Cote, Peter Flanders, Kelli Aiken Flynn, Belinda Gerry, Larry Pelletier, Tom Poulin, Doris Russell, Theresa Smith, Rick Whiting, Joe Gray, Steve Letourneau, Adam Dow, and Rob Kilgore via telephone
Consultant: Frank O'Hara
Staff: Reine Mynahan

Welcome

Committee Chair Adam Lee welcomes all to today's meeting and explained tonight's task of reviewing the City Council's concerns.

Minutes of March 5, 2015

Review of meeting minutes of March 5, 2015

Motion by Larry Pelletier to approve the minutes of the meeting of March 5, 2014,
2nd by Rick Whiting

Vote: 13-0-0 in favor, motion carried

Discussion of City Council Meeting

The memo of Councilor Leroy Walker was distributed. People discussed the need for Committee members to be present at upcoming Council meetings so that Councilors can hear from them directly.

Discussion of City Council Comments

After much discussion, votes were taken on the following issues as they relate to the Consolidated Plan.

1. Should we have a higher priority for new housing construction?

Motion by Adam Lee to change from low priority to medium priority and clarify language to include substantial rehabilitation projects.

2nd by Rick Whiting

Vote: 8-4-0, motion carries

2. Should we have a preference for mixed income projects?

Motion by Kelli Aiken Flynn to include preference for mixed income in strategy for new housing construction

2nd by Adam Lee

Vote: 12-0-0, motion carries

3. Should we have a lower priority for homebuyer assistance?
No motion to change
4. Should we increase outputs for jobs and development?
No motion to change
Plan will note need to increase maximum loan amount in Small Business Program.
5. Should we require abutting landlords to partly pay for sidewalk and street improvements?
No motion to change
6. Should we broaden the eligibility for social service funds to include recreation scholarships?
Motion by Kelli Aiken Flynn to add an extra category under the anti-poverty strategy: **c. support recreational opportunities for pre-teens**
2nd Belinda Gerry
Vote: 2-12-0 Motion failed
7. Other Topics not part of the Consolidated Plan

Roak Block to mixed income -- no discussion

Voucher preference for the homeless – no discussion

Youth summer work opportunities or apprenticeship/mentoring in the public works program – this can be incorporated into the Work with Me program

Adjournment

Respectfully Submitted,



Reine Mynahan
Community Development Director

MEETING RECORD

Citizen Advisory Committee Meeting March 5, 2015

CAC in Attendance: Lisa Cote, Peter Flanders, Kelli Aiken Flynn, Belinda Gerry, Rob Kilgore, Larry Pelletier, Tom Poulin, Doris Russell, Theresa Smith, Judy Webber and Rick Whiting
Staff: Reine Mynahan and Lori Lewis

- I. Welcome
- II. Budget Presentation

Reine presented the Community Development Block Grant and HOME Program budget recommendations to the committee. Auburn/Lewiston has received a lead grant of \$3 million. Lewiston will be the lead agency in the application. The funds proposed in the CDBG budget include the lead grant.

Program	PROPOSED CDBG BUDGET FY 2015	Citizen Advisory Group Comments
PLANNING & ADMINISTRATION		
General Administration	\$100,000	
Project Delivery Costs/Housing	\$80,000	
Goods & Services	\$28,200	
SUPPORT FAIR HOUSING & INCREASE HOUSING CHOICE		
Fair Housing	\$2,000	
ECONOMIC DEVELOPMENT		
Small Business/Commercial Loan Program	\$80,000	
PREVENT DETERIORATION OF HOUSING STOCK		
Rehabilitation Loan Program	\$247,666	This amount includes funds for health and safety, curb appeal, and repairs to buildings sited by code enforcement.
Lead Testing, Clearing & Training	\$5,000	Amount is to help pay for lead testing for projects that are not part of the Lead Grant Program.
Community Concepts Inc Weatherization	\$24,900	This is for 6 Units of Poverty level to Low/Mod income families
Code Enforcement	\$81,000	Covers 1 ½ salaries, so that they can get out and look at building not just because of complaint based inspections.

IMPROVE PARKS & ESTABLISH COMMUNITY GARDENS		
New Auburn River Trail/Parking Lot	\$35,000	Final installment toward creating a park and the City will be applying for a grant to help cover the cost of the building of the park.
Union Street Lighting/Play Structure	\$180,000	The break down is \$130,000 for lighting and \$50,000 for play area.
Community Garden	\$20,000	Working with St. Mary's Nutrition Center. They are looking at what areas are really committed to actually use and support a garden.
NEIGHBORHOOD STREET SAFER & MORE WALKABLE		
Sidewalk Project	\$65,636	Project will start next year, possibly connecting the area parks.
SUPPORT PEOPLE IN THEIR EFFORTS TO TRANSITION OUT OF POVERTY		
Androscoggin Head Start/Family Advocacy	\$8,500	Provide social services for families enrolled in head start at Webster School
Literacy Volunteers of Androscoggin County/Adult Literacy	\$8,635	Will provide tutoring to illiterate adults and families
Auburn Police Department/Work with ME	\$33,750	Will be working with local businesses to help provide soft skills and job specific skills to 105 at-risk and homeless youth between the ages of 15-19.
Community Concepts/Bridges out of Poverty	\$9,115	Pilot program to work with 5 Auburn households seeking General Assistance, instructing them in life and work skills to help them enter the job market.
PREVENT HOMELESSNESS		
Safe Voices/Social Services	\$11,000	Help support workers for families that have experienced domestic violence.
Tedford Housing/Support Services for Homelessness	\$7,000	Will be used to help support a case manager for housing project in Auburn.
HOME BUDGET		
PROGRAM ADMINISTRATION		
General Administration	\$26,000	
Project Delivery Costs	\$25,000	
Goods and Services	\$2,500	
AFFORDABLE HOUSING		
Homebuyer Assistance	\$75,000	CD Office offers credit counseling and debt management to help people prepare for home ownership.
Acquisition/Rehab 132 Hampshire St	\$0	
Special Project/Homebuyer	\$132,881	Could be used for another acquisition and rehabilitation project, or any other homebuyer project that may arise
Homeowner Rehabilitation	\$80,000	Repairs to owner-occupied properties/generally tied in with homebuyer
Security Deposits	\$18,750	Helping people who are homeless or at risk of homelessness to get into an apartment.

Rental Set-Aside	\$150,000	For any projects that are successful in obtaining Low Income Housing Tax Credits in the coming year.
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Other comments/questions:

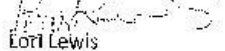
There were four public service programs that applied but not selected to receive funds. They are good programs but did not meet the conditions identified in the anti-poverty and homeless strategies.

What can be done about the mold issues—can it be part of the home inspections? At this time there is not ordinance regarding mold. It is something that could be recommended to the City Council to change for code enforcement.

Can there be more police enforcement at the crosswalks on Main Street before more people get hurt? There will be two police officers dedicated to just these issues and they are to start soon.

The Committee will be getting a bound copy of the consolidated plan when adopted by the City Council.

