

"Pushing Waters" | Richard Plourde Photography

*City of Auburn
Business & Community
Development Department*

COMMUNITY DEVELOPMENT CONSOLIDATED PLAN + ACTION PLAN

PY2026-2030

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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Auburn’s 2026–2030 Consolidated Plan establishes a data-driven, policy-focused framework for addressing housing affordability, community development needs, and increasing pressures related to homelessness and household instability. Auburn enters this plan period amid significant demographic and economic shifts including housing costs rising faster than incomes, rental vacancy near zero, and demand for social and emergency services which have expanded beyond pre-COVID levels.

At the same time, Auburn has made major institutional investments that position the City to respond more effectively during the next five years. These include the creation of the Auburn Resource Center (ARC), a centralized hub for stabilization services funded in part by a Section 108 loan, ongoing revitalization of the PAL Center youth programming facility in a high-poverty neighborhood, expanded partnerships with the Continuum of Care (CoC), and strengthened internal capacity within the Auburn Business & Community Development Department (ABCD).

This Consolidated Plan identifies Auburn’s housing and community development priorities for the next five years and outlines strategies to use CDBG and HOME funds to advance those priorities while leveraging local, state, federal, and partnership resources.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on the Needs Assessment, Market Analysis, community input, and PY20–PY24 performance, Auburn’s objectives for the 2025–2029 period focus on:

Housing Stability & Affordability

- Expand access to tenant-based rental assistance, prioritizing extremely low-income households facing cost burden, imminent risk of homelessness, or displacement.
- Support the development and preservation of affordable rental housing, particularly units serving households below 60% AMI.
- Providing housing services tied to a self-sufficiency program including case management and life-skills focused education.

Homelessness Response

- Strengthen partnerships with the CoC, ARC partners, and service providers to reduce unsheltered homelessness and improve access to stabilization and permanent housing.
- Invest in facilities and services that shorten the duration of homelessness and prevent household returns to homelessness.

Non-Housing Community Development

- Continue targeted public infrastructure and facility improvements in LMI neighborhoods, with emphasis on pedestrian safety, parks, youth facilities, and neighborhood revitalization.
- Support public services addressing food insecurity, youth development, senior needs, domestic violence, legal/tenant assistance, and other high-demand services.

Economic Opportunity

- Align economic development efforts with Auburn’s Comprehensive Plan update to support workforce development and equitable access to employment.

3. Evaluation of past performance

Several major themes emerged from PY20–PY24 performance:

Major Strengths

- Public infrastructure investments exceeded 357% of Consolidated Plan goals.
- Public services exceeded 500% of projected outcomes, reflecting increased demand and strategic reallocation of resources.
- Economic development activities performed strongly relative to CDBG-eligible portions of Auburn’s broader economic development system.

Persistent Challenges

- HOME-eligible housing production and rehabilitation fell short of strategic targets due to construction cost escalation, contractor shortages, and limited developer uptake of HOME funds under BABA requirements.
- TBRA performance was constrained by market rent inflation and a low vacancy environment, limiting the ability of assisted households to lease units under HUD rent caps.
- Growing homelessness and housing instability placed pressure on sheltering, diversion, and stabilization systems.

Major Systems Improvements

- Establishment of the ARC, supported by a Section 108 loan, significantly expanded Auburn’s capacity to respond to homelessness and housing instability.
- Coordination with the CoC strengthened through HOME-ARP implementation, improved HMIS alignment, and expanded provider engagement.
- Public health and General Assistance & TBRA integration improved service navigation and reduced repeat crisis episodes.

4. Summary of citizen participation process and consultation process

Auburn conducted extensive public engagement, including:

- Comprehensive Plan community visioning surveys (541 adult respondents)
- Middle and high school surveys (423 student respondents)
- Public hearings for Action Plans and CAPERs
- Consultations with service providers (e.g., Preble Street, Trinity Jubilee Center, New Beginnings, Spurwink, Drop-in Center etc.)
- Engagement with Auburn Housing Authority and the MaineHousing policy network
- Coordination with the Maine Continuum of Care
- Targeted stakeholder discussions with mental health, substance use, domestic violence, and senior services providers
- Tenant advocates and landlord groups consulted on rental market trends
- ARC partner network (YMCA Food Pantry, Better Life Partners, Recovery Connections of Maine etc.) engagement

Survey results revealed strong community priorities around housing affordability, walkability, access to parks and recreation, and improved access to social services.

Youth input highlighted the need for entertainment, safe public spaces, and infrastructure improvements. Adults emphasized cost of living, road conditions, affordable housing choices, and service accessibility.

This input directly shaped Auburn’s priority needs and geographic targeting.

The table below summarizes outreach totals and engagement event totals from March through August 18, 2025.

Table 1.1: Total Outreach and Engagement Inputs March 2025 – August 2025.

Event	Total Engagements or Participants
Outreach	
Mailings	~11,000
Focus Group Invites	~1,500
Open House Invites	~1,500
Social Pinpoint Website Visitors	1,087
Engagements and Inputs	
Social Pinpoint Email Sign Ups	46
Social Pinpoint Ideas Wall and Forum Posts	85
Social Pinpoint Map Posts	105
Social Pinpoint Budgeting Tools	16
Social Pinpoint Form Responses	50
Community Survey Responses	541
Middle School Survey Responses	285
High School Survey Responses	143
Focus Group Attendees	77
Natural Environment Open House Attendees	30
People and City Services Open House Attendees	15
Built Environment Open House Attendees	9
Photo Contest	3
Drop-In Center Listening Session	11
Farmers Market Interactions	22
National Night Out Interactions	125
Youth Forum Interactions	15
PAL Center Backpack Drive Interactions	185
Total Invites and Mailings:	15,087
Total Engagements or Inputs:	1,763

Source: BerryDunn and City of Auburn outreach tracking

Comprehensive Plan Participation Data

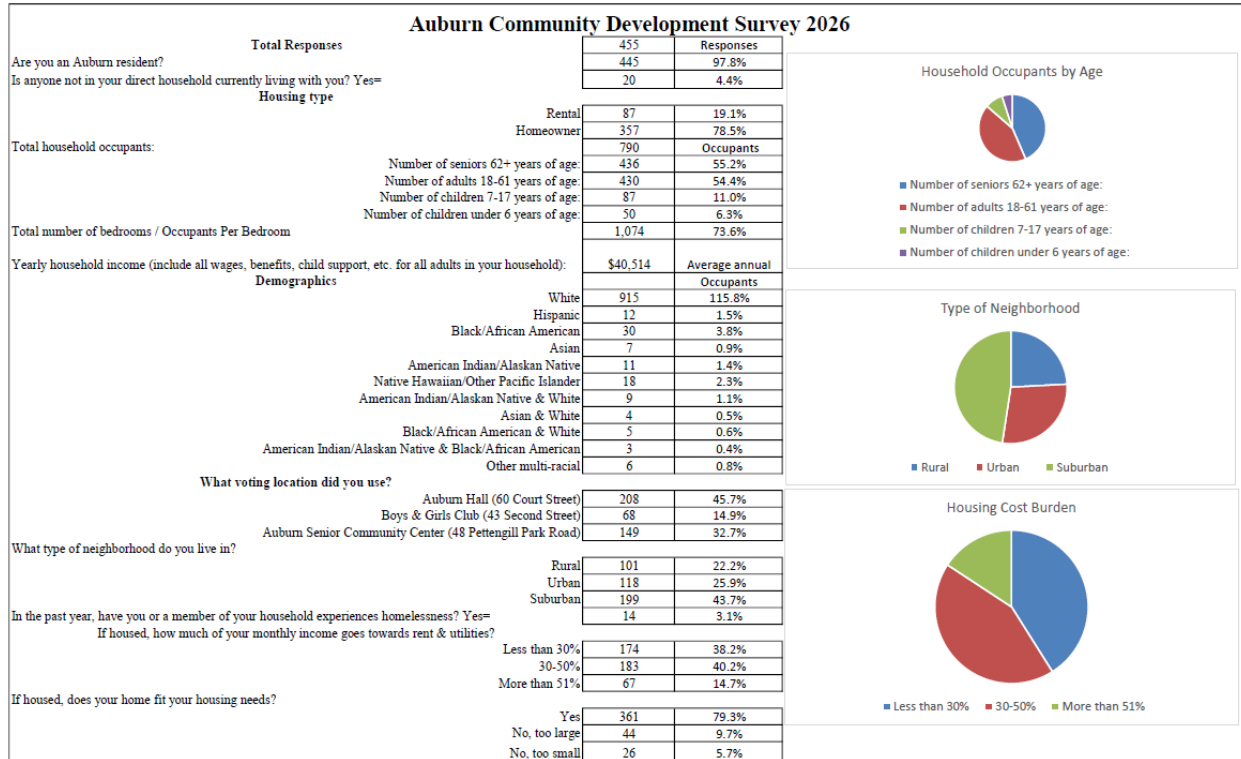
5. Summary of public comments

Public comments received through hearings and surveys consistently identified:

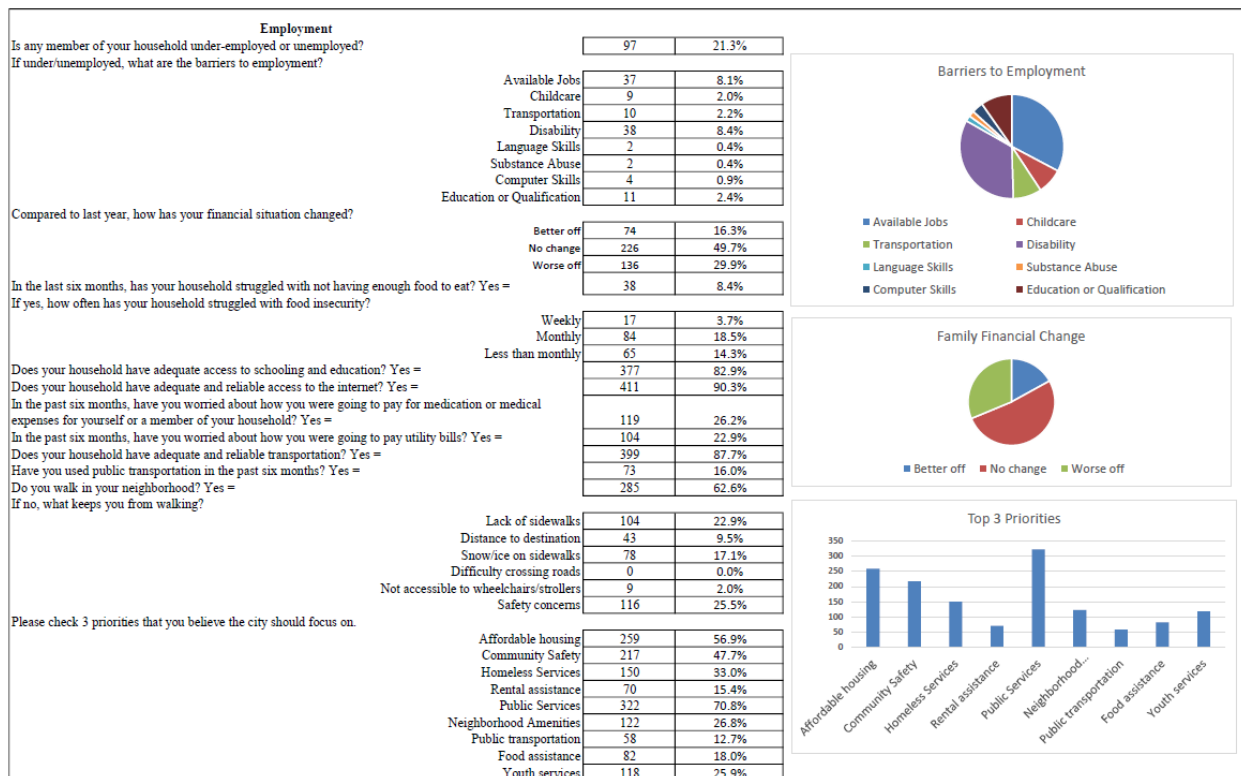
- Rising housing costs and limited rental availability
- Increased homelessness and visible need for supportive services
- Need for tenant assistance, including legal support and housing navigation
- Desire for stronger neighborhood-level improvements

- Demand for youth and recreation spaces
- Concern about property conditions and aging housing stock

All comments were reviewed and considered during goal-setting.



Community Development Survey p.1



Community Development Survey p.2

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

All comments received were accepted and incorporated into the planning process. Some specific project requests that fell outside CDBG/HOME eligibility were documented but not funded; reasons included ineligible activities, lack of compatibility with HUD objectives, or duplication with other funding sources.

7. Summary

Auburn’s 2025–2029 Consolidated Plan aims to:

- Stabilize households through expanded rental assistance and stability services coordination
- Increase affordable housing opportunities
- Address homelessness through a multi-partner, system-level approach
- Improve LMI neighborhoods with targeted community development investments

These strategies align local priorities, HUD objectives, and regional planning efforts to support an equitable, resilient future for Auburn’s residents.

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 Business & Community Development
HOPWA Administrator		
HOME Administrator	AUBURN	City of Auburn Business & Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Auburn Business & Community Development Department (ABCD) serves as the lead agency responsible entity tasked with preparing the Consolidated Plan and administering HOME funds for the Auburn-Lewiston Consortium. Both Auburn & Lewiston are independently responsible for administering program activities and compliance for the HOME projects as well as the respective CDBG programs.

Consolidated Plan Public Contact Information

Zakk Maher, Deputy Director of Business & Community Development
 City of Auburn
 60 Court Street
 Auburn, ME 04210

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Auburn engaged in extensive consultation with public agencies, housing providers, health and mental health agencies, nonprofit organizations, educational institutions, culturally specific organizations, and regional partners. Coordination strengthened significantly through the development of the ARC and HOME-ARP projects, which created new partnerships across homelessness, health, employment, and stabilization systems.

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)).

The City of Auburn has strengthened coordination among public housing providers, assisted housing programs, and a broad range of health, mental health, and social service agencies through a multi-layered partnership model anchored by the Business & Community Development Department (B&CD). Auburn Housing Authority (AHA) and the City meet routinely to align priorities related to voucher utilization, inspections, accessibility needs, and supportive service gaps. These discussions inform both agencies’ planning processes and ensure that housing interventions are paired with appropriate service supports.

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 City of Auburn coordinates closely with the Maine Continuum of Care (CoC) to align local strategies with regional homelessness response efforts. Auburn participates in CoC planning activities, provider meetings, and data-sharing processes to ensure that local needs—particularly among chronically homeless individuals, families with children, veterans, and unaccompanied youth—are reflected in system-wide prioritization and resource allocation.

Through the Auburn Resource Center (ARC) and HOME-ARP–funded stabilization programs, the City collaborates with CoC outreach teams, emergency shelters, and rapid rehousing providers to identify and engage individuals experiencing homelessness or at imminent risk. ARC functions as a centralized access point where households can receive diversion support, documentation assistance, housing navigation, referrals to behavioral-health providers, and connection to CoC rapid rehousing and supportive housing programs.

Auburn partners with youth-serving agencies, including New Beginnings and McKinney-Vento liaisons in the school district, to identify unaccompanied youth and families with children and connect them to shelter, case management, and educational stability supports. For chronically homeless individuals, the City works with Preble Street, the Immigrant Resource Center of Maine, Spurwink, and other CoC-aligned partners to coordinate stabilization, employment supports, and pathways into permanent housing. Veterans are referred to statewide VA outreach resources and the Maine Homeless Veterans Action Committee, which integrates services across the CoC.