Respectfully submitted,



Lori Lewis
Community Development Assistant

MEETING RECORD

Citizen Advisory Committee Meeting

February 11, 2015

CAC in Attendance: Lisa Cote, Peter Flanders, Kelli Aiken Flynn, Belinda Gerry, Joe Gray, Adam Lee, Larry Pelletier, Tom Poulin, Doris Russell, Theresa Smith, Judy Webber and Rick Whiting

Consultants: Frank O'Hara

Staff: Reine Mynahan and Lori Lewis

Welcome:

Adam Lee welcomed everyone back to today's meeting and turned it over to Reine and Frank.

Minutes:

Review the meeting minutes of January 6, 2015.

Motion: by Belinda Gerry to approve the minutes of the meeting on January 6, 2015.
2nd by Judy Webber

Vote: 11-0-1 in favor, motion carried.

Review Community Development Materials:

Reine informed the committee about the meeting that a subcommittee had on the application process for business loans.

- Will have fillable application forms on the website
- Suggestion for one application for all public lenders and host a meeting to include; AVCG, LAEGC, CCI and Coastal Enterprises.
- Contact banks to join in on training sessions to market programs
- Increase Small Business Program from \$15,000 to \$30,000

Review of Goals and Plan:

Frank went over the Strategic Plan Overview/Consolidated Plan for 2015-2019. In the strategic plan there are four high priorities, four medium and two low priority goals.

Target areas are going to be focusing on Downtown, Union Street and New Auburn. Even though there are two more target areas; Sandy Beach and Manley Road.

Needs, Goals, Strategies and Outputs:

- High Priority goals:
 1. Support People in their Efforts to Transition Out of Poverty
 2. Prevent Deterioration of Housing Stock
 3. Promote Jobs and Development
 4. Make Neighborhood Streets Safer and More Walkable
- Medium Priority goals:
 1. Prevent Homelessness
 2. Increase Owner Occupancy
 3. Reduce Blighting Influences
 4. Improve Parks and Establish Community Gardens

- Low Priority goals:
 1. Support Fair Housing and Increase Housing Choice
 2. Support New Housing Construction

Questions/Comments:

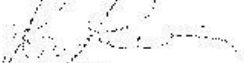
1. *Can we make the wording in 5-year output #2 under Transition out of poverty sound more like #2 under strategies?*
Response: We can take out parenting skills and word it more like the one under strategies.
2. *There will be a meeting with Lewiston on code enforcement and to see if they can help with Lead Grant inspections.*
3. *Can we remove "TIF-like structure" from the sentence under Promote Jobs; City policies?*
Response: Maybe change to incentives.
4. *Under businesses, 20 businesses might be a stretch; there is not a lot of demand.*
5. *There will have to be a meeting with Union Street and New Auburn areas to see what the specific needs & concerns are for neighborhood sidewalk safety.*
6. *Is it possible that the City's CIP could cover most of the costs for lighting and sidewalks?*
Response: There needs to be a major upgrade to LED lights. Should also check with Efficiency Maine to see if there are any available funds there. A light study should be done as well; like Lewiston has done.
7. *Can the taller trees be cut down and replaced with smaller ones? They are blocking a lot of the natural light on a majority of the street.*
8. *Under Homelessness; the security deposit program has been a successful program in getting people out of shelters, it is a loan that has to be repaid.*
9. *Do we have numbers for just Auburn homeless?*
Response: There was a survey done not too long ago, will check to see if we can get those numbers.
10. *Maybe look at Portland's Housing First program.*
11. *Can we integrate Poverty & Homelessness to satisfy HUD?*
Response: Will look at wording and see what can be done.
12. *As part of the down payment program renters are counseled and helped with coming up with a budget before purchasing. This has been a fairly successful program.*
13. *Could we remove "Muslim" from the wording in Fair Housing, 5-year output?*
Response: We will come up with an alternative phrase for the sentence.
14. *For Blight it cannot just be removal of trash it has to be improvements to the building.*
15. *Eric Cousens is working on a better tracking system for code enforcement.*
16. *For the public gardens, CDBG is working with Kirsten from St. Mary's. A committee is working on finding the best places and plans for these gardens.*
17. *Will there be partnering up with the local schools agricultural departments?*
Response: We are hoping to include them somewhere in the process.
18. *We should also contact L&A Fund and see if they would be will to partner with us or match funds for community gardens.*
19. *New housing stock is good for neighborhoods.*
20. *For this committee new housing is a low priority but for the city it is a high priority.*

The changes will be sent out in a new highlighted document so that everyone can see them. And everyone was okay with voting by e-mail.

It was recommended that after the approval of the budget that we should meet three times a year to go over progress in the different areas.

Adjournment

Respectfully submitted,



Lori Lewis

Community Development Assistant

MEETING RECORD

Citizen Advisory Committee Meeting January 6, 2015

CAC in Attendance: Gure Ali, Lisa Cote, Adam Dow, Kelli Aiken Flynn, Belinda Gerry, Joe Gray, Rob Kilgore, Adam Lee, Steve Letourneau, Larry Pelletier, Tom Poulin, Doris Russell, Theresa Smith, Mitch Thomas, Judy Webber and Rick Whiting

Consultants: Frank O'Hara

Staff: Reine Mynahan and Lori Lewis

Guests: Alan Manoian

Welcome:

Reine Mynahan welcomed everyone back to today's meeting.

Minutes:

Review the meeting minutes of December 2 and December 10, 2014.

Motion: by Mitch Thomas to approve the minutes of the meeting on December 2 and December 10, 2014.

2nd by Judy Webber

Vote: 14-0-1 in favor, motion carried.

Review Community Development Materials:

Social Services

Reine reviewed the amounts given, requested and the numbers that were served by the grants in the past 2 years.

- 10 Agencies are being funded
- The amount requested was not always the amount awarded to the agency
- The amounts that CDBG gives are small compared to what each agency needs.
- There is a social service cap that limits the amount that is available.
- The money comes from CDBG not from the City's budget.

Budget for FY2014 and projected FY2015

Reine went over the handouts of the budgets which included:

- Planning and Administration
- Economic Development—Curb Appeal, Small Business and Commercial Loan Programs
- Affordable Housing—Rehabilitation Loans, Lead Testing, Community Concepts Weatherization and Code Enforcement
- Public Improvements—New Auburn River Trail, Edward Little Park, Shoe-Maker Alley, Wi-Fi in Downtown, Walton School Outdoor Learning Center
- Acquisition and Demolition of deteriorated buildings—we have demolished 20 units over the past few years.
- Public Services—10 Agencies
- Projected carry over—HOME Sale of 132 Hampshire Street and loan repayments
- Some of the HOME funds had to be spent or they would have been lost

Goals:

Frank went over the information that was discussed at the last meeting and put it together the goals based on conversations the committee had in previous meetings. The committee then ranked the goals in order of importance. These will be the priorities for the 5 year plan.