For households at risk of homelessness, the City leverages General Assistance, TBRA, mediation, arrears assistance, and ARC case management to prevent shelter entry whenever possible. This coordinated approach strengthens the local housing crisis response system and ensures Auburn's efforts are fully aligned with CoC goals and performance standards.

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

The City of Auburn consults regularly with the Maine Continuum of Care (CoC) to ensure alignment of local priorities with regional policies governing the allocation of Emergency Solutions Grant (ESG) funds, the development of performance standards, and the evaluation of homeless system outcomes. Although Auburn does not directly administer ESG funds, the City actively participates in discussions that inform CoC decision-making, particularly as those decisions affect households experiencing homelessness within Auburn.

Auburn works with the CoC to review performance standards for outreach, emergency shelter, rapid rehousing, and prevention activities, and provides input based on local needs observed through the Auburn Resource Center (ARC), HOME-ARP stabilization programs, and General Assistance (GA) casework. Data from Auburn's local homelessness response is shared to support CoC-wide evaluation processes, system performance measures, and continuous improvement efforts.

Coordination around HMIS is a key component of this partnership. The Auburn GA office functions as a Coordinated Entry (CE) access point, completing assessments, entering client data directly into HMIS, and updating housing crisis statuses for individuals and families presenting for assistance. This enhances CoC-wide data quality and improves prioritization for housing interventions.

In addition, the ARC hosts the Drop-in Center twice per week, where case managers and partner service providers, including outreach teams, youth services, and immigrant-serving agencies, can meet with clients and update HMIS records in real time. This practice strengthens coordination, reduces duplication, ensures accurate documentation of client needs and progress, and supports CoC efforts to evaluate program outcomes and maintain compliance with federal HMIS standards.

Through these activities, Auburn contributes meaningfully to CoC decision-making on ESG allocations, performance expectations, and HMIS administration, while ensuring that local households receive equitable access to regional housing resources and services.

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 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	AUBURN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with Auburn Housing Authority through meetings and information sharing focused on voucher utilization, public housing capital needs, accessibility improvements, and challenges related to leasing units in a tight rental market. AHA provided input on the needs of extremely low income households, barriers related to rent levels and unit availability, and service gaps for elderly and disabled residents. Anticipated outcomes of this consultation include improved coordination on landlord outreach, better alignment of stabilization services for voucher holders, increased communication on accessibility and reasonable accommodation needs, and continued collaboration on housing strategies that support both public housing residents and households using Housing Choice Vouchers.
2	Agency/Group/Organization	MAINE STATE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency or Organization was consulted through meetings, document review, and ongoing coordination related to housing stability and homelessness response. Consultation included review and discussion of findings from the Maine State Housing Authority housing study, as well as coordination related to MSHA role as the collaborative applicant for the Maine Continuum of Care. Input was gathered on regional housing supply constraints, affordability gaps, homelessness trends, and system performance. Anticipated outcomes of the consultation include stronger alignment between local and regional homelessness strategies, improved coordination around CoC priorities and performance standards, and continued collaboration to address housing instability and homelessness across the region.
3	Agency/Group/Organization	Androscoggin Council of Governments
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Androscoggin Valley Council of Governments was consulted through coordination related to regional public transportation planning and mobility needs. Discussions focused on access to transit for low income residents, seniors, people with disabilities, and households experiencing housing instability, as well as the relationship between transportation access, employment, and service utilization. Anticipated outcomes of the consultation include improved alignment between housing and transportation planning, enhanced access to services and employment opportunities for vulnerable populations, and continued coordination to support equitable mobility throughout the region.
4	Agency/Group/Organization	Androscoggin Emergency Management Agency
	Agency/Group/Organization Type	Agency - Emergency Management

	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Androscoggin County Emergency Management Agency was consulted through coordination related to emergency preparedness, disaster response, and hazard mitigation planning. Discussions focused on protecting vulnerable populations, including low income households, residents experiencing homelessness, seniors, and people with disabilities during extreme weather events and emergencies. Anticipated outcomes of the consultation include improved coordination during emergency response, alignment of housing and homelessness planning with local hazard mitigation efforts, and continued collaboration to ensure that emergency planning accounts for the needs of residents with housing instability.
5	Agency/Group/Organization	Auburn Fire Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Auburn Fire Rescue was consulted through coordination on emergency response, public safety, and integration of mental health and substance use co responder services. Consultation included discussion of the Project Support You co responder model, which pairs fire and emergency response staff with mental health and substance use professionals to respond to behavioral health related calls. Anticipated outcomes of the consultation include improved coordination between emergency services and stabilization providers, reduced reliance on emergency departments and law enforcement for behavioral health crises, and stronger connections between emergency response, housing stabilization, and ongoing support services for individuals experiencing housing instability.

6	Agency/Group/Organization	Auburn Police Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Auburn Police Department was consulted through coordination related to public safety, crisis response, and integration of behavioral health supports. Consultation included discussion of collaboration with Project Support You and other co responder and diversion focused approaches that connect individuals experiencing mental health or substance use crises to services rather than enforcement when appropriate. Anticipated outcomes of the consultation include improved coordination between law enforcement, behavioral health providers, and housing stabilization services, reduced repeat emergency calls involving individuals experiencing homelessness or housing instability, and strengthened pathways from crisis response to ongoing support and recovery services.
7	Agency/Group/Organization	COMMUNITY CONCEPTS FINANCE CORPORATION
	Agency/Group/Organization Type	Services - Housing Services-Education Services-Employment Service-Fair Housing Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Concepts Finance Corporation was consulted through coordination related to first time homebuyer programs, financial education, and down payment and closing cost assistance for low income households. Discussions focused on barriers to homeownership, credit readiness, and the need for financial counseling and affordable lending options. Anticipated outcomes of the consultation include improved referrals for income eligible households, better alignment between housing assistance and financial education programs, and continued collaboration to expand sustainable homeownership opportunities for low income residents.
8	Agency/Group/Organization	Community Concepts, Inc.
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Concepts Inc was consulted through coordination related to income supports, energy assistance, childcare access, and homelessness response services. Consultation included discussion of TANF administration, heating and utility assistance programs, childcare supports for low income families, and emergency and stabilization services for households experiencing or at risk of homelessness. Anticipated outcomes of the consultation include improved coordination of referrals between housing assistance and income support programs, stronger alignment of stabilization services for families, and continued collaboration to reduce barriers to housing stability for low income households.
9	Agency/Group/Organization	City of Lewiston - General Assistance
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Lewiston General Assistance office was consulted through coordination related to shared homelessness response, stabilization services, and cross jurisdictional service delivery. Discussions focused on coordination of General Assistance benefits, referrals for households moving between Auburn and Lewiston, alignment of diversion and housing stabilization practices, and information sharing related to shelter use and service demand. Anticipated outcomes of the consultation include improved continuity of assistance for households served in both communities, clearer referral pathways between GA offices and service providers, and continued collaboration to support a coordinated regional response to housing instability and homelessness.
10	Agency/Group/Organization	AUBURN RECREATION DEPARTMENT
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Auburn Recreation was consulted through coordination related to youth programming, access to recreational opportunities, and barriers faced by low income families. Consultation focused on identifying gaps in affordable programming, transportation challenges, and the need for scholarships and inclusive activities for youth from low income households. Anticipated outcomes of the consultation include improved access to recreational and enrichment opportunities for underserved youth, stronger coordination between housing and youth service providers, and continued collaboration to support healthy development and engagement for low income children and adolescents.
11	Agency/Group/Organization	LEWISTON-AUBURN TRANSIT COMMITTEE
	Agency/Group/Organization Type	Planning organization

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Lewiston Auburn Transit Committee was consulted through coordination related to regional transit planning and access to transportation for low income residents, seniors, people with disabilities, and households experiencing housing instability. Consultation focused on service coverage, route accessibility, affordability of fares, and the role of transit in connecting residents to employment, housing, health care, and social services. Anticipated outcomes of the consultation include improved alignment between housing and transportation planning, increased access to essential services for vulnerable populations, and continued coordination to support equitable mobility throughout the Lewiston Auburn region.
12	Agency/Group/Organization	Maine Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>In preparing this Consolidated Plan, the City consulted with the Maine Continuum of Care and its regional partners serving the Androscoggin service area. The Maine Continuum of Care plays a central role in coordinating homelessness response activities across the state, including oversight of coordinated entry, system performance monitoring, and administration of federal homeless assistance funding. The City participates in regional coordination efforts through the Androscoggin Coordinated Entry System (Hub 4), which includes service providers, housing agencies, healthcare organizations, and outreach teams. Through this structure, the City engages with Continuum of Care partners to review data, identify trends in homelessness, and assess gaps in shelter capacity, housing resources, and supportive services. Consultation with Continuum of Care partners included review of Point in Time count data, Homeless Management Information System reporting, and regional needs assessments. Input from these sources helped inform the City's understanding of increasing demand within the homelessness response system, including the number of individuals actively experiencing homelessness, the needs of unsheltered populations, and the availability of housing and supportive services. The City also coordinates closely with providers participating in the Continuum of Care through operations at the Auburn Resource Center, where service providers conduct outreach, complete coordinated entry assessments, and connect individuals to housing and supportive services. This ongoing collaboration ensures that local planning efforts are aligned with regional homelessness response strategies and that available resources are used effectively to reduce the duration and recurrence of homelessness. Through continued participation in the Maine Continuum of Care and coordination with regional partners, the City ensures that the priorities and</p>
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		strategies outlined in this Consolidated Plan reflect current system conditions and support a coordinated approach to addressing homelessness.
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Identify any Agency Types not consulted and provide rationale for not consulting

The City of Auburn made extensive efforts to consult with a wide range of agencies, including public housing providers, homeless service organizations, youth agencies, immigrant serving organizations, mental health and behavioral health providers, domestic violence agencies, senior service organizations, and workforce development partners. As a result, no major agency type relevant to Auburn's housing, homelessness, or community development priorities was intentionally excluded.

Some agency categories identified in HUD guidance, such as regional HIV or AIDS service organizations, HOPWA project sponsors, and Continuums of Care outside Auburn's service region, were not consulted because:

- Auburn is not a HOPWA entitlement community and does not administer HOPWA programming.
- There are no HIV or AIDS housing providers operating within Auburn's jurisdiction whose services align with CDBG or HOME planning.
- Continuum of Care functions for Auburn are administered centrally through the Maine Continuum of Care, which was consulted extensively.
- Certain specialized service providers, such as rural fair housing centers, permanent supportive housing developers, or healthcare systems not operating in Auburn, do not serve the local area or participate in Auburn's housing or service systems.

For these reasons, consultation was directed toward agencies with a clear and active role in Auburn's housing, homelessness, health, or community development systems. No agency type was excluded due to unwillingness or barriers to participation. Some were not consulted because their missions, geographic scope, or federal program responsibilities do not intersect with Auburn's HUD funded activities.

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	Maine State Housing Authority	The City considered the Maine Continuum of Care's system level goals, performance standards, and regional strategies to reduce homelessness when preparing this Plan. The CoC's priorities related to coordinated entry, rapid rehousing, diversion, and improved data quality informed Auburn's approach to homelessness prevention, stabilization services, and resource coordination. Alignment with the CoC ensures that Auburn's local goals support broader regional efforts to reduce unsheltered homelessness, shorten the length of time people experience homelessness, and improve outcomes for families, youth, and individuals with high service needs.
10-Year Comprehensive Plan	City of Auburn	The preparation of this Consolidated Plan coincided with the City's ongoing development of its 10-year Comprehensive Plan. The two planning processes were intentionally coordinated so that housing, community development, and infrastructure priorities identified through the Consolidated Plan would align with the broader land use, economic development, and neighborhood planning goals being developed through the Comprehensive Plan process. Public engagement activities conducted for the Comprehensive Plan, including community surveys, stakeholder meetings, and public listening sessions, provided valuable input regarding housing affordability, neighborhood conditions, infrastructure needs, and access to community services. Information gathered through these engagement efforts helped inform the needs assessment and priority setting contained in this Consolidated Plan. By conducting the two planning processes concurrently, the City was able to ensure that federal housing and community development resources are aligned with long-term local planning objectives. This coordinated approach strengthens policy consistency across City plans and helps ensure that investments made through the Consolidated Plan support the broader vision and development priorities established through the Comprehensive Plan.

Table 3 – 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 City of Auburn works closely with public entities at the state, regional, and local levels to support effective implementation of the Consolidated Plan. Auburn coordinates with the Maine State Housing Authority and the Maine Continuum of Care on homelessness planning, performance standards, HMIS data quality, rapid rehousing efforts, and strategies to address statewide housing shortages. These relationships help ensure that local resources align with state level priorities and that Auburn residents have equitable access to regional housing and service programs.

Auburn collaborates regularly with the City of Lewiston on homelessness response, resource navigation, warming center operations, and shared service provider networks. This coordination also includes data sharing when appropriate, joint participation in provider and CoC meetings, and alignment of crisis response strategies, since households move between the two communities and rely on overlapping service systems.

The City maintains ongoing communication with adjacent municipalities on issues such as transportation planning, public health, economic development, and emergency management. Auburn partners with local school districts, General Assistance offices, and public health programs to support early identification of at risk households and to link families and youth to stabilization services. Auburn Housing Authority is an active partner in coordinating housing supports, voucher utilization strategies, accessibility needs, and service connections for public housing and voucher households.

Through these cooperative relationships, Auburn aligns its HUD funded activities with regional priorities, improves service integration, and strengthens the local housing and homelessness response system.

Narrative

Auburn's consultation efforts during development of the Consolidated Plan placed significant emphasis on agencies connected to the Auburn Resource Center (ARC), which now functions as the primary local hub for coordinated stabilization services. Through ARC, the City brings together partners who participate in regular case conferencing, information sharing, and cross agency referrals that improve the City's ability to identify needs early, reduce barriers to housing placement, and link residents to supportive services.

The ARC model reflects federal priorities outlined under recent Presidential directives that encourage communities to build coordinated, service rich access points for people experiencing or at risk of homelessness. Auburn's work aligns with these national objectives by expanding access to substance abuse testing and services, mental health supports, strengthening re entry pathways, improving resource navigation, and reducing reliance on emergency systems. ARC partners were actively consulted during the preparation of this plan, and their feedback shaped the City's goals related to homelessness prevention, rapid rehousing, tenant supports, and integration of health and housing systems.

The City also consulted with the Maine Continuum of Care to ensure that ARC activities are aligned with regional performance metrics and federal strategies to reduce unsheltered homelessness, increase exits

to permanent housing, and support populations with complex service needs. Coordination with the CoC helped guide Auburn's approach to stabilization services, warm handoffs between providers, and data practices that improve tracking of outcomes across agencies.

A key component of Auburn's consultation process included gathering input from ARC partners on opportunities to strengthen integration with General Assistance and public health teams. This includes Auburn GA's role in supporting Coordinated Entry assessments and HMIS data updates, along with the twice weekly Drop In center operation at ARC where providers can update case information in real time. These practices strengthen Auburn's alignment with federal guidance that encourages communities to streamline access, improve service navigation, and reduce administrative barriers for vulnerable households.