Required by HUD in order of committee ranking

- Break the cycle of poverty
- Basic rehabilitation (health & safety repairs) to housing stock
- Address the issue of homelessness
- Promote fair housing

Among those not required by HUD, but important to committee, in order of committee ranking

- Promote jobs and redevelopment of downtown
- Make neighborhood streets safer and more walk-able
- Improve external appearances of properties in target areas
- Increase owner-occupancy in target area
- Better playgrounds, parks and gardens
- Support new housing construction

Strategies:

Poverty/homelessness:

- Start at the youth age; afterschool programs, PAL (at risk kids), and teach the older children soft skills
- Mentoring including the parents
- Child care with the condition that the parents are going to work or go to school
- Create rental directory of available units and display the tenant's rights

Rehabilitation:

- Code efforts—volunteer code enforcement similar to the neighborhood watch program
- Fund code enforcement; a certificate program for landlords, get tenants to work with code enforcement
- Study of the code enforcement program
- Match for Lead grants – 3 years

Fair housing:

- Educate tenants and landlords; someplace they can call to get answers to questions

Downtown:

- There was no support for the addition of parking lots
- Create more on-street parking and slow down traffic
- CDBG business loans—less paperwork
- More integrated network between banks, CDBG and LAEGC

Neighborhoods (New Auburn and Union Street):

- Match CDBG funds with other funds
- Better lighting and safe green spaces

Appearances:

- Public improvements—focus on lighting
- Expand rehab to higher income limits
- HOME improvements for health & safety
- Could do accessible apartments

Owner Occupancies:

- 1st time homebuyer programs
- More money for low-mod income
- Lack of knowledge of the programs that are available
- Host a program to raise awareness, include realtors, bankers, Auburn housing, etc.

Parks, playgrounds and gardens:

- Use the parks for concerts which will keep them in use at night
- Create one large central park with clear edges
- More lights on Union Street park
- Connect the parks with natural connections
- Be careful what businesses go in near parks

Frank will be taking all of the goals and strategies and putting them together into a planning document.

Adjournment

Respectfully submitted,



Lori Lewis

Community Development Assistant

MEETING RECORD
Citizen Advisory Committee Meeting
December 10, 2014

CAC in Attendance: Gure Ali, Lisa Cote, Adam Dow, Kelli Aiken Flynn, Belinda Gerry, Joe Gray, Adam Lee, Steve Letourneau, Tom Poulin, Doris Russell, Theresa Smith, Mitch Thomas and Rick Whiting
Guests: Lewiston CAC; Andy Choate, Pauline Gudas, Richard White, Brian Wood, Sue Charron, Nathan Libby and Sarah Goodrich
Consultants: Frank O'Hara and Sarah Curran
Staff: Lincoln Jeffers, Reine Mynahan, and Lori Lewis

Welcome:

Committee Chair Adam Lee welcomed all to today's meeting including Lewiston CAC members and public.

Introductions:

Auburn and Lewiston CAC member introduced themselves and told what they liked best about the opposite City. Tom Poulin also introduced the youth from Franklin School who prepared our meal. Present were; Devon, Corey, Tim, Joey and Linda Austin, Coordinator at Franklin School.

Presentation of Poverty, Disabilities and Homeless Issues: Frank O'Hara gave a Powerpoint presentation about three issues that the Consolidated Plan must address: homelessness, disabilities and anti-poverty.

Causes of Poverty

Loss of job; recession; elderly; lack of employment skills; young people; disability (will become an even larger issue in the next 5 years)

Typical Characteristics of Family in Poverty

Life for the moment – no sense of the future; job for survival, not career; future implications are rarely considered

Causes of Homelessness

Life crisis; domestic violence; health crisis; education; literacy; life skills; loss of Job

LAASH Ideas for Homeless Solutions

Clubhouse to connect homeless to services and staff; mentoring; comprehensive approach

Report of Consultation with 50 Social Service Providers

Basic challenges: safe and affordable housing; public transportation; childcare; food; education and job opportunities

Basic needs for Youth:

Stable homes; safe places to go; positive role models; flexible education

Basic needs for Parents

Parenting skills; life skills; community support; coordinated services; job training, work related skills; empowerment

Basic needs for the Elderly

Feel valued/needed; stay in their homes; activities in the community

Discussion: what should be CDBG's roll/how can we have an impact

1. *How do we feel about a single focus vs. many programs?*
Response: Instead of a lot of small grants have fewer and more focused grants.
2. *Should we be tracking something different than numbers?*
Response: Federal agencies are pushing for tracking with outcomes. There should not be any double counting.
3. *The Federal government is proposing flat funding for CDBG with a 10% reduction in HOME.*
4. *Some programs need a "token" payment from the city to get grants from outside sources.*
5. *Need to change mind set and attitudes; landlords and tenants are pointing fingers at each other.*
6. *What is the niche for social services?*
Response: Come up with priority areas and focus on the outcomes; look at bigger picture, a lot of generational poverty.
7. *Further understanding of the different agencies that are already out there; what are the funds that we are matching.*
8. *Help the children get out of poverty; set a frame work; start with the kids and work your way up.*
9. *Work with the families as a whole; don't make the parents feel alienated.*
10. *There needs to be better support for families, especially single parents.*
11. *Are the different programs that are already out there being used to the fullest?*
12. *Food banks could teach a class on how to use the food or hand out specific directions.*
13. *The leading cause of death in 15-24 year olds is suicide, mostly from people with mental illness.*
14. *Look at a spectrum of needs.*
15. *"Back to Basics"*

Bridges Out of Poverty:

- Focus on skills training, skills that will help them succeed at work.
- Mentoring: role models to help learn new ways.
- Stabilize their environment.
- Facilitate community understanding of poverty.
- Support for mentors and participants.
- Community Concepts in working towards developing a Bridges-type program.

Questions/Comments:

1. *Early childhood education and care is a burden on families.*
2. *Success is measured more easily for 15-18 year olds; they are easier to follow.*
3. *Bridges might not work for everyone, especially people with disabilities.*
4. *The languages that are used in some of the classes that are meant to help people are not helpful. Lower income people get the feeling of being talked down to and looked at as not worthy.*
5. *The system is broke and needs to be fixed.*

Public Comments:

Jane Morrison from Safe Voices spoke about the challenges that they face on behalf of domestic violence.

- Victims need to feel safe and secure.
- Agency finds out what their goals are and works with them on jobs, education, etc. whatever they need.
- Domestic violence and other acts of violence are major contributors to poverty.
- Drugs contribute to homelessness. You can't talk about getting people out of poverty without talking about drugs.
- Safe Voices gets funding from 26 different sources.

Craig Phillips from Tedford Housing spoke about affordable housing.

- Tedford has developed affordable housing in Lewiston and Auburn.
- People need stable housing and organized support systems.
- Getting homeless people out of shelters and into homes should be a priority in helping to keep families together.
- CDBG funds are a key in keeping programs going.

Pete Phair from NAMI Maine spoke about the challenges for the mentally ill.