Overall, the consultation process confirmed strong local support for continued investment in ARC and demonstrated that its collaborative model is a foundational part of Auburn's strategy to meet federal expectations regarding coordinated, accountable, and outcome oriented responses to homelessness and housing instability.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City of Auburn conducted a comprehensive citizen participation process to inform development of the Consolidated Plan and Annual Action Plan. Engagement activities included public hearings, publication of draft plans for public comment, outreach through City communication channels, and targeted engagement with service providers and community based organizations. The City also incorporated extensive input gathered through community visioning surveys conducted as part of the City's ten year Comprehensive Plan update, including surveys of residents, youth, and families.

The public participation process for the Consolidated Plan intentionally overlapped with the Planning Office's Comprehensive Plan engagement efforts. Combining these processes allowed the City to reach a broader audience, expand the number of listening sessions, and gather more detailed feedback on housing, neighborhood conditions, transportation, youth needs, and access to services. This coordinated approach improved the quality of public input and strengthened alignment between long term land use planning and short term housing and community development strategies.

Additional input was collected through consultations with organizations serving low income households, people experiencing homelessness, seniors, youth, and individuals with disabilities. Feedback from the Auburn Resource Center and partner agencies provided insight into emerging needs related to housing instability, homelessness, behavioral health, employment barriers, and access to basic services.

Public input consistently identified housing affordability, rising rents, homelessness, access to services, youth programming, and neighborhood infrastructure improvements as priority concerns. These themes directly informed the City's goal setting by reinforcing the need to prioritize tenant based rental assistance, homelessness prevention and rapid rehousing, public services, and investments in facilities that support stabilization and youth development. Citizen participation also influenced geographic targeting decisions by highlighting neighborhoods with aging housing stock, limited infrastructure, and high service utilization.

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 Hearing	Non-targeted/broad community	Public Hearing prior to drafting CDBG & HOME Consortium Action Plan for Program Year 2026 held on February 17, 2026.	None	n/a	https://www.youtube.com/watch?v=8KEAQfIGwjU&list=PL8ustjJZ3Nvgf5BewLlePuiT_TICZy3i9&index=3

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	Community Survey	Non-targeted/broad community	The annual community survey was released in December 2025 and ran through March 1, 2026. It was advertised in the newspaper, on city social media and on an every-door direct mailer sent to every residential address within the city.	A summary of comments received are expanded upon under the executive summary section.	All input from the survey was incorporated within the plan development. Specifics which may not have been incorporated would be due to funding limits or qualifications under HUD guidelines.	

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	Public Hearing	Non-targeted/broad community	The City council held their final Public hearing prior to approval of the Consolidated plan on May 3rd.	TBD	TBD	

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	Community Survey	Non-targeted/broad community	The Consolidated plan was informed by the work of the Comprehensive Planning committee, made up of city staff and residents. This committee has held substantial community listening sessions and over 13 committee meetings.	The community outreach and reports developed by this committee and staff are incorporated within the plan.	n/a	https://www.youtube.com/playlist?list=PL8ustjJZ3NvgYU6cx8A-gE1WzouNRVP4Z

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Auburn's needs assessment identifies housing affordability and housing stability as the most pressing challenges facing residents over the next five year period. Rising rents, limited housing supply, and an aging housing stock have increased cost burden across income levels, with the greatest impacts on extremely low income households, seniors, people with disabilities, and families with children. These conditions have contributed to increased housing instability and a growing demand for homelessness prevention and stabilization services.

Data from HUD CHAS tables, local market studies, and recent community surveys indicate that cost burden is the most common housing problem in Auburn. A significant share of renter households pay more than 30 percent of income toward housing, and many extremely low income households experience severe cost burden. Limited availability of rental units affordable below 50 percent of area median income further constrains housing options for households relying on fixed incomes, entry level wages, or public assistance.

The needs assessment also highlights challenges related to the condition of Auburn's housing stock. A large portion of the City's rental housing was constructed prior to 1950 and requires rehabilitation to address health and safety issues, energy inefficiency, accessibility needs, and lead based paint hazards. These conditions disproportionately affect low income renters and families with young children and increase the risk of displacement.

Homelessness and the risk of homelessness remain critical concerns. Local service data and coordination with the Maine Continuum of Care indicate increased demand for shelter, rapid rehousing, and diversion services, particularly among single adults, families with children, youth, and individuals with behavioral health or substance use needs. The influx of asylum seeking households and the expiration of pandemic era assistance have further strained the local housing and service system.

Non-housing community development needs identified through public engagement and provider consultation include access to public services, youth programming, transportation, and neighborhood infrastructure improvements in low and moderate income areas. Residents and service providers emphasized the importance of coordinated service delivery, access to employment and training opportunities, and investments in public facilities that support stabilization and community well being.

This needs assessment provides the foundation for the City's strategic priorities and guides the allocation of CDBG and HOME resources toward activities that promote housing stability, reduce

homelessness, improve housing conditions, and strengthen community services for low income residents.

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

Summary of Housing Needs

The City of Auburn’s housing needs are most acute among extremely low income and very low income households, particularly renters. HUD CHAS data shows that households earning below 30 percent of area median income experience the highest rates of housing problems, with cost burden identified as the primary issue. Many of these households pay more than half of their income toward housing, leaving limited resources for food, health care, transportation, and other basic needs.

Rental housing needs are especially significant due to limited availability of units affordable below 50 percent of area median income. Rising rents and low vacancy rates have reduced the effectiveness of rental assistance programs and increased competition for smaller units. Single adults, seniors, and people with disabilities face heightened barriers to securing stable housing due to income constraints, limited unit supply, and landlord screening practices.

Families with children also experience housing instability, particularly those with incomes below 50 percent of area median income. Larger units that are affordable to low income families are scarce, increasing the risk of overcrowding, frequent moves, or entry into homelessness. Families experiencing domestic violence and families with school aged children are particularly vulnerable when affordable housing options are unavailable.

Homeownership needs are present but secondary to rental needs. Low income households seeking homeownership face barriers related to rising home prices, limited inventory, and lack of savings for down payment and closing costs. First time homebuyer assistance and financial counseling remain important tools for supporting sustainable homeownership among moderate income households.

Housing needs are compounded by the age and condition of Auburn’s housing stock. A significant portion of rental units were constructed prior to 1950 and require rehabilitation to address health and safety concerns, lead based paint hazards, accessibility needs, and energy inefficiency. Without continued investment in rehabilitation and preservation, these conditions may further reduce the supply of safe and affordable housing.

Overall, Auburn’s housing needs point to the importance of prioritizing tenant based rental assistance, homelessness prevention, and the preservation and creation of affordable rental housing for extremely low and very low income households.

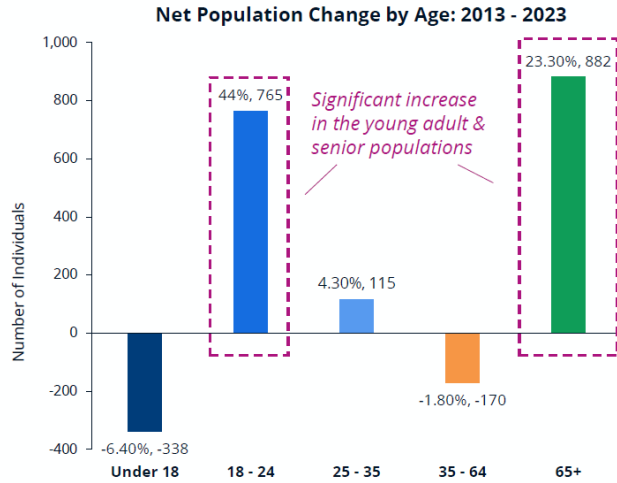
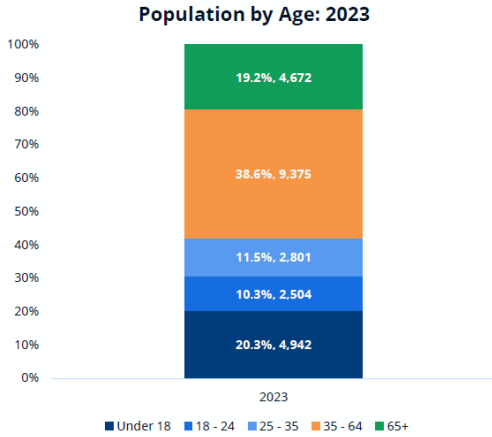
Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	0	59,425	
Households	0	26,025	
Median Income	\$26,025.00	\$0.00	-100%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

CHANGES IN AGE DEMOGRAPHICS

An increase in the young adult (44%) and senior (23%) populations in Auburn over the past decade suggests a need for more diverse housing options.



Housing Need in Auburn | HRA Advisors

Demographic Changes - HRA

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,665	3,975	4,820	2,815	9,755
Small Family Households	970	1,015	1,655	1,070	4,920
Large Family Households	84	140	145	105	655
Household contains at least one person 62-74 years of age	1,105	875	1,040	685	2,535
Household contains at least one person age 75 or older	895	925	715	270	500
Households with one or more children 6 years old or younger	570	539	589	465	633

Table 6 - Total Households Table

Data Source: 2016-2020 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	415	260	0	14	689	15	0	0	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	45	4	0	129	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	29	75	15	129	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,965	290	19	10	2,284	440	585	125	20	1,170

	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
Housing cost burden greater than 30% of income (and none of the above problems)	575	1,265	495	4	2,339	100	310	645	270	1,325
Zero/negative Income (and none of the above problems)	100	0	0	0	100	90	0	0	0	90

Table 7 – Housing Problems Table

Data 2016-2020 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	2,475	620	110	34	3,239	455	585	125	20	1,185
Having none of four housing problems	1,475	1,980	2,805	875	7,135	260	785	1,790	1,880	4,715
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

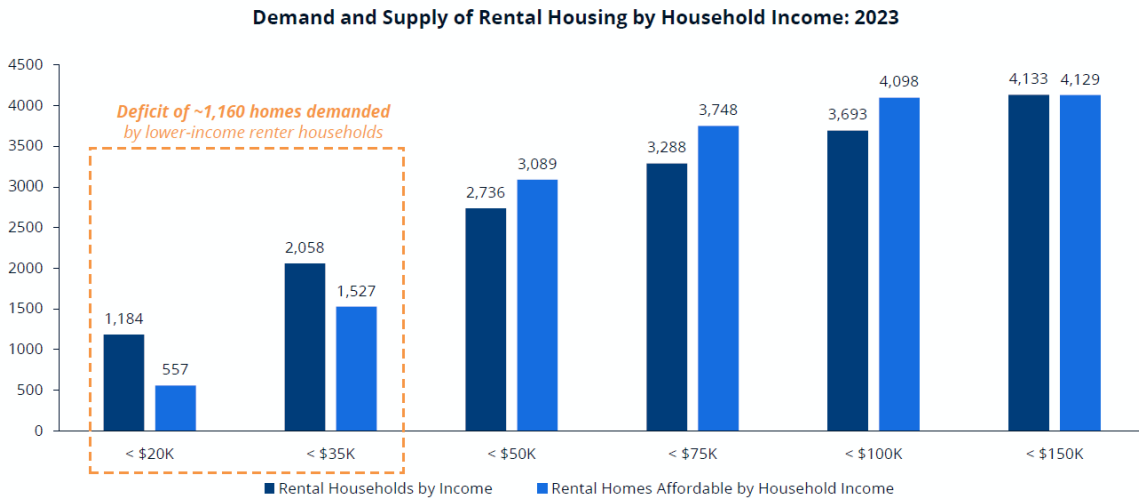
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	560	480	200	1,240	145	255	280	680
Large Related	64	95	0	159	0	30	20	50
Elderly	938	443	165	1,546	319	455	295	1,069
Other	1,210	685	149	2,044	85	160	170	415
Total need by income	2,772	1,703	514	4,989	549	900	765	2,214

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

RENTAL HOUSING

Auburn lacks enough rental housing for the lowest-income renter households.



Housing Need in Auburn | HR&A Advisors

Cost Burden - HRA

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	0	0	90	90	145	130	0	275
Large Related	0	0	20	20	0	15	0	15

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	629	74	15	718	220	295	65	580
Other	0	1,035	135	1,170	85	0	0	85
Total need by income	629	1,109	260	1,998	450	440	65	955

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

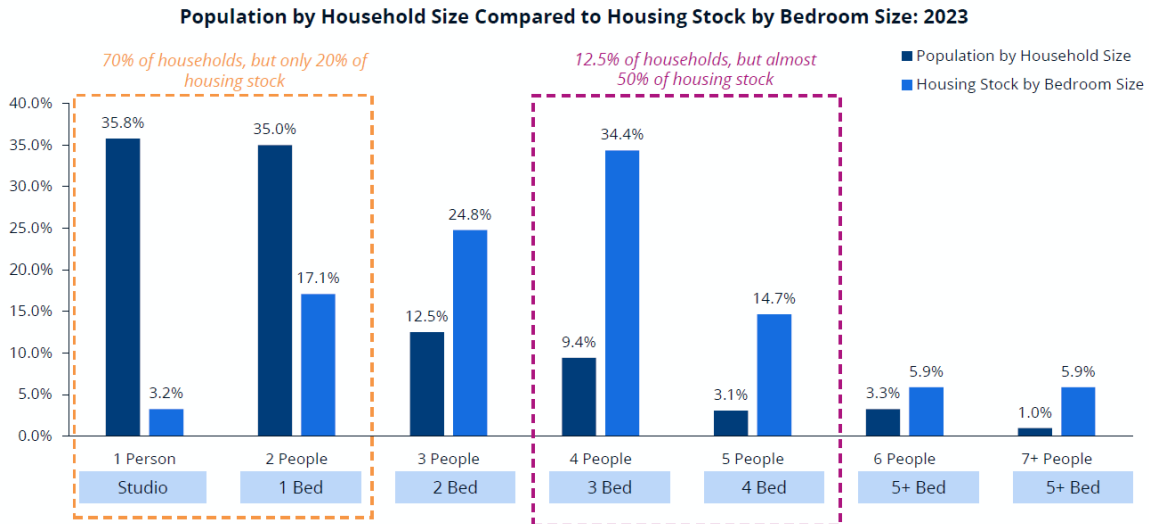
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	60	49	79	15	203	0	0	0	0	0
Multiple, unrelated family households	0	4	0	0	4	0	0	0	0	0
Other, non-family households	30	29	0	0	59	0	0	0	0	0
Total need by income	90	82	79	15	266	0	0	0	0	0

Table 11 – Crowding Information - 1/2

Data 2016-2020 CHAS
Source:

MISMATCH OF HOUSEHOLD SIZE AND BEDROOM SIZE

Over 70% of households are 1-2 persons, yet only 20% of the housing stock is studios or 1-bedrooms.



Housing Mismatch - HRA

	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 12 – Crowding Information – 2/2

Data Source
Comments:

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

Single person households represent a significant share of households in Auburn experiencing housing need. HUD CHAS data indicates that single adult renters, particularly those earning below 50 percent of area median income, experience some of the highest rates of cost burden and severe cost burden in the community. Many extremely low income single person households pay more than 50 percent of income toward housing, placing them at heightened risk of housing instability and homelessness.

The majority of single person households in need are renters, including seniors on fixed incomes, adults with disabilities, individuals experiencing mental health or substance use challenges, and working adults earning low wages. Service provider consultations and local survey data indicate that single adults face particular difficulty securing housing due to limited availability of small, affordable units, rising rents, and competition for one bedroom and studio apartments.

Single person households experiencing housing instability are overrepresented among individuals accessing General Assistance, emergency shelters, and stabilization services at the Auburn Resource Center. Many of these individuals require not only affordable housing but also access to supportive services, employment assistance, and behavioral health supports to maintain housing stability.

The housing needs of single person households highlight the importance of expanding tenant based rental assistance, increasing access to housing navigation and stabilization services, and supporting the development and preservation of smaller, affordable rental units. Without targeted interventions, single adults will continue to face significant barriers to achieving stable and affordable housing in Auburn.

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.

Families that include a member with a disability or that are fleeing or recovering from domestic violence, dating violence, sexual assault, or stalking represent a significant portion of households in need of housing assistance in Auburn. HUD CHAS data indicates that households with disabilities are disproportionately represented among extremely low income renters experiencing housing problems, particularly severe cost burden. Many of these families rely on fixed incomes, public benefits, or part time employment, which limits their ability to compete in a high cost rental market.

Local service provider consultations and coordination with domestic violence advocates indicate that families fleeing violence frequently face urgent housing needs and limited options for safe, affordable units. Survivors often require rapid relocation, confidentiality protections, flexible rental assistance, and access to supportive services in order to stabilize. Families with children are particularly vulnerable, as the lack of affordable larger units increases the risk of overcrowding, prolonged shelter stays, or repeated displacement.

While exact household counts fluctuate annually, local data from domestic violence providers, General Assistance, and homelessness response partners indicates that dozens of families each year seek emergency shelter, relocation assistance, or housing stabilization due to domestic violence or related safety concerns. Similarly, families that include a person with a disability are consistently overrepresented among households requesting rental assistance, housing navigation, and stabilization services through City programs and partner agencies.

These households often require a combination of housing assistance and supportive services, including accessibility modifications, case management, trauma informed services, and coordination with behavioral health providers. The needs of families with disabilities and survivors of violence underscore the importance of maintaining flexible tenant based rental assistance, rapid rehousing, housing stabilization funds, and strong partnerships with specialized service providers to support long term housing stability.

What are the most common housing problems?

The most common housing problem in Auburn is cost burden, particularly among renter households with incomes below 50 percent of area median income. HUD CHAS data shows that a large share of extremely low income households pay more than 30 percent of their income toward housing, with many experiencing severe cost burden by paying more than 50 percent of income toward rent. Rising rents and low vacancy rates have intensified this issue across all renter household types.

Substandard housing conditions are another significant housing problem, especially in older rental properties. A substantial portion of Auburn's housing stock was constructed prior to 1950 and requires rehabilitation to address health and safety concerns, including lead based paint hazards, outdated electrical and plumbing systems, and energy inefficiency. These conditions disproportionately affect low income renters and families with children.

Overcrowding occurs among a smaller but important subset of households, particularly larger families and some immigrant and refugee households who face limited availability of affordable multi bedroom units. Overcrowding increases health and safety risks and can contribute to housing instability.

Homelessness and the risk of homelessness are also common housing related challenges. Many households experience housing problems that lead directly to eviction, frequent moves, or reliance on emergency shelters and stabilization services. These problems are closely tied to affordability, lack of available units, and limited access to supportive services.

Together, these housing problems highlight the need for strategies that prioritize rental assistance, housing rehabilitation, homelessness prevention, and preservation of affordable housing.

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

Housing problems in Auburn disproportionately affect extremely low income and very low income households, particularly renters. Households earning below 30 percent of area median income experience the highest rates of cost burden and severe cost burden and face the greatest risk of housing instability and homelessness.

Single person households are among the most affected, especially seniors on fixed incomes, individuals with disabilities, and adults experiencing mental health or substance use challenges. These households often rely on limited income sources and face difficulty securing smaller, affordable units in a low vacancy rental market.

Families with children are also significantly affected, particularly those with incomes below 50 percent of area median income. The limited availability of affordable multi bedroom units increases the risk of overcrowding, frequent moves, and entry into homelessness. Families fleeing domestic violence or experiencing other safety related housing disruptions face additional barriers due to the need for rapid relocation and confidentiality protections.

Households that include a person with a disability are disproportionately impacted by housing problems due to fixed incomes, accessibility needs, and limited availability of suitable units. These households are overrepresented among those seeking rental assistance, housing stabilization, and supportive services.

Overall, the populations most affected by housing problems are those with the least financial flexibility and the greatest service needs. Addressing these disparities requires targeted rental assistance, housing stabilization services, rehabilitation of aging housing stock, and strong coordination with service providers to support long term housing stability.

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

Low income individuals and families with children who are currently housed but at imminent risk of homelessness in Auburn are primarily renters with extremely low incomes who experience severe cost burden, unstable employment, or reliance on fixed or temporary income sources. Many of these households pay more than 50 percent of their income toward rent and have limited or no savings to absorb rent increases, utility costs, medical expenses, or other unexpected financial shocks. Even short term disruptions can place these households at risk of eviction, shelter entry, or unsheltered homelessness.

Families with children at imminent risk often include single parent households, families relying on General Assistance or other public benefits, and families experiencing domestic violence or other safety related housing disruptions. These households frequently face barriers such as limited access to affordable multi bedroom units, lack of transportation, childcare challenges, and difficulty navigating landlord requirements. School age children in these households are at increased risk of educational disruption when housing instability occurs.

Single adults at imminent risk of homelessness include seniors on fixed incomes, individuals with disabilities, and people experiencing mental health or substance use challenges. Many of these individuals live in marginal housing situations, including shared units, informal arrangements, or units with substandard conditions, and have limited ability to secure alternative housing in a tight rental market.

Formerly homeless individuals and families receiving rapid rehousing assistance face distinct challenges as they approach the termination of that assistance. While rapid rehousing has been effective in helping households exit homelessness, many participants continue to experience income instability, high rent burden, and limited access to affordable units once subsidies end. Households exiting rapid rehousing often require ongoing case management, employment support, connection to benefits, and, in some cases, continued rental assistance to prevent returns to homelessness.

Local service provider consultations and coordination with the Maine Continuum of Care indicate that without sustained stabilization supports, households exiting rapid rehousing remain vulnerable to eviction and housing loss. These needs highlight the importance of flexible prevention assistance, tenant based rental assistance, housing navigation, and coordinated service delivery to support long term housing stability for households at risk of homelessness and those transitioning out of homelessness.

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:

For purposes of this Plan, the City of Auburn defines households at risk of homelessness as individuals and families who are currently housed but face a high likelihood of housing loss due to severe housing cost burden, income instability, safety related housing disruptions, or other destabilizing factors. This includes households paying more than 50 percent of income toward housing, households with recent eviction notices or utility shutoff risks, households experiencing domestic violence or other safety concerns, and households exiting temporary assistance programs such as rapid rehousing.

Estimates of at risk populations were developed using a combination of HUD CHAS data, local administrative data, and qualitative information from service providers. CHAS data was used to identify the number of extremely low income renter households experiencing severe cost burden, which serves as a primary indicator of risk. Local data from General Assistance, housing stabilization programs, domestic violence providers, and homelessness response partners was used to assess the frequency and characteristics of households seeking emergency assistance, diversion, or stabilization services.

Additional insight was gained through consultation with the Maine Continuum of Care and providers operating rapid rehousing, shelter, and prevention programs. These partners provided information on household characteristics, common pathways into homelessness, and the level of ongoing need among households nearing the end of temporary assistance. Data from the Auburn Resource Center was also considered to understand patterns of service utilization among households experiencing housing instability.

Because housing instability is dynamic and influenced by changing economic and market conditions, estimates are presented as indicative rather than precise counts. The City uses this blended quantitative and qualitative approach to ensure that planning decisions reflect both documented need and real time system conditions observed by frontline service providers.

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

Several housing characteristics in Auburn have been consistently linked to housing instability and an increased risk of homelessness. The most significant factor is housing cost relative to income. Households living in units with rents that consume more than 30 percent of income, and particularly

those paying more than 50 percent, are highly vulnerable to eviction or housing loss when faced with even minor financial disruptions.

Housing instability is also associated with unit size and availability. Limited supply of affordable one bedroom units increases risk for single adults, seniors, and individuals with disabilities, while a shortage of affordable multi bedroom units places families with children at risk of overcrowding, frequent moves, or shelter entry. Competition for available units further exacerbates instability for households relying on rental assistance or fixed incomes.

The age and condition of housing stock is another contributing factor. Older units with deferred maintenance, health and safety issues, lead based paint hazards, or high utility costs increase financial strain and displacement risk for low income households. Substandard conditions may also lead to code enforcement actions that result in unit loss or tenant displacement if resources for rehabilitation are unavailable.

Housing instability is more common in informal or temporary living arrangements, such as doubled up households, short term leases, or units rented without formal agreements. These arrangements offer limited tenant protections and can end abruptly, increasing the likelihood of shelter entry or unsheltered homelessness.

Additional risk factors include housing located far from transportation, employment, schools, or services, which increases household costs and limits access to supports. Units with restrictive screening criteria or landlord practices that limit acceptance of rental assistance also contribute to instability by reducing housing options for low income households.

Discussion

The Housing Needs Assessment demonstrates that housing affordability and stability are the dominant challenges facing Auburn residents, with the greatest impacts on extremely low income and very low income households. Cost burden, limited housing supply, and an aging housing stock combine to place many households at risk of housing instability and homelessness. These pressures are evident across household types but are most pronounced among renters, seniors, people with disabilities, families with children, and households experiencing domestic violence or other crises.

The assessment also confirms that housing needs in Auburn are closely interconnected with access to services, transportation, employment, and public facilities. Households experiencing instability often require more than housing assistance alone and benefit from coordinated stabilization services, behavioral health supports, employment coaching, and access to basic needs. The increasing demand for these services underscores the importance of integrated, system level responses.

Findings from community engagement and service provider consultation reinforce the quantitative data and highlight the need for flexible interventions that respond to changing market conditions. These include tenant based rental assistance, homelessness prevention and diversion, rapid rehousing,

housing rehabilitation, and continued investment in public facilities that support stabilization and community well being.

This Housing Needs Assessment provides the foundation for the City's Market Analysis and Strategic Plan. It informs the prioritization of resources, the selection of eligible activities, and the development of goals that focus on reducing housing instability, preventing homelessness, improving housing conditions, and supporting long term housing stability for low income residents.

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

This section assesses whether any racial or ethnic group in the City of Auburn experiences disproportionately greater housing need when compared to the overall population experiencing housing problems. For purposes of this analysis, disproportionately greater need is defined as a condition in which the percentage of persons within a specific racial or ethnic group who experience a housing problem exceeds the percentage of persons experiencing that housing problem in the population as a whole by at least 10 percentage points.

The analysis relies primarily on HUD CHAS data to examine housing problems among households by race and ethnicity across income categories. Housing problems evaluated include cost burden, severe cost burden, overcrowding, and substandard housing conditions. These indicators are consistent with HUD definitions and provide a standardized basis for identifying disparities.

This assessment is supplemented by local administrative data and consultation with service providers to provide context for observed disparities and to identify structural or market factors that may contribute to disproportionate housing need. The findings inform the City's fair housing considerations and support the development of targeted strategies to reduce disparities and promote equitable access to housing opportunities.

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	3,605	1,055	0
White	3,235	980	0
Black / African American	120	10	0
Asian	8	0	0
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	12	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 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	2,780	1,190	0
White	2,275	1,085	0
Black / African American	115	50	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	1,375	3,450	0
White	1,220	3,130	0
Black / African American	40	55	0
Asian	4	35	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	0	0
Hispanic	64	55	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	329	2,485	0
White	314	2,275	0
Black / African American	0	40	0
Asian	0	40	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	0	0
Hispanic	0	50	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS

Source:

*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

The CHAS data indicates that certain racial and ethnic groups in Auburn experience housing problems at rates that exceed the overall population experiencing housing problems. In particular, households identifying as Black or African American and households identifying as Hispanic or Latino show higher percentages of cost burden and severe cost burden within the lowest income categories when compared to the population as a whole. In some income bands, these differences meet or exceed the threshold for disproportionately greater need as defined by HUD.

While Auburn’s overall population is less racially and ethnically diverse than larger urban areas, the disparities identified in the CHAS data are meaningful and reflect broader structural and market conditions. These include lower average incomes among some racial and ethnic groups, limited availability of affordable rental housing, barriers related to credit history or documentation, and differential exposure to substandard housing conditions. Local consultation with service providers and immigrant serving organizations supports these findings and provides additional context regarding barriers to housing access.

The presence of disproportionately greater housing need among certain racial and ethnic groups reflects longstanding gaps between community demographics and the availability of targeted housing and

stabilization strategies. Addressing these disparities requires focused interventions, including expanding tenant based rental assistance, strengthening housing stabilization and navigation services, preserving and rehabilitating affordable housing, and ensuring that fair housing protections and outreach efforts are accessible and responsive to all residents.

The CHAS data serves as a critical baseline for understanding racial and ethnic disparities in housing need and will continue to inform the City's implementation of fair housing related actions as HUD directs, including monitoring efforts, and evaluation of progress during the Consolidated Plan period.

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

This section evaluates whether any racial or ethnic group in the City of Auburn experiences disproportionately greater need with respect to severe housing problems when compared to the population experiencing severe housing problems as a whole. For purposes of this analysis, disproportionately greater need exists when the percentage of persons within a specific racial or ethnic group experiencing severe housing problems exceeds the percentage of persons experiencing severe housing problems in the overall population by at least 10 percentage points.

The analysis is based primarily on HUD CHAS data and examines severe housing problems, including severe cost burden, overcrowding, and substandard housing conditions. These indicators are used to identify disparities among racial and ethnic groups across income categories and provide a standardized framework for comparison.

This assessment is supplemented by local administrative data and consultation with service providers to provide context for the CHAS findings and to identify structural, economic, or market factors that may contribute to observed disparities. The results inform the City’s fair housing considerations and support the development of strategies to reduce severe housing problems and promote equitable housing outcomes.

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	2,930	1,735	0
White	2,605	1,610	0
Black / African American	110	20	0
Asian	8	0	0
American Indian, Alaska Native	10	4	0
Pacific Islander	0	0	0
Hispanic	12	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*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	1,205	2,765	0
White	1,020	2,340	0
Black / African American	14	144	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*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	235	4,595	0
White	200	4,145	0
Black / African American	20	75	0
Asian	0	39	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	0	0
Hispanic	4	114	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*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	54	2,755	0
White	44	2,550	0
Black / African American	0	40	0
Asian	0	40	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	0	0
Hispanic	0	50	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 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

The CHAS data indicates that severe housing problems in Auburn are not evenly distributed across racial and ethnic groups. Households identifying as Black or African American and Hispanic or Latino experience severe housing problems, particularly severe cost burden, at rates that exceed those of the overall population within the same income categories. In several instances, these differences meet the HUD threshold for disproportionately greater need.

Severe housing problems among these groups are driven primarily by extremely high housing costs relative to income, combined with limited access to affordable rental units. These conditions increase the risk of housing instability, eviction, and homelessness, particularly for households with limited savings or access to supportive resources. Local service provider consultations reinforce these findings and indicate that households experiencing severe housing problems often face compounding barriers, including limited credit history, language access challenges, and discrimination in the rental market.

While Auburn’s population is smaller and less diverse than many urban areas, the disparities identified in the CHAS data are significant. The presence of disproportionately greater need highlights the

importance of directing resources toward interventions that address severe cost burden and housing instability, including tenant based rental assistance, housing stabilization and navigation services, and preservation and rehabilitation of affordable housing.

The CHAS data provides an essential baseline for monitoring disparities in severe housing problems over time. These findings will inform the City's fair housing related actions as guided by HUD.