- We need to teach landlords about mental illness.
- Mental health first aid training for those that have mental illnesses; need learn how to deal with illness and where to go to get help.
- Try to address their basic needs—they are often misunderstood.
- "Bridges" may be way beyond their capability.
- Provide training for everyone, not just the social workers.

Julia Sleeper from the Tree Street Youth Program in Lewiston spoke about the challenges for kids that are homeless or poverty stricken.

- Tree Street provides an after school program, most that come are within walking distance from the center on Howe Street.
- 120-150 kids come to the program and are provided mentoring, arts, tutors, etc.
- They have a street leader program that teaches them leadership skills and to be role models.
- College prep program has had great success; graduates of the program are at 2 and 4 year colleges and some already have jobs.
- Investment in youth is the key to breaking the cycle.

Auburn CAC Meeting:

What does Auburn CAC want as a focus

- Youth and programs that include the whole family.
- Program effectiveness.
- Look to change intergenerational poverty.
- Use programs that are already having success; PALS, Tree Street, etc.
- Use programs that are sustainable in a 2 year period.

- Work to finding a measurement that we could use to compare.
- More work ready programs.
- PAL has outgrown their kitchen and has a waiting list.
- Community gardens; work with science class at the schools.
- Teach soft skills; start at a younger age.

Questions the committee has

- Where are the dollars already going?
- Have the programs done what they said they were going to do?
- Can we create a cap for administrative duties?

For the next meeting get a list of Agencies that we are already funded and find out what their impact has been. Also get more information on match funding.

Adjournment

Respectfully submitted,



Lori Lewis
Community Development Assistant

MEETING RECORD

Citizen Advisory Committee Meeting December 2, 2014

CAC in Attendance: Gure Ali, Lisa Cote, Adam Dow, Peter Flandors, Kelli Aiken Flynn, Belinda Gerry, Joe Gray, Adam Lee, Doris Russell, Mitch Thomas, Judy Webber and Rick Whiting
Consultants: Frank O'Hara
Staff: Reine Mynahan and Lori Lewis
Guests: Eric Cousens, Bates College Students

Welcome:

Committee Chair Adam Lee welcomed everyone back to today's meeting.

Minutes:

Review the meeting minutes of November 18, 2014

Motion: by Belinda Gerry to approve the minutes of the meeting on November 18, 2014.
2nd by Judy Webber

Vote: 11-0-0 in favor, motion carried.

Discussion of Prior Meeting Comments:

Eric Cousens, Deputy Director of Planning and Development, gave an overview with a hand out regarding the Building and Enforcement Regulations for the City of Auburn.

- There is currently the equivalent of one full time and one part-time code enforcement officer doing inspections in the City of Auburn
- Auburn adopted the Uniform Building code which is a State of Maine code— State adopted codes make it harder for us to make changes specifically for Auburn
- We have solid codes for life safety and new structures
- We could improve maintenance codes if there are specific concerns that we are not addressing in current codes.
- Fire Department does some of the inspections, but code enforcement could be more proactive (vs. reactive) more staff on the streets
- Garbage and junk cars are in the top five issues for Code Enforcement
- If the citations and fines are not paid/don't work, then the City can start a lawsuit to be reimbursed but that does cost and the City might not be paid or the problem fixed. We weigh the severity of the violation and the likelihood for reimbursement in the decision.

Questions/Comments:

- *Are homeowner situations taken into consideration when issuing a citation or summons? Code enforcement does work with individuals to help create a time line to fix the issues.*
- *Code enforcement officers can use "Authority having Jurisdiction" and issue a waiver of some permitting standards during renovations, but that comes down to the individual inspectors and use of discretion*
- *How can we get landlords to not be absentee landlords and be more responsible?*

Create an incentive for the good landlords. Also help landlords write better lease agreements so that there are less code violations and the tenant is held responsible by the landlord if there are issues that they created.

- *Is there an appeals process for citation or summons? Yes, they can contact the supervisor and talk to them and appeal to the Zoning Board.*
- *Have Housing Authority work more closely with the City's code enforcement staff*
- *Building and Renovation Codes have to change at the State level not the City level. The City can change local housing codes.*
- *What city or town has a good model for us to look at? Manchester, NH is a good model for a housing licensing program but that might be a little more stringent than we need or the public would accept in Auburn.*
- *Work closer with CDBG to generate loans/grants to fix properties*
- *Raising fees for larger issues and repeat offenders would be helpful; especially for garbage issues. A summons for the existence of a repeat trash violation vs. a citation for a failure to correct a violation after being notified might help.*
- *Keep end goal in sight with permitting decisions. Support from the top elected officials to utilize more discretion could help supervisors enable staff in the field.*

Eric will talk with Code Enforcement and get back to the CAC on other ways that this committee can help.

Presenters:

A team of nine Bates College students from the Environmental Studies working on their Capstone project presented their findings on the target area neighborhood survey. The team was able to complete 77 surveys by going door to door and meeting at public areas such as parks and malls. The findings for each of the target areas, Downtown, New Auburn and Union Street, were as follows:

Downtown:

- Transportation and pedestrian safety were major concerns for this area;
- Walking was the main mode of transportation; most did not take advantage of the bus or know the bus routes
- Most of the people rent vs. own their units
- The average income from this area was \$20,000 a year or less

Union Street:

- 90% of the people surveyed would like to see a change in housing; need more low income housing
- There is a lot of vacant/abandoned houses
- Lack of safe sidewalks. If there is sidewalks they are never plowed or they are too icy to walk on so people walk in the street
- People drive much too fast down the streets
- Not many people use the bus; doesn't run often enough, fares are too expensive, lack of knowledge on the routes
- Over 50% of those surveyed earn under \$20,000 a year

New Auburn:

- Would like to see the older houses fixed up
- Most use private transportation, 80% have not taken a bus in the last year
- This area has a higher average income—over \$50,000
- Would like to see more “green space”; parks, trees on the streets, community gardens, bike/jogging trails

Bates Student Recommendations:

- Promote the bus system and work on finding out what the areas need for bus routes
- Fix the sidewalks for pedestrian safety
- Create better housing and help the tenants with landlords that are not living up to their responsibilities
- Creation of parks and green spaces for each of the areas could generate community pride
- Allocate Community funds to help with these projects; take abandoned/vacant houses and turn into low income housing or homeless shelters

Adjournment

Respectfully submitted,



Lori Lewis

Community Development Assistant

MEETING RECORD

Citizen Advisory Committee Meeting November 18, 2014

CAC in Attendance: Gure Ali, Lisa Cole, Peter Flanders, Kelli Aiken Flynn, Belinda Gerry, Joe Gray, Rob Kilgore, Adam Lee, Steve Letourneau, Tom Poulin, Doris Russell, Theresa Smith, Mitch Thomas and Judy Webber

Consultants: Frank O'Hara

Staff: Reine Mynahan and Lori Lewis

Guests: Roland Miller, Alan Manojan and Mary Lafontaine

Welcome:

Committee Chair Adam Lee welcomed everyone back to today's meeting.

Minutes:

Review the meeting minutes of November 4, 2014

Motion: by Judy Webber to approve the minutes of the meeting on November 4, 2014.
2nd by Belinda Gerry

Vote: 10-0-0 in favor, motion carried.

Introductions:

CAC member introduced themselves to the guests present and told what they took away from the last meeting.

Discussion of Prior Meeting Comments:

Reine Mynahan went over some of the concerns from the last meeting with the CAC members.

- Population in neighborhoods that the crimes have been an issue in
- Properties that the lead paint problems are in
- Letter from Steve Johndro about the percentage rates nationally vs Auburn; including the factors for high risk lead poisoning.
- Integrating health into Community Development
- Capital improvement program(public) ; 10 year program

Presenters:

Roland Miller, Director of Economic Development, gave an overview of the Economic Development happening in Auburn. Every ten years a new growth plan is developed with a comprehensive plan. We need to use all our resources that are available no matter how small and take them to our City Council.

Primary areas of concentration for new development are:

- Commercial Development
- Industrial Development
- Downtown

How do we attract potential investors?

- Find services that are in demand
- Business space
- Having a community that is attractive; lower water rates, friendly, services and land availability
- Showing that people who invest here make money
- Support systems already in place
- Diversifying our bases to have a stable environment

The plan for future development is a new industrial park near the airport. We will be partnering with companies that want to invest in Auburn.

Alan Manoian also with the Economic Development office was here to speak on the Downtown area and what can be done to revitalize it. In the past there neighborhoods, blocks and streets where everyone knew everyone and a lot of people would like to see it that way again.

How do we do this:

- Bring back traditional neighborhood patterns
- Create spontaneous interactions
- Provide common areas/places to meet
- Define the edges of the neighborhoods and strong identifying centers
- Redefine spaces; "form based codes"

Form-Based Code/new development should be:

- Designed to bring people to public places; "eyes on the street"; good windows
- Make people feel safe
- Galvanize around treasures in the area, like the historic and heritage resources
- Don't build on the fear or crime in the neighborhoods; the more people are out and about the less crime will happen
- Kids need to start reconnecting to the local vibe
- More companies/businesses need to be brought to the urban neighborhoods
- Young professionals want easy access to areas and downtown life

Question/Comment:

1. *What needs to happen to bring back neighborhoods?*

Response: Transportation; new buses, complete streets, walk & bike paths. Start co-work spaces that companies can be launched from. But there needs to be control of the streets; drivers need to slow down.

Mary Lafontaine from the Lewiston Career Center spoke about the Barriers to Employment. Mary went over her handout about the real barriers verses the perceived barriers that the people face looking for employment.

- Auburn has one of the lowest levels for continuing education
- There are plenty of jobs available for the unemployed
- Children are graduating without work skills
- Maine is heading for a labor shortage of 3,000 people per year

- Generational poverty
- Lack of post-secondary education
- People want perfect working conditions/no shift or weekend work
- Lack of motivation for students

Things that can be done to help change these barriers:

- Work Ready Program; teaching interpersonal skills, planning and organization, dependability, reliability professionalism, etc..
- Training/Education; multiple community agencies are helping in the process to educate and train potential employees
- Changing the mindset of the unemployed that there is a benefit to be working and not collecting unemployment; learning a new skill, work experience, money, doing something and meeting new people.
- Match people to their skills

Questions/Comments:

2. *Is there any data on how long it takes for people to find work*
Response: About 50% find employment right away
3. *What is the role of the City government?*
Response: Support programs that target low income. Schools and local government need to work together to educate; work with K-12 to develop workers.
4. *How many teens are coming to the Career Center to look for jobs and is there a simulation for kids to learn jobs?*
Response: There are a few teens looking for work but the age requirements are sometimes an issue.
5. *Is hiring being done by people outside the State for the national companies?*
Response: Most companies have an HR person on site to help with local hiring. They are also attending job fairs, hold open houses and work through multiple other connections where the employee can see someone local.
6. *How do we get the job notices out to the public?*
Response: Mailing is sent out to those on unemployment, facebook, and other local agencies.

Economic Characteristics:

Frank O'Hara gave a presentation on the Economic Characteristics of the Target Areas and Auburn.

- Unemployment remains high in the downtown area
- Lower levels of higher education attainment in the target areas
- High amount of retail and arts employment
- Mostly lower wage jobs and unemployment = households with little income

Committee Discussion:

1. *We are not seeing individuals who get jobs moving into target areas*
2. *We need to motivate people to take and keep jobs*

3. *In the past people had training programs for hard skills/businesses not equipped to handle soft skills*
4. *Soft skills come from early childhood education*
5. *No more entry level jobs where people learned skill.*
6. *Barriers are real*
7. *Older people have aged out of work*
8. *People lack incentives/day care is very expensive*
9. *Catholic Charities has child care center with positions that can't be filled even though a voucher program is offered*
10. *Health factors are a problem for some*
11. *Culture/breakdown of the family/need well-balanced positive family upbringing to be successful in the work environment*
12. *PAL Center teaches culinary skills/children come from broken families/there is a waiting list for this program/need more space/helps to place kids who participate*
13. *No transportation for kids*
14. *Training in soft skills through mentoring*
15. *Expand hands on programs/trade programs*
16. *Need to build up families*

Anti-Poverty Strategy:

Reine will be sending out an email of reading material about generational poverty over the next few weeks.

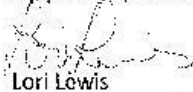
Public Comments:

Tizz Crowley:

- Day Care options; not open on weekends or at night. Some do not know about the vouchers. Make them expanded education opportunities. People shouldn't lose money by working to pay for daycare.
- People who can't work should do something to contribute
- Use the elderly as a resource, they want to be needed.
- Transportation is a problem not always available
- Need part-time jobs as well as full-time jobs
- One-on-one mentoring
- Insurance costs are high
- Please have the book Reine was talking about available at the library
- Create a sense of neighborhood

Adjournment

Respectfully submitted,



Lori Lewis

Community Development Assistant

MEETING RECORD

Citizen Advisory Committee Meeting November 4, 2014

CAC in Attendance: Gure Ali, Lisa Cote, Adam Dow, Peter Flanders, Kelli Aiken Flynn, Belinda Gerry, Joe Gray, Rob Kilgore, Adam Lee, Steve Letourneau, Tom Poulin, Doris Russell, Theresa Smith, Judy Webber and Rick Whiting

Consultants: Sarah Curran

Staff: Reine Mynahan and Lori Lewis

Guests: Steve Johndro and Melissa Dunn

Welcome:

Committee Chair Adam Lee welcomed everyone back to today's meeting.

Minutes:

Review the meeting minutes of October 21, 2014

Motion: by Judy Webber to approve the minutes of the meeting on October 21, 2014.
2nd by Rick Whiting

Vote: 15-0-0 in favor, motion carried.

Introductions:

CAC member introduced themselves as there were new members present at that were not at last week's meeting.