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

This section examines whether any racial or ethnic group in the City of Auburn experiences disproportionately greater need with respect to housing cost burdens when compared to the population experiencing housing cost burdens as a whole. For purposes of this analysis, disproportionately greater need exists when the percentage of persons within a specific racial or ethnic group experiencing housing cost burden exceeds the percentage of persons experiencing housing cost burden in the overall population by at least 10 percentage points.

The analysis relies primarily on HUD CHAS data to assess housing cost burden, defined as households paying more than 30 percent of income toward housing costs, across racial and ethnic groups and income categories. Cost burden is evaluated as a key indicator of housing instability and risk of displacement.

This assessment is supplemented by local administrative data and consultation with service providers to provide context for the CHAS findings and to identify economic, structural, and market factors contributing to disparities. The results inform the City's fair housing considerations and guide strategies to reduce housing cost burdens and promote equitable access to affordable housing.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,120	3,995	3,695	225
White	16,920	3,450	3,360	180
Black / African American	250	139	80	0
Asian	119	4	49	0
American Indian, Alaska Native	44	4	10	0
Pacific Islander	0	0	0	0
Hispanic	140	94	16	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

HUD CHAS data shows that housing cost burden affects a significant share of Auburn households, with disproportionate impacts on certain racial and ethnic groups. Households identifying as Black or African American and Hispanic or Latino experience housing cost burdens at higher rates than the overall population within the same income categories. In several instances, the percentage of households within these groups experiencing cost burden exceeds the HUD threshold for disproportionately greater need.

These disparities are most pronounced among extremely low income and very low income renters, where even modest increases in rent or utilities result in housing costs exceeding affordable levels. Limited availability of rental units affordable below 50 percent of area median income further exacerbates cost burden for these households. Local service provider consultation supports these findings and indicates that households experiencing cost burden often face additional challenges, including unstable employment, limited access to benefits, and barriers to rental assistance.

Housing cost burden among racial and ethnic minority households is also influenced by broader market and structural factors, including wage disparities, limited access to credit, and higher likelihood of residing in older or substandard housing with elevated utility costs. These factors increase overall housing expenses and reduce financial resilience.

The presence of disproportionately greater housing cost burdens among certain racial and ethnic groups reflects longstanding gaps between resident needs and the reach of programs intended to reduce affordability pressures. Addressing these disparities requires targeted strategies, including expanding tenant based rental assistance, preserving and rehabilitating affordable housing, strengthening housing stabilization and navigation services, and enhancing outreach to promote access to housing opportunities.

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?

Review of HUD CHAS data indicates that disproportionately greater housing need is most evident within the lowest income categories in Auburn. In the extremely low income and very low income ranges, households identifying as Black or African American and Hispanic or Latino experience housing problems, severe housing problems, and housing cost burdens at rates that exceed those of the income category as a whole by 10 percentage points or more in several instances.

These disparities are most pronounced among renter households earning below 30 percent of area median income, where housing affordability constraints are most severe. Within these income categories, racial and ethnic minority households are more likely to experience severe cost burden, live in overcrowded conditions, or occupy housing with substandard conditions compared to the overall population in the same income group.

At higher income levels, disparities in housing need are less pronounced. Households earning above 80 percent of area median income experience significantly lower rates of housing problems across all racial and ethnic groups, and differences do not generally meet the threshold for disproportionately greater need. This suggests that income plays a primary role in housing outcomes, while racial and ethnic disparities are most acute where affordability pressures are greatest.

The presence of disproportionately greater need within the lowest income categories highlights the interaction between income constraints and systemic barriers that affect housing access for certain racial and ethnic groups. These findings underscore the importance of directing resources and fair housing strategies, as guided by HUD, toward extremely low income and very low income households to reduce disparities and promote equitable housing outcomes.

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

In addition to the housing problems identified above, some racial and ethnic groups in Auburn experience needs related to access and stability that are not fully reflected in CHAS housing problem indicators. These include barriers related to language access, limited familiarity with housing systems, and challenges navigating rental applications, inspections, and subsidy programs. These barriers can delay housing placement or increase the risk of housing loss even when units are technically affordable.

Service provider consultation also indicates that some households experience discrimination or differential treatment in the rental market, which limits housing choice and contributes to prolonged housing searches or acceptance of substandard units. Households with limited credit history or nontraditional income sources may face additional screening barriers that are not captured in standard housing problem data.

Some racial and ethnic minority households also have greater need for housing stabilization supports, including mediation with landlords, legal assistance, and connection to supportive services such as employment coaching or behavioral health supports. These needs highlight the importance of combining housing assistance with culturally responsive services, fair housing outreach, and navigation support to address disparities that extend beyond affordability alone.

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

Available data indicates that some racial and ethnic minority households in Auburn are more likely to reside in specific neighborhoods that also experience higher concentrations of low income households and rental housing. These areas generally include parts of the downtown core, New Auburn, and other neighborhoods with older housing stock and greater reliance on rental units.

These neighborhoods tend to have higher rates of housing cost burden, aging housing conditions, and increased demand for public services and stabilization supports. The concentration of affordable and lower cost rental units in these areas contributes to the geographic clustering of households with limited incomes, including some racial and ethnic minority groups.

While Auburn does not exhibit high levels of residential segregation, the overlap between income, housing affordability, and neighborhood conditions means that disparities in housing need are more visible in certain areas. This geographic pattern reinforces the importance of targeting housing rehabilitation, rental assistance, and supportive services in neighborhoods where need is greatest, while also promoting housing choice and access to housing opportunities throughout the community.

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

Introduction

This section describes the housing needs of households residing in public housing and those served through housing assistance programs administered by the Auburn Housing Authority. The assessment considers the characteristics of public housing residents, conditions of the public housing portfolio, and the role of public housing and voucher programs in meeting the housing needs of low income households in Auburn.

Information for this section is drawn from data provided by the Auburn Housing Authority, HUD program data, and consultation with housing and service providers. The analysis helps identify ongoing needs related to affordability, accessibility, housing quality, and access to supportive services, and informs strategies to support housing stability for public housing residents and voucher assisted households.

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 22 - 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
# 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 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				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
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 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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 25 – 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:

Public housing tenants and applicants on the waiting list for accessible units in Auburn continue to experience unmet needs related to the availability of units that accommodate mobility, sensory, and other disabilities. Consultation with the Auburn Housing Authority indicates that demand for accessible units exceeds supply, particularly for units with mobility features such as no step entries, accessible bathrooms, wider doorways, and adaptable kitchens.

Households requiring accessible units often include seniors and individuals with physical disabilities who rely on fixed incomes and have limited housing options in the private market. Applicants on the waiting list for accessible units may experience extended wait times, increasing the risk of housing instability, reliance on unsuitable housing, or entry into institutional settings when appropriate housing is unavailable.

Existing public housing units that include accessibility features require ongoing maintenance and, in some cases, modernization to ensure compliance with current accessibility standards and to meet the evolving needs of residents. There is also a need for improved coordination between housing assistance and supportive services to help residents with disabilities maintain housing stability and independence.

These needs highlight the importance of continued investment in accessibility improvements, coordination with supportive service providers, and policies that prioritize reasonable accommodations and unit modifications. Addressing the shortage of accessible units is critical to ensuring equal access to public housing and meeting the requirements of Section 504.

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?

The Auburn Housing Authority maintains waiting lists for both public housing and Housing Choice Voucher assistance, with demand consistently exceeding available units and vouchers. The waiting lists are comprised primarily of extremely low income households, including single adults, seniors, families with children, and households that include a person with a disability. A significant share of applicants report fixed or limited incomes and rely on public benefits, entry level employment, or part time work.

Families on the public housing waiting list often include seniors and individuals with disabilities seeking affordable units with accessibility features, as well as families with children seeking stable housing in close proximity to schools and services. The Housing Choice Voucher waiting list includes a broad range of household types, with strong demand from single adults, families with children, and households experiencing housing instability or transitioning from homelessness.

Based on information from the Auburn Housing Authority, service provider consultation, and local housing market conditions, the most immediate needs of public housing residents and voucher holders relate to affordability, unit availability, and housing stability. Limited availability of units that meet voucher payment standards makes it difficult for voucher holders to successfully lease housing, particularly in a tight rental market with rising rents. This challenge is especially acute for households requiring accessible units or larger unit sizes.

Public housing residents and voucher holders also face immediate needs related to unit condition, accessibility, and supportive services. Aging housing stock requires continued investment to address health and safety concerns, accessibility upgrades, and energy efficiency improvements. Many households benefit from coordination with stabilization services, behavioral health supports, and employment assistance to maintain housing stability.

These findings underscore the importance of strategies that support increased voucher utilization, landlord engagement, preservation and modernization of public housing, expansion of accessible units, and continued coordination between housing assistance programs and supportive services to meet the immediate needs of Auburn's lowest income residents.

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

The housing needs of public housing residents and Housing Choice Voucher holders are more severe and immediate than those of the population at large. While housing affordability is a concern across Auburn, residents of public housing and voucher assisted households are overwhelmingly extremely low income and experience limited financial flexibility, making them far more vulnerable to rent increases, utility costs, and disruptions in income.

Compared to the broader population, these households face significantly higher rates of cost burden and are more likely to experience housing instability if assistance is disrupted or units are unavailable. The general population includes a larger share of households with moderate or higher incomes who have greater ability to absorb rising housing costs, access alternative housing options, or leverage savings and credit.

Public housing residents and voucher holders are also more likely to have additional needs related to accessibility, health conditions, disability, or fixed incomes, which further constrain housing choice. These needs are less prevalent among the population at large and require more intensive coordination between housing assistance and supportive services.

In addition, the broader population benefits from a wider range of housing options, including homeownership opportunities and market rate rentals, while public housing residents and voucher holders are dependent on a limited supply of deeply affordable units. As a result, the housing needs of these households are more acute and require targeted interventions to ensure stability, accessibility, and long term affordability.

Discussion

The needs of public housing residents and Housing Choice Voucher holders in Auburn reflect the most acute housing challenges within the community. These households are predominantly extremely low income and face significant barriers related to affordability, limited unit availability, accessibility needs, and housing stability. Compared to the population at large, they experience higher vulnerability to displacement and fewer housing options in a tight rental market.

The assessment highlights the critical role of public housing and voucher programs in preventing homelessness and supporting housing stability, while also underscoring the limitations of the existing housing supply. Continued investment in the preservation and modernization of public housing, expansion of accessible units, and strategies to improve voucher utilization are essential to meeting current demand.

Addressing these needs also requires strong coordination between housing providers and supportive service agencies to ensure residents can access health, behavioral health, and employment supports that contribute to long term stability. The findings of this section inform the City's broader housing strategy and reinforce the importance of prioritizing resources for the lowest income households throughout the Consolidated Plan period.

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

Introduction:

This section assesses the needs of individuals and families experiencing homelessness in the City of Auburn, including those who are unsheltered, residing in emergency shelter, or seeking to exit homelessness through rapid rehousing or other temporary assistance. The assessment also considers households at risk of homelessness who rely on prevention, diversion, and stabilization services to remain housed.

Recent data indicate a significant increase in homelessness within the Androscoggin service area. The unofficial 2026 Point in Time count recorded 142 individuals experiencing homelessness on a single night, approximately double the prior year's count. In addition, system data show 261 individuals actively experiencing homelessness during the most recent reporting month. This contrast between point in time and active enrollment figures reflects sustained inflow into homelessness and ongoing system demand beyond a single night snapshot.

Subpopulation data indicate notable representation of youth, veterans, and families within the actively homeless population. The presence of 56 youth, 31 veterans, and multiple family households underscores the breadth of need across demographic groups. Service providers also report increasing length of stay in shelter and continued barriers to housing placement, particularly for individuals with limited income, behavioral health needs, or prior housing instability.

This assessment identifies key characteristics of the homeless population in Auburn, including household composition, inflow and outflow trends, and duration of homelessness. Particular attention is given to chronically homeless individuals, families with children, unaccompanied youth, and veterans. These findings inform the City's strategies to reduce the duration of homelessness, improve access to housing and stabilization services, and prevent recurrence during the Consolidated Plan period.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	8	23	85	45	40	60
Persons in Households with Only Children	0	2	8	4	4	45
Persons in Households with Only Adults	47	62	600	350	310	95
Chronically Homeless Individuals	25	10	140	70	50	200
Chronically Homeless Families	1	3	15	8	6	150
Veterans	6	8	31	18	15	90
Unaccompanied Child	18	10	56	30	25	75
Persons with HIV	0	1	6	3	3	120

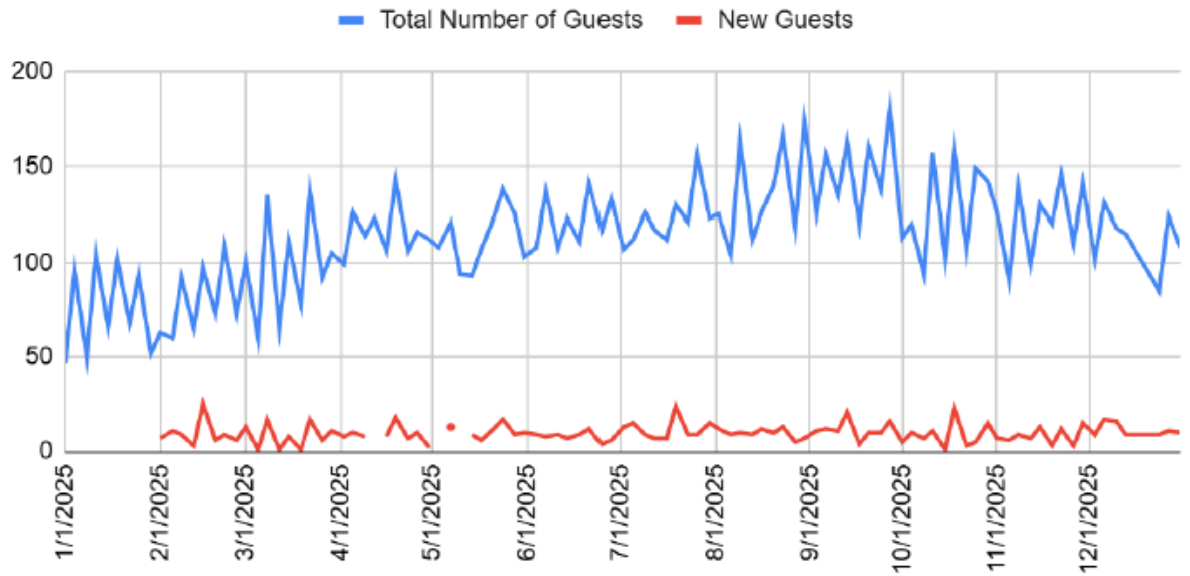
Table 26 - Homeless Needs Assessment

The estimates provided in this table are derived from multiple data sources to reflect both point-in-time and annualized homelessness trends within Androscoggin Hub 4, which includes the City of Auburn. The estimates are based on the unofficial 2026 Point-in-Time (PIT) count, which recorded 142 persons experiencing homelessness. The PIT represents a single-night snapshot and includes both sheltered and unsheltered individuals. Subpopulation distributions within the PIT are informed by local HMIS data, prior PIT trends, and service provider reporting. Annual estimates are informed primarily by Homeless Management Information System (HMIS) data. Hub 4 reported 261 individuals actively experiencing homelessness during the most recent reporting month. Because HMIS active enrollment represents a rolling monthly count rather than a single-night snapshot, annual estimates of persons experiencing homelessness were conservatively extrapolated using monthly inflow and outflow patterns, historical turnover rates, and Coordinated Entry activity. Annual prevalence estimates therefore reflect total unique persons likely to experience homelessness over the course of a year rather than the PIT snapshot total. Subpopulation counts for youth, veterans, and families are based on current HMIS active client data for Hub 4. Where necessary, household-to-person conversions were applied using conservative average household sizes to estimate total persons in families with children. Chronic homelessness estimates are informed by PIT data, HMIS chronic status flags, and regional permanent supportive housing gap analysis identified in the 2025 Maine Homelessness Needs Assessment. Estimates for the number of persons becoming and exiting homelessness each year are derived from HMIS inflow and outflow reporting and reflect typical annual turnover rates within the region's homelessness response system. Estimates for the number of days persons experience homelessness are based on local shelter stay trends, HMIS system performance data, and regional modeling, with longer durations reflected for chronically homeless individuals and families. Because the PIT, HMIS, and system performance datasets measure different aspects of homelessness, the figures presented represent coordinated estimates intended to provide a comprehensive and realistic picture of homelessness within the jurisdiction. Final certified PIT numbers will be incorporated upon official release.