Discussion of Prior Meeting Comments:

Reine Mynahan went over some of the concerns from the last meeting with the CAC members.

- CDBG Low Income limits; Reine gave a handout of the Department of Housing and Urban Development income limits
- CDBG Rent Restrictions; there is a rent cap for loans assisted with federal funds for one year after the final inspection
- Urban Conditions Study; Reine explained how target areas are defined
- Map of Absentee Landlords; Reine presented maps of the three target areas that shows properties where the tax bill is sent to a different address/presumably these are absentee landlords.
- Crime Data by Target Area; Tom Poulin and Reine presented the 2011-2013 data of crimes in the target area verses the whole City.
- Access to Capital for Landlords; Adam Dow gave a presentation on lending industry trends, requirements to obtaining financing, and current financing terms.

Questions/Comments:

1. *How often does a municipality recalculate the Fair Market Rent System?*
Response: This is determined by the Department of Housing and Urban Development based on current housing data.

2. *What is the population density of the Target areas regarding the crime data?*
Response: Relne will investigate.
3. *What do we have to do to get banks to loan to people buying in Auburn?*

Owners and Renters:

Sarah Curran gave a presentation on Owner and Renter Affordability in Auburn. Rents and home values are lower in the Lewiston and Auburn area than in neighboring communities. Lower costs should equal more affordable housing but incomes are also low. Not only are the mortgage costs high but there is the additional burden of high taxes. There is a high poverty rate in the Auburn target areas which makes it difficult to rent or own a home.

Sarah also gave an overview of the 2013 Fair Housing Report;

- Recommendation of educational workshops for renters and landlords.
- Helping to increase the stability of family when poverty levels are increasing.
- Help the language and cultural barriers between landlords and New Americans.
- Try to fix disability related housing complaints.

Questions/Comments:

1. *There is a need to bring home finances to the Muslims population.*
Response: The City is working with Community Concepts to offer a local program.
2. *How is the poverty level determined?*
Response: It is in the range of 50% of area median income.

Other Presenters:

Steve Johndro from Green and Health Homes Initiative (GHHI); is a collaboration of local and state agencies that is dedicated to breaking the link between unhealthy housing and unhealthy families. Lead poison rates in Auburn/Lewiston are 3 times the rate of other parts of the State which leads to higher number of asthma hospitalizations and higher number of missed school days and/or work days. GHHI is working on becoming a single intake system, comprehensive interviews and working one on one with families.

Melissa Dunn from Neighborhood Housing League talked about:

- Teaching and empowering tenants
- Code enforcement; need stronger documentation and support
- Referrals from General Assistance; can we not use absentee landlords
- Having a landlord registration for accountability purposes; need to know our landlords better

Rick Whiting spoke on the demand for affordable housing and applicant demographics:

- There are a fixed number of vouchers each year for housing
- There are more applicants than households available with a slow turnover rate
- Auburn Housing Authority made the choice to do inspections every year; government only required to do every two years.
- Demographics are changing
- More concentration of Section 8 in the target areas with a few outside of the areas.
- When renters have problems they call AHA and AHA sends someone out to inspect the property.

Committee Discussion:

1. How do we break out of the low-income cycle?
Reponse: Identify landlords that are good to tenants. And find better standards.
2. Code Enforcement needs to be better with no break downs between findings and enforcement.
3. Generational poverty is an issue; low income parents having low income children.
4. Lack of education
5. Landlords are disillusioned/what can we do to allow higher rents to allow for investor reinvestment.
6. Identify the right people to invest
7. Hold landlords to a standard
8. Establish standards to help improve values
9. Effective use of CDBG for those who are low income
10. Include Code Enforcement in discussions

Adjournment

Respectfully submitted,



Lori Lewis

Community Development Assistant

MEETING RECORD

Citizen Advisory Committee Meeting October 21, 2014

CAC in Attendance: Gure Ali, Peter Flanders, Kelli Aiken Flynn, Belinda Gerry, Joe Gray, Rob Kilgore, Adam Lee, Steve Letourneau, Tom Poulin, Doris Russell, Theresa Smith, Mitch Thomas and Rick Whiting

Consultants: Frank O'Hara

Staff: Reine Mynahan and Lori Lewis

Welcome:

Committee Chair Adam Lee welcomed everyone back to today's meeting.

Minutes:

Review the meeting minutes of October 14, 2014

Motion: by Mitch Thomas to approve the minutes of the meeting on October 14, 2014.

2nd by Doris Russell

Vote: 13-0-0 in favor, motion carried.

Introductions:

CAC member introduced themselves as there were new members present at that were not at last week's meeting.

Housing Conditions Data:

Frank O'Hara went over the "Facts about Housing Conditions in Auburn" slide presentation packet with the CAC members.

- Mostly rentals in the target areas built before 1939
- Target areas have a high vacancy rate not a healthy one
- More rental units verses homeowners
- Lower rents and home values in the target areas
- Lead paint hazards mostly concentrated in the center of city
- Substandard units concentrated in the Downtown area – lacks plumbing, kitchen, etc.

Frank talked about the compliance letter from Zack Lenhart. There are many dangerous buildings in Auburn and the letter lists six of the worst buildings. This is a chronic issue and there are not just these buildings.

Housing Programs:

Reine Mynahan gave an overview of all of the loan programs that Community Development offers. Some of the programs have to meet Housing Standards and all are approved by the Community Development Loan Committee.

Questions/Comments:

1. *For Commercial loans; how long does the job have to last?*
Response: We don't track beyond the initial reporting period.

2. *How many of the buildings/units are substandard?*

Response: Reine will investigate.

Discussion or Concerns:

1. People with limited income are excluded from rentals/is harmful to kids
2. Tenants being billed for other tenant's electrical usage; renters need stable housing costs
3. Tenants exposed to mold, lead, allergies when in poor quality housing
4. New building -- people care more when they live in a nicer building
5. Lead affects all kids
6. Crime, drugs, etc -- poor housing conditions lead to problems
7. Absence of "carrots and sticks", City needs more ability to enforce
 - a. System encourages bad landlords
 - b. Need to reduce absentee landlords
8. Tried property maintenance standard codes in past but was defeated by landlords
9. When Sex offenders listed in newspaper it pushes them into downtown area, keeps other tenants from moving in
10. Absentee landlords -- don't fix anything
11. What percentage of landlords are absentee? Do they live in Auburn? Reine will investigate
12. Code enforcement makes a difference, Portland has 3 officers who work with code enforcement
13. Good landlords want code enforcement and incentives
14. Change of use requirements prohibited/standards too high
 - a. Different hoops in Lewiston/ that's where businesses go
 - b. Commercial to residential & residential to commercial
 - c. Need flexibility based on age of building
 - d. New construction standards are unrealistic
 - e. Codes too weak for existing buildings -- overkill for investors who want to upgrade
15. Tax assessments unrealistically high
16. Tightening in capital/because of reputation of landlords, hurts ability to borrow
17. Tax acquired process
 - a. Banks won't allow capital investment, lack of clean titles
 - b. Makes the building sit longer
 - c. Capital investment up front could get property moving faster
18. CDBG -- low income attachment a problem
19. Need a system that is high on maintenance and low on regulation for conversion
20. Bring 1 & 2 bedroom units to downtown -- renovations
21. Need a loan guaranty program to reduce risks
22. Bank pool -- get banks together /would LAEGC consider residential/mixed use?
23. Talk to banks on how to bridge gap with bank and landlord/investors
24. Clean up exterior areas of properties -- make things "look nice"
25. Extend New Auburn improvements
26. Lighting -- improve & have it cost less in long term
27. Want to feel safe in neighborhoods
28. Union Street should be a focus