Data Source Comments:

Looking back at 2025:

Total Number of Guests and New Guests



Drop-In Center Attendance

Indicate if the homeless population is: Has No Rural Homeless

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):

In the absence of complete local data for the precise number of persons becoming homeless, exiting homelessness, and the average duration of homelessness for each population type, the City relies on Point in Time trends, Coordinated Entry activity, HMIS enrollment data, and consultation with service providers to describe system patterns across key subpopulations.

Recent data indicate 261 individuals were actively experiencing homelessness within the Androscoggin service area during the most recent reporting month, while the 2026 Point in Time count recorded 142 individuals on a single night. These figures reflect both ongoing inflow into homelessness and continued challenges in achieving timely exits to permanent housing.

Chronically homeless individuals in Auburn experience the longest durations of homelessness. This population often cycles between unsheltered locations, emergency shelter, and temporary stabilization settings, with extended lengths of stay driven by limited permanent supportive housing availability, behavioral health needs, and income barriers. Exits typically require intensive case management and coordinated housing placement. Without access to permanent supportive housing, episodes of homelessness frequently exceed several months and may extend beyond one year.

Chronically homeless families represent a smaller portion of the population but face similar structural barriers. While fewer in number, these households often require deeper rental assistance and coordinated services to achieve stable exits. Lengths of stay for chronically homeless families are generally shorter than for single adults but remain prolonged when appropriate housing units are not available.

Families with children most commonly enter homelessness following eviction, domestic violence, or sudden loss of income. When rapid rehousing assistance is available, families generally exit homelessness more quickly than single adults. However, exits are closely tied to rental market conditions and the availability of affordable units. Without sustained stabilization support, families remain at risk of returning to homelessness.

Veterans experiencing homelessness in Auburn access both local providers and veteran specific housing resources. Veterans often exit homelessness more quickly when connected to housing vouchers and supportive services. Delays typically occur when units are not available or when additional behavioral health or income stabilization supports are required.

Unaccompanied youth experience shorter but often repeated episodes of homelessness. Youth frequently cycle between emergency shelter, couch surfing arrangements, and temporary housing. Exits are strongly influenced by access to supportive services, education continuity,

employment opportunities, and stable adult supports. Without sustained case management and housing assistance, youth remain vulnerable to recurrence.

Across all population groups, the rate at which individuals become homeless and exit homelessness is influenced primarily by housing supply, rental costs, access to tenant based rental assistance, and the availability of supportive services. While precise numerical measures are not available for each category, observed system trends and service provider consultation indicate increasing inflow, longer shelter stays for high barrier populations, and continued pressure on rehousing resources. These patterns inform the City's strategy to prioritize housing stabilization, rapid rehousing, permanent supportive housing access, and improved system coordination during the Consolidated Plan period.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	70	40
Black or African American	12	10
Asian	2	1
American Indian or Alaska Native	2	2
Pacific Islander	1	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	6	4
Not Hispanic	81	51

The racial and ethnic distributions presented in this table are based on the most recent Point in Time count and local Homeless Management Information System reporting for the Androscoggin service area. The sheltered and unsheltered totals correspond to the unofficial 2026 Point in Time count of 142 individuals, divided between sheltered and unsheltered locations. Race and ethnicity categories reflect self reported demographic information collected during Point in Time surveys and through Coordinated Entry and HMIS enrollment processes. Where complete demographic data were not available for all individuals on the night of the count, proportional distributions were applied based on known system enrollment patterns to ensure totals align with the overall sheltered and unsheltered counts. Because the Point in Time count represents a single night snapshot, these figures reflect the demographic composition of individuals experiencing homelessness at that time and may differ from annualized HMIS enrollment patterns. Demographic trends are monitored on an ongoing basis through Coordinated Entry and system reporting to inform program planning and resource allocation.

Data Source
Comments:

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

Recent system data indicate a continued need for housing assistance among families with children and families that include veterans within the Androscoggin service area. The most recent Point in Time count identified multiple households with children experiencing homelessness on a single night, and active system data show ongoing family enrollment in coordinated entry and shelter services.

Families with children most commonly enter homelessness due to eviction, loss of income, domestic violence, or the inability to secure an affordable unit in a constrained rental market. While families represent a smaller proportion of the overall homeless population compared to single adults, their housing needs are significant and often urgent due to the impact of instability on children’s health, safety, and educational continuity. Based on current active system enrollment and annualized flow patterns, it is estimated that approximately 80 to 100 persons in family households with children experience homelessness within the region each year, with additional households at risk of housing loss requiring stabilization assistance to prevent entry into homelessness.

Veteran households also demonstrate ongoing need for housing assistance. Current active data indicate more than 30 veterans experiencing homelessness in the service area, some of whom are part of family

households. Veterans often require a combination of rental assistance, connection to federal veteran specific housing resources, and supportive services to achieve housing stability. While veteran targeted programs have improved housing outcomes for many, limited unit availability and behavioral health needs can delay placement. It is estimated that approximately 30 to 40 veteran households or individuals require housing assistance annually within the region.

Across both population groups, the primary housing assistance needs include tenant based rental assistance, rapid rehousing support, housing navigation, and access to affordable units in the private market. The constrained rental supply and rising housing costs remain the most significant barriers to achieving timely and sustainable housing placements for families with children and for veteran households.

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

The most recent Point in Time count and local system data indicate that the majority of individuals experiencing homelessness in the Androscoggin service area identify as White, reflecting the overall demographic composition of the region. However, certain racial groups, particularly Black or African American individuals, are represented among the homeless population at a rate that exceeds their proportion of the general population.

On the night of the most recent count, individuals identifying as White comprised the largest share of both sheltered and unsheltered homelessness. Black or African American individuals represented a smaller total number but a proportionally higher share relative to their overall population presence in the community. Smaller numbers of individuals identifying as American Indian or Alaska Native, Asian, and Pacific Islander were also recorded among both sheltered and unsheltered populations.

With respect to ethnicity, individuals identifying as Hispanic represent a small portion of the overall homeless population, consistent with regional demographic patterns. The majority of individuals experiencing homelessness identify as not Hispanic.

The distribution of homelessness across racial and ethnic groups reflects broader housing market pressures, income disparities, and access to affordable housing. While total numbers remain highest among White individuals due to population size, the proportional representation of some minority groups indicates the need for continued monitoring of access to housing assistance, coordinated entry processes, and stabilization services.

These findings inform ongoing efforts to ensure that outreach, shelter access, and housing assistance programs are accessible and responsive to all residents experiencing homelessness within the jurisdiction.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The most recent Point in Time count recorded 142 individuals experiencing homelessness within the Androscoggin service area on a single night. Of these, 87 individuals were residing in emergency shelter or transitional settings and 55 individuals were identified as unsheltered. The unsheltered population was located in encampments, vehicles, and other places not meant for human habitation.

System data further indicate that homelessness extends beyond the single night snapshot reflected in the Point in Time count. During the most recent reporting month, 261 individuals were actively enrolled in homelessness response services. This demonstrates sustained inflow into homelessness and continued demand for shelter and housing placement resources.

Sheltered homelessness in the region is characterized by high occupancy rates and increasing lengths of stay. Individuals and families entering shelter often remain longer due to limited affordable housing availability and barriers to securing units in the private market. Seasonal warming center operations and overflow arrangements have been necessary during peak winter months, reflecting capacity strain within the emergency shelter system.

Unsheltered homelessness has increased in recent years and now represents a significant portion of the overall homeless population. Individuals experiencing unsheltered homelessness frequently report barriers to accessing shelter, including limited bed availability, behavioral health needs, prior negative shelter experiences, or preference for encampment settings. Outreach and engagement efforts, including services provided through the Auburn Resource Center drop in operations, are critical points of contact for this population.

Single adults comprise the majority of both sheltered and unsheltered homelessness. Families with children represent a smaller but particularly vulnerable segment of the sheltered population, while chronically homeless individuals are disproportionately represented among the unsheltered.

Overall, the data reflect a homelessness response system operating under sustained demand, with both sheltered and unsheltered populations requiring continued investment in outreach, emergency shelter, housing navigation, tenant based rental assistance, and permanent supportive housing to reduce duration and recurrence of homelessness during the Consolidated Plan period.

Discussion:

The data presented in this section reflect a homelessness response system experiencing sustained demand and increased pressure. The most recent Point in Time count identified 142 individuals experiencing homelessness on a single night, while active system enrollment shows 261 individuals engaged in homelessness response services within a single month. Together, these figures indicate both an elevated baseline of homelessness and continued inflow into the system.

Single adults represent the largest share of the homeless population, particularly within the unsheltered population. Families with children, youth, and veterans comprise smaller but significant subpopulations

with distinct service needs. Chronically homeless individuals remain among the longest experiencing homelessness and require intensive housing and supportive service interventions to achieve stability.

The extent of unsheltered homelessness underscores the importance of outreach and coordinated entry engagement. Individuals living in encampments, vehicles, and other locations not meant for habitation often present with complex service needs and face barriers to accessing shelter or permanent housing. At the same time, sheltered homelessness is characterized by extended lengths of stay due to constrained rental supply, limited affordable units, and the need for rental assistance to bridge income gaps.

Across all population types, housing availability remains the primary factor influencing both the rate at which individuals become homeless and the speed at which they are able to exit homelessness. Rental market conditions, access to tenant based rental assistance, and availability of supportive housing resources directly shape system performance outcomes.

These findings reinforce the City's strategic focus on strengthening service coordination, expanding housing stabilization supports, prioritizing rapid rehousing and permanent supportive housing pathways, and improving system capacity to reduce both the duration and recurrence of homelessness. Continued collaboration within the regional Coordinated Entry framework will be essential to improving outcomes during the Consolidated Plan period.

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

Introduction

This section assesses the housing and supportive service needs of non homeless special needs populations in the City of Auburn. These populations include elderly persons, persons with disabilities, persons with HIV or AIDS and their families, victims of domestic violence, dating violence, sexual assault and stalking, and other individuals who may require housing assistance and supportive services but are not currently experiencing homelessness.

The assessment draws on HUD CHAS data, local administrative data, service provider consultation, and community input to identify barriers to stable housing and gaps in services. Particular attention is given to the intersection of housing affordability, accessibility, health and safety, and the availability of supportive services.

Understanding the needs of these populations is critical to informing the City's housing and community development strategies. The findings of this section guide the prioritization of resources and the development of targeted interventions that support housing stability and improve quality of life for residents with special needs.

Describe the characteristics of special needs populations in your community:

Special needs populations in the City of Auburn include elderly residents, persons with disabilities, survivors of domestic violence, dating violence, sexual assault and stalking, persons with HIV or AIDS and their families, and other individuals who face barriers to stable housing and independent living. These populations are diverse in household composition and needs but share common challenges related to affordability, accessibility, health, and access to supportive services.

Elderly residents represent a growing segment of Auburn's population and are more likely to live on fixed incomes. Many seniors reside in older housing that may not be accessible or energy efficient and face challenges related to mobility, transportation, and access to health care. Aging in place is a priority for many elderly residents, increasing demand for accessible units, home modifications, and supportive services.

Persons with disabilities include individuals with physical, sensory, cognitive, mental health, or substance use related disabilities. Many rely on limited or fixed incomes and require housing that accommodates accessibility needs or proximity to services. This population is overrepresented among extremely low income renters and faces heightened risk of housing instability due to limited unit availability, accessibility barriers, and the need for ongoing supportive services.

Survivors of domestic violence, dating violence, sexual assault, and stalking often experience sudden housing instability and require immediate access to safe and confidential housing options. Many survivors are heads of households with children and face additional barriers related to trauma, financial insecurity, and the need for supportive and legal services to achieve long term housing stability.

Persons with HIV or AIDS and their families may require stable housing that supports ongoing medical care and privacy needs. While Auburn does not administer HOPWA funding and the local population is relatively small, access to affordable housing and supportive services remains an important consideration for maintaining health and stability.

Across all special needs populations, barriers to housing stability are compounded by limited affordable housing supply, rising rents, transportation challenges, and difficulty navigating housing and service systems. These characteristics highlight the importance of coordinated housing and supportive service strategies that address both affordability and access to care and assistance.

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

Special needs populations in the City of Auburn require a combination of affordable housing options and coordinated supportive services to maintain stability and independence. Housing needs commonly include deeply affordable rental units, accessible housing features, safe and confidential housing for survivors of violence, and proximity to transportation, health care, and community services. Many individuals within these populations also benefit from housing stabilization supports, including tenant based rental assistance, housing navigation, and case management.

Supportive service needs vary by population but frequently include access to health care, behavioral health services, substance use treatment, in home supports, employment and income assistance, and transportation. Seniors and persons with disabilities often require accessibility modifications, home based services, and assistance with daily living. Survivors of domestic violence and sexual assault require trauma informed services, safety planning, and legal advocacy. Persons with HIV or AIDS may require coordination between housing providers and medical services to support ongoing treatment and stability.

These needs are determined using a combination of quantitative and qualitative data sources. HUD CHAS data is used to identify income levels, housing cost burden, and disability status among households. Local administrative data from housing programs, General Assistance, and service providers provides insight into service demand and housing instability. Consultation with specialized service providers, public housing agencies, and community based organizations further informs understanding of barriers and gaps in housing and services.

Public engagement and feedback from service users also contribute to identifying needs and priorities. Together, these data sources provide a comprehensive understanding of the housing and supportive

service needs of special needs populations and inform strategies to address those needs through the Consolidated Plan.

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

The population of persons living with HIV or AIDS and their families within the Eligible Metropolitan Statistical Area that includes Auburn is relatively small compared to larger urban regions. Due to confidentiality requirements and the sensitive nature of HIV related data, detailed local counts are limited and are generally reported at the state or regional level rather than by individual municipality. As a result, precise household level estimates for Auburn are not publicly available.

State level data and consultation with service providers indicate that individuals living with HIV or AIDS are disproportionately affected by housing instability, particularly among populations experiencing homelessness or at risk of homelessness. Recent public health reporting has identified clusters of HIV cases among individuals experiencing homelessness in Bangor, as well as newly reported cases within the homeless population in Portland. These trends highlight the relationship between housing instability, limited access to health care, and increased vulnerability to communicable diseases.

While Auburn has not identified a comparable localized cluster, the City recognizes that similar risk factors exist locally, including housing instability, substance use, limited access to health care, and barriers to consistent engagement with treatment. Stable housing remains a critical component of effective HIV prevention, treatment adherence, and overall health outcomes for affected individuals and families.

Although Auburn is not a HOPWA entitlement community, residents living with HIV or AIDS may access housing and supportive services through statewide programs, regional health providers, and nonprofit organizations operating within the Maine Continuum of Care. Housing needs for this population typically include affordable rental housing, privacy, and proximity to medical care and supportive services.

The City considers these regional trends in its planning efforts and continues to coordinate with public health partners and homelessness service providers to support housing stability and access to care for individuals living with HIV or AIDS within the Eligible Metropolitan Statistical Area.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of Auburn has not established a priority or preference within its HOME funded tenant based rental assistance program for persons with a specific category of disabilities, including persons living with HIV or AIDS or individuals with chronic mental illness. HOME TBRA

assistance is administered in a manner that provides equitable access based on income eligibility and housing need, without categorical preference.

Although no formal preference has been adopted, consultation with housing providers and service agencies indicates that individuals with disabilities, including those living with HIV or AIDS and those with chronic mental illness, experience significant unmet housing and supportive service needs. These households are more likely to have extremely low incomes, limited housing options, and barriers related to health conditions, stigma, and access to services. Many require stable housing in order to maintain treatment adherence, access behavioral health care, and achieve long term housing stability.

Service gaps identified through consultation include limited availability of deeply affordable units, insufficient accessible housing, challenges coordinating housing assistance with medical and behavioral health services, and barriers related to transportation and service navigation. Individuals with chronic mental illness and those living with HIV or AIDS may also require ongoing case management and coordination with health care providers to remain housed.

The City addresses these unmet needs through coordination with the Maine Continuum of Care, public health agencies, and nonprofit service providers, as well as through flexible TBRA policies that allow for housing stabilization and referrals to supportive services. While no preference is currently in place, the City continues to monitor housing outcomes and service gaps for persons with disabilities to inform future program adjustments and ensure that HOME TBRA assistance supports equitable access to housing and services.

Discussion:

While the City of Auburn has not established a categorical preference within its HOME TBRA program for persons with specific disabilities, the needs assessment and consultation process clearly indicate that individuals with disabilities continue to face significant barriers to stable housing and supportive services. These barriers are driven by extremely low incomes, limited housing supply, accessibility challenges, and the need for coordinated health and behavioral health supports.

Rather than relying on programmatic preferences, the City emphasizes flexible assistance, coordinated service delivery, and partnerships with housing and service providers to address unmet needs and reduce gaps in access to benefits and services. Ongoing coordination with the Maine Continuum of Care, public health partners, and community based organizations allows the City to respond to emerging needs and monitor outcomes for persons with disabilities.

This approach ensures that HOME TBRA resources are broadly accessible while remaining responsive to populations with heightened housing instability. The City will continue to evaluate housing outcomes

and service coordination during the Consolidated Plan period to determine whether adjustments to program design or targeting are necessary to better meet identified needs.

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

Describe the jurisdiction's need for Public Facilities:

The City of Auburn has identified significant public facility needs that are closely linked to housing stability, homelessness response, and access to essential services for low income residents. Aging public infrastructure, limited service capacity, and increasing demand for coordinated social services have created the need for targeted investment in facilities that support community stabilization and public health.

A primary public facility priority for the City is the continued development and operation of the Auburn Resource Center. The ARC serves as a centralized access point for individuals and families experiencing homelessness or housing instability and provides a range of essential services in a single location. These services include housing navigation, General Assistance support, coordinated entry access, behavioral health and recovery supports, employment coaching, basic needs assistance, and connections to health and social services. The facility also supports interagency coordination by providing space for service providers to meet with clients and update case information.

Investment in the ARC addresses gaps in the City's service delivery system by reducing barriers to access, improving coordination among providers, and strengthening the local homelessness response. The facility supports low income residents, including individuals experiencing homelessness, families at risk of homelessness, seniors, and people with disabilities. Demand for ARC services has increased as housing costs have risen and service needs have become more complex.

In addition to the ARC, Auburn has ongoing public facility needs related to youth programming, neighborhood based services, and accessibility improvements to public buildings. Facilities that support youth engagement, food access, and community based services play an important role in preventing housing instability and supporting long term community well being.

Addressing public facility needs through strategic investment supports the goals of the Consolidated Plan by improving access to services, strengthening system coordination, and enhancing the City's capacity to respond to housing and community development challenges.

How were these needs determined?

Public facility needs in the City of Auburn were determined through a combination of data analysis, public engagement, and consultation with service providers, City departments, and advisory bodies. Information from community surveys, public hearings, and listening sessions conducted as part of both the Consolidated Plan and the City's Comprehensive Plan update provided insight into resident priorities related to access to services, youth programming, and neighborhood facilities.

The City also relied on findings from the Mayor's ad hoc committee on homelessness, which conducted a needs assessment focused on service gaps, system coordination, and facility requirements to better

address homelessness and housing instability. The committee's work emphasized the need for centralized service delivery, improved coordination among providers, and accessible space to support outreach, stabilization, and ongoing case management. These findings directly informed the development and prioritization of the Auburn Resource Center.

Consultation with organizations providing housing stabilization, homelessness response, behavioral health, and employment services further identified capacity constraints and facility related barriers that limit effective service delivery. Feedback from partners involved in the Auburn Resource Center highlighted the need for a centralized and accessible location where multiple services could be delivered efficiently and collaboratively.

Administrative data from General Assistance, homelessness response programs, and public service providers was reviewed to assess trends in service utilization and demand. Input from City departments, including Business and Community Development, Public Health, Fire Rescue, and Recreation, also informed identification of facility needs related to accessibility, public safety, and youth services. Together, these data sources and consultation efforts informed the City's prioritization of public facility investments, including the development and continued enhancement of the Auburn Resource Center.

Describe the jurisdiction's need for Public Improvements:

The City of Auburn has ongoing public improvement needs that are essential to supporting low and moderate income neighborhoods, improving safety, and enhancing access to housing, services, and employment. Aging infrastructure, changing transportation patterns, and increased demand for walkable and accessible public spaces have highlighted the need for continued investment in streets, sidewalks, lighting, and other public improvements.

Priority public improvement needs include sidewalk and pedestrian infrastructure upgrades, traffic calming measures, street lighting improvements, and accessibility enhancements in low and moderate income areas. Residents and service providers have identified deficiencies in sidewalks, crosswalks, and lighting as barriers to safe access to schools, public facilities, transit, and employment, particularly for seniors, people with disabilities, and households without access to a vehicle.

Public improvement needs are also closely tied to housing stability and homelessness response. Improvements to public spaces, transportation access, and pedestrian safety support residents accessing stabilization services, shelters, and public facilities such as the Auburn Resource Center. Infrastructure investments in areas with older housing stock also help support neighborhood preservation and reduce health and safety risks.

These public improvement needs are informed by public engagement, departmental assessments, and coordination with regional transportation partners. Addressing these needs through targeted

investments will support equitable access to services, enhance neighborhood quality of life, and advance the goals of the Consolidated Plan.

How were these needs determined?

Public improvement needs in the City of Auburn were identified through a combination of data analysis, public engagement, and interdepartmental coordination. Public input collected through hearings, surveys, and listening sessions conducted as part of both the Consolidated Plan and the Comprehensive Plan update highlighted concerns related to sidewalk conditions, pedestrian safety, lighting, and accessibility in low and moderate income neighborhoods.

City departments including Public Works, Planning, Business and Community Development, Fire Rescue, and Public Health provided assessments of infrastructure conditions, maintenance needs, and safety concerns. These assessments identified areas where aging infrastructure, inadequate pedestrian facilities, or accessibility barriers limit safe access to housing, services, transit, and employment.

Coordination with regional transportation partners, including the Lewiston Auburn Transit Committee and the Androscoggin Valley Council of Governments, provided additional insight into transit access, mobility gaps, and the relationship between transportation infrastructure and housing stability. Feedback from service providers and organizations working with low income residents and individuals experiencing homelessness further informed identification of public improvement needs, particularly in areas frequently used to access services and public facilities.

Together, these data sources and consultation efforts informed the City's prioritization of public improvement investments that support safety, accessibility, and equitable access to community resources.

Describe the jurisdiction's need for Public Services:

The City of Auburn has a significant need for public services that support housing stability, prevent homelessness, and address the basic needs of low and moderate income residents. Rising housing costs, limited housing supply, and increasing service demand have placed greater pressure on public and nonprofit service providers, particularly those serving individuals and families with the lowest incomes.

Priority public service needs include homelessness prevention, housing stabilization, and rapid access to supportive services for individuals and families at risk of losing housing. Demand for rental assistance, mediation, case management, and navigation services has increased, particularly among households experiencing severe cost burden, income instability, or crisis situations such as domestic violence. Services that help households remain housed or quickly regain housing stability are critical to reducing shelter use and unsheltered homelessness.

Public services addressing basic needs remain essential. Food insecurity, access to hygiene supplies, and assistance with transportation continue to affect many low income households. Services that provide meals, food distribution, and connections to benefits play a key role in supporting household stability and health. Behavioral health and recovery services, including mental health support and substance use recovery, are also high priority needs, particularly for individuals experiencing homelessness or housing instability.

Youth and family services represent another important public service need. Low income youth benefit from safe spaces, recreation, mentoring, and enrichment opportunities that support healthy development and reduce risk factors associated with housing instability and poverty. Families with children also require access to childcare supports, school stability services, and family focused case management.

Public services for seniors, people with disabilities, and survivors of domestic violence are also critical. These populations often require culturally responsive services, language access, legal advocacy, and coordination with housing providers to address safety, accessibility, and long term stability.

Many of these public service needs are addressed through coordinated delivery at the Auburn Resource Center, which serves as a central access point for housing stabilization, General Assistance support, employment coaching, recovery services, and referrals to partner agencies. Continued investment in public services is necessary to ensure that low income residents can access timely, coordinated support that promotes housing stability, health, and community well being.

How were these needs determined?

Public service needs in the City of Auburn were identified through a combination of data analysis, public engagement, and consultation with service providers and City departments. Information from public hearings, surveys, and listening sessions conducted as part of the Consolidated Plan and the Comprehensive Plan update highlighted resident concerns related to housing instability, access to basic needs, behavioral health services, youth programming, and support for vulnerable populations.

Consultation with nonprofit service providers, homelessness response partners, and agencies operating through the Auburn Resource Center provided insight into service demand, capacity constraints, and emerging needs. Providers shared information on increases in requests for rental assistance, food access, behavioral health supports, recovery services, and employment coaching, as well as challenges serving households with complex needs.

Administrative data from General Assistance, housing stabilization programs, and public service contracts was reviewed to assess trends in service utilization and unmet need. This data demonstrated growing reliance on prevention and stabilization services and increased demand for coordinated case management and navigation.

Input from City departments, including Business and Community Development, Public Health, Recreation, Fire Rescue, and Police, further informed identification of public service needs, particularly those related to crisis response, youth engagement, and behavioral health. Together, these data sources and consultation efforts informed the City's prioritization of public services that support housing stability, prevent homelessness, and improve access to essential supports for low and moderate income residents.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis examines housing market conditions in the City of Auburn to assess the availability, affordability, and condition of the local housing stock and to identify factors that influence housing choice and stability. This analysis builds on findings from the Needs Assessment and incorporates data from HUD, local market studies, administrative records, and consultation with housing providers and service agencies.

Auburn's housing market is characterized by low vacancy rates, rising rental costs, and limited availability of units affordable to low and moderate income households. These conditions have increased competition for rental housing and reduced housing options for households earning below 50 percent of area median income. Market pressures are particularly acute for extremely low income renters, seniors, people with disabilities, families with children, and individuals transitioning out of homelessness.

The age and condition of the housing stock are also key factors influencing market conditions. A significant portion of Auburn's housing units were constructed prior to 1950 and require ongoing investment to address health and safety issues, energy efficiency, lead based paint hazards, and accessibility needs. Without continued rehabilitation and preservation efforts, the loss of affordable units due to deterioration or redevelopment may further constrain the housing supply.

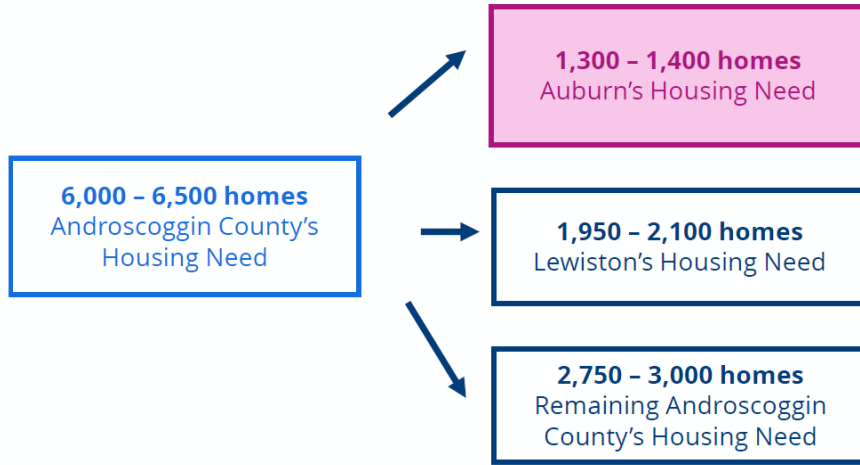
Homeownership remains out of reach for many low and moderate income households due to rising home prices, limited inventory, and challenges related to down payment and credit readiness. While first time homebuyer assistance and financial education programs provide important support, market conditions continue to favor higher income buyers.

The Market Analysis also considers the relationship between housing, transportation, employment, and access to services. Proximity to transit, schools, employment centers, and public facilities influences housing demand and affordability, particularly for households without access to reliable transportation.

Together, these market conditions shape the City's housing challenges and opportunities. The findings of the Market Analysis inform the Strategic Plan by identifying constraints within the housing market and highlighting areas where targeted investments and policy interventions can improve affordability, housing quality, and access to housing opportunities for low and moderate income residents.

KEY FINDINGS: HOUSING ALLOCATION FOR AUBURN

Between 2024 and 2030, Auburn needs to add 1,300 – 1,400 homes, an 11% increase in the housing stock.



Housing Need Allocation for Auburn - HRA

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

Introduction

This section examines the number and composition of housing units in the City of Auburn, including trends in housing supply, tenure, and unit types. Understanding the size and structure of the housing stock provides context for evaluating affordability, availability, and housing choice across income levels and household types.

The analysis draws on data from HUD, the American Community Survey, and local housing studies to assess changes in total housing units, the balance between owner occupied and renter occupied housing, and the prevalence of single family, multifamily, and other housing types. These factors influence market conditions, including vacancy rates, rental costs, and opportunities for housing development or preservation.

Review of housing unit trends helps identify structural constraints within the local housing market, such as limited growth in rental supply, concentration of older housing, and mismatches between available units and household needs. These findings inform strategies to preserve existing housing, support rehabilitation, and encourage development of housing types that better meet current and future demand.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,750	46%
1-unit, attached structure	455	2%
2-4 units	6,575	24%
5-19 units	5,275	19%
20 or more units	2,200	8%
Mobile Home, boat, RV, van, etc	615	2%
Total	27,870	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0%	980	8%
1 bedroom	355	3%	3,845	30%
2 bedrooms	2,810	21%	4,845	38%
3 or more bedrooms	10,210	76%	2,955	23%

	Owners		Renters	
	Number	%	Number	%
Total	13,395	100%	12,625	99%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

Housing units assisted through federal, state, and local programs in the City of Auburn are primarily targeted to extremely low income and very low income households, with a strong emphasis on renters. The largest source of assisted units is provided through programs administered by the Auburn Housing Authority, including public housing and Housing Choice Vouchers. These programs primarily serve households earning below 30 percent of area median income, including seniors, people with disabilities, single adults, and families with children.