Summary of Comments

Title	Intro	Other Focuses
Property Maintenance Code Increase enforcement	Building code flexibility/make change in use easier	Address safety/lighting
Absentee landlords Responsibility and accountability	Bank loan pool or guarantee program	Healthy housing for all incomes
	CLBG resources	Exterior improvements
	TIF-like resources for small investors	Union Street neighborhood

Public Comments:

Jeff Keenan introduced himself and presented an idea for developing an Auburn Opportunity Park. This park would be located in the Great Falls area. He presented a map and handouts to the Committee to review as well as answered various questions.

Tizz Crowley had ideas for improvements to the target areas.

1. Data -- median contract rent data is unrepresentative -- it includes people with rental subsidies, so is lower than normal "market" rents
2. Isolation -- neighbors don't know neighbors -- a major problem in neighborhoods
3. Absentee landlords also a problem
4. Consider passing an ordinance similar to Portland's to make landlords responsible for the bad behavior of tenants
5. Bring the property maintenance code proposal back, but with two modifications
 - a. Only apply to absentee landlords (is this legal?)
 - b. Only apply to non-owner occupied larger than x units
6. Provide a "TIF-like" benefit to small investors
 - a. When they make a property upgrade, hold the property harmless for property tax increases for 3-5 years

Adjournment

Respectfully submitted,



Lori Lewis
Community Development Assistant

MEETING RECORD

Citizen's Advisory Committee Meeting

October 14, 2014

Citizens Advisory Committee in Attendance: Gurc Aji, Adam Dow, Peter Flanders, Kelli Aiken, Belinda Gerry, Joe Gray, David Jacobs-Pratt, Rob Kilgore, Adam Lee, Dean Lachance, Tom Poulin, Larry Pelletier, Doris Russell, Theresa Smith, Mitch Thomas, Judy Webber, Rick Whiting.

Consultants: Frank O'Hara and Sarah Curran

Community Development Staff: Reine Mynahan

Welcome:

Mayor Jonathan Labonte and Committee Chair Adam Lee welcomed the new CAC members to the first meeting. Mayor Labonte's words to the group stemmed from his experience in the New Auburn neighborhood where he is now seeing second generation of poverty in his neighborhood and disinvestment in properties. He is encouraging the committee to look at the challenges and seeking ways to rebuild the neighborhoods into strong ones, connecting with neighbors, and finding ways to engage volunteers and investors to create a positive change.

Introductions:

CAC members introduced themselves, shared with the committee why they became part of this group and what each has to offer.

Consolidated Plan Overview:

Reine Mynahan explained the purpose of the Consolidated Plan, the role of the advisory committee, what the contents of a Consolidated Plan would include, and described the consultations that would occur in the coming weeks. Reine gave an overview of information that is in the binders, providing a bit of history of the Community Development Program.

Process of Neighborhood Change:

Frank O'Hara's presentation focus on the stages of neighborhood change, the loss of in-town population in the last decade, particularly homeowners, and the challenges that low demand for housing brings—low home values, higher vacancy rates, and more social issues. To recapture a neighborhood, we need to build on strengths by starting in areas that can be turned around fastest, and targeting public investments to make the area attractive. Frank explained that there will be 2 parts to an overall strategy,

a Community Development section that has activities that fit the program eligibility requirements, and a municipal section that the City can pursue outside the Community Development Program.

Neighborhood Outreach:

The City will solicit citizen participation at in this process by holding neighborhood meetings in each of the three target areas. Committee members were encouraged to approach one or two of their fellow citizens to attend the meetings.

Bates College Student Survey:

Three members of the Bates College survey team explained their role in undertaking a neighborhood survey. Nine students who are Environmental Studies majors are working on this project as part of their capstone senior project. Three students have responsibility for each of the target areas, Downtown, New Auburn and Union Street. The field work is currently under way through the month of October, in November the students will analyze the surveys, and provide results to the CAC at the December 2nd meeting. CAC recommended to the students that they attempt to increase the number of people they are surveying, and to reach an equal number of homeowners. Reine mentioned she would bring a sign-up sheet to the neighborhood meetings to see if there was interest expressed in participating in the interview process.

Respectfully Submitted,



Reine Mynahan, Community Development Director

Grantee Unique Appendices



**City of Auburn
Community Development Block Grant
Federal Fiscal Year 2015**

Planning and Administration	
General Administration	\$100,000
Project Delivery Costs/Housing	\$80,000
Goods and Services	\$28,200
Support Fair Housing	\$2,000
Sub Total	<u>\$210,200</u>
Promote Jobs and Development	
Small Business/Commercial Loan Program	\$90,000
Sub Total	<u>\$90,000</u>
Prevent Deterioration of Housing Stock	
Rehabilitation Loan Program	\$247,866
Lead Testing/Clearance/Training	\$5,000
Community Concepts Weatherization	\$24,900
Code Enforcement	\$81,000
Sub Total	<u>\$358,566</u>
Improve Parks and Establish Community Gardens	
New Auburn River Trail	\$35,000
Union Street Lighting/Play Structure	\$46,000
Community Garden	\$20,000
Sub Total	<u>\$101,000</u>
Make Neighborhood Streets Safer and More Walkable	
Shoe-Maker Alley Improvements	\$15,500
Sidewalk Project	\$189,636
Sub Total	<u>\$205,136</u>
Support People in their Efforts to Transition Out of Poverty	
Androscoggin Head Start/Family Advocacy	\$8,500
Auburn Recreation Department & Scholarsh	\$0
Literacy Volunteers of Androscoggin County	\$8,635
Auburn Police Department/Work with ME	\$33,750
Community Concepts/Bridges out of Poverty	\$9,115
Prevent Homelessness	
Safe Voices / Social Services	\$11,000
Tedford Housing & Support Services for Hor	\$7,000
Sub Total	<u>\$78,000</u>
Total Budget	<u>\$1,042,902</u>

City of Auburn
HOME Investment Partnerships Program
Fiscal Year 2015

PROGRAM ADMINISTRATION

General Administration	\$	26,000
Project Delivery Costs	\$	25,000
Goods and Services	\$	2,500
Sub Total	\$	53,500

Prevent Deterioration of Housing

Homeowner Rehabilitation	\$	80,000
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Increase Owner Occupancy

Homebuyer Assistance	\$	75,000
Special Project/Homebuyer	\$	132,881

Prevent Homelessness

Security Deposits	\$	18,750
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Support Construction of New Affordable Housing		
Rental Set-Aside	\$	150,000
Sub Total	\$	456,631

TOTAL BUDGET \$ 510,131

City of Lewiston
HOME Investment Partnerships Program
Fiscal Year 2015

PROGRAM ADMINISTRATION	
General Administration	\$19,750
Sub Total	\$19,750
Create more stable and diverse Mixed-Income Neighborhoods	
Homebuyer Assistance	\$90,000
Special Project/Homebuyer	\$284,223
Improve Safety and Energyefficiency of Housing Stock	
Homeowner Rehabilitation	\$210,000
Rental Set-Aside	\$0
Prevent Homelessness	
Security Deposits	\$12,500
Sub Total	\$596,723
 TOTAL BUDGET	 \$616,473

Grantee SF-424's and Certification(s)

APPENDIX

SF-424

COMMUNITY DEVELOPMENT BLOCK GRANT

HOME INVESTMENT PARTNERSHIPS PROGRAM

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/> City of Auburn	5b. Federal Award Identifier: <input type="text"/> ME-DC-230251	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/> City of Auburn		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 01-600001E	* c. Organizational DUNS: <input type="text"/> 0866262700000	
d. Address:		
* Street: <input type="text"/> 60 Court Street		
* City: <input type="text"/> Auburn		
* State: <input type="text"/> ME; Maine		
* Country: <input type="text"/> USA; UNITED STATES		
* Zip / Postal Code: <input type="text"/> 04210-6907		
e. Organizations/ Unit:		
Department Name: <input type="text"/> Community Development Department	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text"/> Eoin	
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/> Mynahan		
Suffix: <input type="text"/>		
Title: <input type="text"/> Community Development Director		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/> 207333-6601 x 2330	Fax Number: <input type="text"/> 207-606-6625	
* Email: <input type="text"/> emynahan@auburnmaine.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:	
D.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:	
MIS-DC230201	
* Title:	
Home Investment Partnerships Program	
* 13. Competition Identification Number:	
Title:	
* 14. Areas Affected by Project (Cities, Counties, States, etc.):	
	<input type="checkbox"/> Add Attachment <input type="checkbox"/> Cross Attachment <input type="checkbox"/> Supplemental
* 15. Descriptive Title of Applicant's Project:	
Homebuyer and Homeowner Rehab Programs, Security Deposit Program and development of rental housing	
Attach supporting documents as specified in agency instructions.	
	<input type="checkbox"/> Add Attachment <input type="checkbox"/> Cross Attachment <input type="checkbox"/> Supplemental

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: * b. Program/project:

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

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="332,327.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="716,146.00"/>
* f. Program Income	<input type="text" value="76,000.00"/>
* g. TOTAL	<input type="text" value="1,124,473.00"/>

*** 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


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 28, 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: * First Name:
 Middle Name:
 * Last Name:
 Suffix:
 * Title:
 * Telephone Number: Fax Number:
 * Email:
 * Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: City of Auburn	5b. Federal Award Identifier: E-15-R0-22-0001	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
6. APPLICANT INFORMATION:		
* a. Legal Name: City of Auburn		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 07-6000013	* c. Organizational DUNS: 035886173000	
d. Address:		
* Street1: 50 Court Street	_____	
Street2: _____	_____	
* City: Auburn	_____	
County/Parish: _____	_____	
* State: _____	MR. Maine	
Province: _____	_____	
* Country: _____	USA; UNITED STATES	
* Zip / Postal Code: 04210-6907	_____	
e. Organizational Unit:		
Department Name: Community Development Department	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: _____	* First Name: Reina	_____
Middle Name: _____	_____	
* Last Name: Mynahan	_____	
Suffix: _____	_____	
Title: Community Development Director		
Organizational Affiliation: _____		
* Telephone Number: 207-233-6601 x 1150	* Fax Number: 207-585-6626	
* Email: mynahan@auburnmaine.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
<input type="checkbox"/> (C) City or Township Government		
Type of Applicant 2: Select Applicant Type:		
<input type="text"/>		
Type of Applicant 3: Select Applicant Type:		
<input type="text"/>		
* Other (specify):		
<input type="text"/>		
* 10. Name of Federal Agency:		
<input type="text" value="U.S. Department of Housing and Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number:		
<input type="text" value="24-570"/>		
CFDA Title:		
<input type="text" value="Community Development Block Grant"/>		
* 12. Funding Opportunity Number:		
<input type="text" value="B-19-MC-23-0001"/>		
* Title:		
<input type="text" value="Community Development Block Grant"/>		
13. Competition Identification Number:		
<input type="text"/>		
Title:		
<input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
<input type="text"/>	<input type="text" value="Add Attachment"/>	<input type="text"/>
* 15. Descriptive Title of Applicant's Project:		
<input type="text" value="Economic development programs, rehabilitation programs, public improvements, code enforcement, and public services"/>		
Attach supporting documents as specified in agency instructions.		
<input type="text" value="Add Attachments"/>	<input type="text"/>	<input type="text"/>

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="sewood"/>	* b. Program/Project: <input type="text"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="text" value="Add Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2015"/>	* b. End Date: <input type="text" value="06/30/2016"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="521,295.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="266,457.00"/>
* f. Program Income	<input type="text" value="254,750.00"/>
* g. TOTAL	<input type="text" value="1,242,502.00"/>
19. Is Application Subject to Review by State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
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 28, Section 1001)	
<input checked="" type="checkbox"/> ** 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: <input type="text"/>	* First Name: <input type="text" value="Howard"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Kroll"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Acting City Manager"/>	
* Telephone Number: <input type="text" value="207-333-6501 x 1221"/>	Fax Number: <input type="text" value="207-333-6421"/>
* Email: <input type="text" value="hkroll@sewindsor.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/08/2015"/>

**APPENDIX
CERTIFICATIONS**

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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-L.L.L. "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.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

 5-8-2015
Signature/Authorized Official Date

Acting City Manager

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014 , 2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

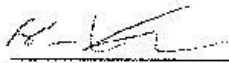
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

5-8-2015

Date

Acting City Manager
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(e):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

5-8-2015

Date

Acting City Manager

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

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, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

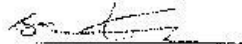
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

5-8-2015
Date

Acting City Manager

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014 , 2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

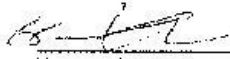
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

	5-8-2015
_____ Signature/Authorized Official	_____ Date

Acting City Manager
Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official _____
Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



5-8-2015

Signature/Authorized Official

Date

Acting City Manager

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name City of Auburn, Code Enforcement Vacant Buildings
	List the name of the organization or individual who originated the data set. Zachery Lehert
	Provide a brief summary of the data set. List of vacant buildings developed by Code Enforcement.
	What was the purpose for developing this data set? To monitor vacant buildings
	Provide the year (and optionally month, or month and day) for when the data was collected. 2014
	Briefly describe the methodology for the data collection. Drive-by
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.