Public housing units in Auburn are largely occupied by extremely low income households and include a significant number of elderly and disabled residents. Housing Choice Vouchers serve a broader range of household types, including families with children, single adults, and households transitioning out of homelessness. Voucher holders typically have incomes below 50 percent of area median income at admission, with many households relying on fixed incomes or public benefits.

State assisted housing programs administered through MaineHousing support additional rental units affordable to low income households. These programs generally serve households earning below 60 percent of area median income and include a mix of family housing, senior housing, and supportive housing models. Some state funded units are paired with services for households with special needs, including individuals with disabilities and formerly homeless households.

Local assistance provided through City administered programs supports housing stability through tenant based rental assistance and stabilization services rather than direct unit ownership. These programs primarily serve extremely low income households and households at risk of homelessness, including families with children, seniors, people with disabilities, and survivors of domestic violence.

Across all assisted housing programs, demand exceeds supply, particularly for units affordable to households below 30 percent of area median income and for accessible units. Assisted housing plays a critical role in meeting the needs of Auburn’s lowest income residents and reducing homelessness, but limited availability of subsidized units continues to constrain housing choice and stability.

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

The City of Auburn faces ongoing risk of loss within its affordable housing inventory due to a combination of market pressures, aging housing stock, and program limitations. While there are no known large scale expirations of project based Section 8 contracts scheduled within the immediate planning period, the overall supply of affordable units remains vulnerable to gradual attrition.

One of the primary risks to the affordable housing inventory is the aging condition of existing rental housing. A significant portion of Auburn's affordable units are located in older buildings that require continued investment to address deferred maintenance, health and safety concerns, and energy efficiency. Without rehabilitation or preservation funding, some units may be lost due to deterioration, code enforcement actions, or conversion to non residential use.

Market pressures also contribute to potential unit loss. Rising rents and low vacancy rates create incentives for property owners to increase rents, reposition units to higher income households, or convert rental units to owner occupied housing. These pressures can result in the loss of naturally occurring affordable housing, particularly units affordable to extremely low income households.

Housing Choice Voucher assisted units are not tied to specific properties and therefore are not lost through contract expiration. However, voucher holders may lose access to units when landlords exit the program, sell properties, or raise rents above allowable payment standards. This dynamic effectively reduces the availability of units accessible to voucher holders even when vouchers remain available.

State and locally assisted units may also face long term affordability risks when regulatory periods expire or when operating costs increase beyond sustainable levels. While many developments maintain affordability through extended use agreements, ongoing monitoring and preservation efforts are necessary to prevent gradual loss.

Overall, while Auburn does not anticipate a sudden loss of a large number of assisted units, the cumulative impact of aging housing, market pressures, and limited preservation resources poses a continuing risk to the affordable housing inventory. These conditions underscore the importance of prioritizing housing rehabilitation, preservation strategies, landlord engagement, and policies that support the long term affordability of existing units.

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

The availability of housing units in the City of Auburn does not fully meet the needs of the population, particularly for low income households. While the overall number of housing units has remained relatively stable, the supply of units affordable to extremely low income and very low income households has not kept pace with demand.

Low vacancy rates and rising rents limit housing choice and increase competition for available units, especially among renters earning below 50 percent of area median income. Households relying on fixed incomes, rental assistance, or entry level wages face significant barriers to securing stable housing. The

shortage of smaller, affordable units further constrains options for single adults, seniors, and individuals with disabilities, while limited availability of affordable multi bedroom units affects families with children.

Housing availability challenges are also evident among households exiting homelessness or relying on tenant based rental assistance. Limited landlord participation and rent levels that exceed payment standards reduce the effectiveness of vouchers and delay housing placement. Accessible units are in particularly short supply, resulting in extended wait times for households with disabilities.

For moderate income households, access to homeownership is constrained by rising home prices, limited inventory, and competition from higher income buyers. These conditions reduce opportunities for households to move from rental housing into homeownership, further increasing pressure on the rental market.

Overall, the mismatch between housing availability and population needs highlights the need for strategies that preserve existing affordable units, expand rental assistance and stabilization programs, encourage development of diverse housing types, and support policies that increase housing supply at price points accessible to low and moderate income households.

Describe the need for specific types of housing:

The City of Auburn's housing market reflects a mismatch between the types of housing units available and the needs of current households. There is a significant shortage of small, affordable units, particularly single room occupancy units, studios, and one bedroom apartments. This shortage affects single adults, seniors, individuals with disabilities, and people exiting homelessness, many of whom require smaller units that are affordable on extremely low or fixed incomes.

Service provider consultations and housing stabilization data indicate that the lack of SRO and one bedroom units is a major barrier to housing placement and stability. Individuals receiving tenant based rental assistance or transitioning out of homelessness often face prolonged housing searches due to limited availability of appropriately sized units and competition from higher income renters. The absence of SRO housing further constrains options for single adults with very low incomes who do not require larger units.

In contrast, Auburn has a relatively high proportion of larger single family homes, many of which are owner occupied or priced beyond the reach of low income households. While these units are important for families seeking homeownership, they do not align with the needs of the growing number of small households, including single person households and aging residents. Larger multibedroom units also have higher operating and utility costs, which can create affordability challenges even when rent levels appear moderate.

The imbalance between housing supply and household needs underscores the importance of encouraging development and preservation of smaller unit types. Strategies to address this gap include supporting infill development, adaptive reuse of existing buildings, zoning changes that allow for greater housing diversity, and rehabilitation of older structures to create smaller, more affordable units. Addressing the shortage of SRO and one bedroom housing is critical to improving housing stability and reducing homelessness in Auburn.

Discussion

The analysis of housing types in Auburn demonstrates a clear mismatch between existing housing stock and current household needs. Market conditions show strong demand for smaller, more affordable units, particularly single room occupancy, studio, and one bedroom housing, while larger single family homes make up a disproportionate share of the housing inventory. This imbalance contributes to housing instability for single adults, seniors, people with disabilities, and individuals exiting homelessness, while limiting effective use of available housing resources.

Findings from the HR and A housing market study were central to identifying these trends. The study confirmed that household growth in Auburn is driven primarily by smaller household sizes and that demand for compact, lower cost units significantly exceeds supply. It also highlighted how the prevalence of larger multibedroom single family homes does not align with income levels or demographic trends, resulting in underutilization or affordability barriers for many residents.

The HR and A analysis, combined with HUD data and local service utilization trends, reinforces the need for strategies that expand housing diversity and better match unit types to household demand. These strategies include encouraging development of smaller units, supporting adaptive reuse of existing buildings, preserving naturally occurring affordable housing, and revising zoning and land use policies to allow a broader range of housing types.

Addressing the imbalance in housing types is essential to improving affordability, increasing housing stability, and reducing homelessness. The findings of the HR and A study provide a data driven foundation for prioritizing investments and policy actions that support a more balanced and responsive housing market during the Consolidated Plan period.

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

Introduction

This section examines the cost of housing across the Auburn–Lewiston HOME Consortium, including rental housing costs, homeownership expenses, and trends affecting housing affordability within the combined service area. Understanding housing costs at the consortium level is essential to evaluating the ability of households at different income levels to secure and maintain stable housing across both communities.

The analysis draws on data from HUD, the American Community Survey, and local housing market information to assess changes in rents, home prices, and associated housing expenses such as utilities and property taxes. While available census-based data provides a useful baseline, it is important to note that not all data can be fully aggregated or disaggregated to align precisely with the geographic structure of the consortium. As a result, some data points are presented at the municipal or county level and interpreted collectively to reflect broader trends across the Auburn–Lewiston region.

Census data used in this section reflects conditions based on the most recent available estimates and does not fully capture more recent increases in housing costs observed through 2024. Local administrative data, market observations, and input from regional partners indicate that current rents and home prices exceed levels reflected in census-based datasets.

By supplementing federal data sources with local and regional information, this analysis provides a more comprehensive understanding of housing cost pressures affecting the consortium area. These findings inform strategies to address housing affordability through rental assistance, housing stabilization, and coordinated efforts to support the preservation and expansion of affordable housing opportunities across both Auburn and Lewiston.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,760	21.9%
\$500-999	8,420	66.7%
\$1,000-1,499	1,380	10.9%
\$1,500-1,999	30	0.2%

Rent Paid	Number	%
\$2,000 or more	45	0.4%
Total	12,635	100.1%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,365	No Data
50% HAMFI	4,475	1,130
80% HAMFI	9,000	3,560
100% HAMFI	No Data	5,727
Total	14,840	10,417

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	898	994	1,268	1,663	1,845
High HOME Rent	659	712	915	1,092	1,199
Low HOME Rent	567	608	730	842	940

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Housing within the Auburn–Lewiston HOME Consortium is not sufficient to meet the needs of households at all income levels, with the most significant gaps occurring among households with the lowest incomes. Data from the American Community Survey indicates that the majority of renters within the consortium pay between \$500 and \$999 per month (67 percent), while 22 percent pay less than \$500 and 11 percent pay between \$1,000 and \$1,499. While these figures suggest a concentration of lower-cost units, they do not fully reflect current market conditions, where rents have increased substantially beyond levels captured in the 2016–2020 data.

Housing affordability data further demonstrates a significant mismatch between available units and the needs of low-income households. Only approximately 1,365 rental units are affordable to households earning at or below 30 percent of area median income, compared to a substantially higher number of units affordable at higher income thresholds. This indicates a limited supply of deeply affordable

housing for extremely low-income households, who face the greatest risk of housing instability and homelessness.

Even at higher affordability levels, gaps persist. While approximately 4,475 units are affordable at 50 percent of area median income and 9,000 units at 80 percent, demand continues to exceed supply, particularly as rising rents and limited vacancy rates place upward pressure on housing costs. Fair Market Rent levels, which range from approximately \$994 for a one-bedroom unit to \$1,663 for a three-bedroom unit, often exceed what lower-income households can afford without assistance.

Homeownership opportunities within the consortium are similarly constrained. While a larger number of ownership units are affordable at higher income levels, limited inventory, rising home prices, and increased borrowing costs continue to restrict access for low- and moderate-income households. As a result, many households remain in the rental market longer, further increasing demand and competition for available units.

Overall, the mismatch between housing costs and household incomes across the Auburn–Lewiston consortium contributes to housing instability, cost burden, and increased risk of homelessness. These conditions highlight the need for targeted strategies that expand the supply of affordable housing, preserve existing units, and provide rental assistance and stabilization services for households with the greatest need.

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

Housing affordability across the Auburn–Lewiston HOME Consortium is expected to continue to decline absent significant changes in housing supply or household income growth. Recent trends observed across both municipalities indicate that home values and rental costs have increased at a pace that exceeds wage growth for many low- and moderate-income households. Regional housing data and market observations suggest that these increases are likely to persist due to limited housing production, low vacancy rates, and sustained demand for housing throughout the Lewiston–Auburn area.

Rising home values are expected to further limit access to homeownership across the consortium, particularly for first-time buyers and moderate-income households. Higher purchase prices, combined with increased interest rates and closing costs, reduce the ability of households to transition from renting to homeownership, placing additional pressure on the regional rental market.

Rental affordability is also expected to worsen, especially for households earning below 50 percent of area median income. Continued rent increases across the consortium will likely result in higher levels of cost burden and severe cost burden unless offset by rental assistance or increased household income. The limited availability of smaller units and deeply affordable housing options further increases vulnerability for single adults, seniors, and persons with disabilities across both communities.

While future housing development and policy interventions may help moderate these trends over time, current conditions indicate that affordability challenges will remain significant throughout the Consolidated Plan period. These projections reinforce the need for coordinated, consortium-wide strategies to expand the supply of affordable housing, preserve existing units, increase access to rental assistance, and support income stability for low- and moderate-income households.

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

HOME rent limits and HUD Fair Market Rents within the Auburn–Lewiston HOME Consortium are generally lower than current median rents observed in the private market across both municipalities. While these program limits are designed to ensure affordability for low-income households, recent market conditions have created a widening gap between allowable program rents and prevailing market rents, particularly for smaller units such as efficiency and one-bedroom apartments.

Regional housing market data and local housing studies indicate that rents across the Lewiston–Auburn area have increased significantly in recent years, with many newly leased units exceeding HUD Fair Market Rent levels. This growing disparity has made it more difficult for households utilizing HOME-assisted units or Housing Choice Vouchers to compete in the private rental market and has contributed to reduced landlord participation in affordability programs. Units priced at HOME rent levels are increasingly limited, particularly among newer or recently rehabilitated properties.

This divergence between program rent limits and market rents affects the consortium’s ability to both produce and preserve affordable housing. For new construction or substantial rehabilitation projects, HOME rent limits may not support financially viable development without additional subsidy sources. Similarly, rising operating and maintenance costs present challenges for maintaining affordability in existing units at HOME rent levels.

As a result, the consortium’s affordable housing strategy emphasizes coordinated approaches that include layered financing, preservation of naturally occurring affordable housing, and policies that reduce development costs. Regional planning efforts highlight the importance of smaller unit types, adaptive reuse, and preservation strategies that align with local income levels while remaining feasible under current market conditions. Addressing the gap between program rent limits and market rents will be critical to expanding and sustaining affordable housing opportunities across both Auburn and Lewiston during the Consolidated Plan period.

Discussion

Regional housing market analysis confirms that current construction costs, combined with federal compliance requirements, significantly limit the feasibility of producing new affordable housing across the Auburn–Lewiston HOME Consortium at rent levels affordable to extremely low- and very low-income households. High material and labor costs, rising interest rates, and regulatory and compliance

expenses associated with federal funding programs contribute to total development costs that cannot be supported by affordable rents alone.

The regional housing market does not provide sufficient scale to offset these costs through large-scale development. The relatively small size of the Lewiston–Auburn development market and limited opportunities for large projects restrict the ability to achieve economies of scale that might otherwise reduce per-unit costs. As a result, new construction projects throughout the consortium area often require substantial layered subsidies to remain financially viable, and even with multiple funding sources, long-term financial sustainability can be difficult to achieve.

These conditions have important implications for the consortium’s affordable housing strategy. While new construction remains an important component of the overall approach, it is unlikely to produce deeply affordable units without significant additional public investment. More cost-effective strategies include preservation of existing affordable housing, rehabilitation of older housing stock, adaptive reuse of existing structures, and targeted infill development within established neighborhoods.

This analysis underscores the importance of aligning housing strategies with financial feasibility across the consortium. By recognizing the limitations of new construction under current market conditions, Auburn and Lewiston can prioritize approaches that maximize impact, preserve affordability, and support long-term housing stability throughout the Consolidated Plan period.

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

Introduction

This section examines the condition of the housing stock across the Auburn Lewiston HOME Consortium, with a focus on age, physical condition, and factors affecting habitability and long term viability. Housing condition is a critical component of affordability and stability across both communities, as deferred maintenance, aging structures, and health and safety issues can increase housing costs, reduce available units, and place residents at risk.

Data from the American Community Survey and CHAS indicate that a significant portion of the consortium's housing stock is aging. Approximately 77 percent of owner-occupied units and 79 percent of renter occupied units were built before 1980, with a substantial share constructed prior to 1950, including 35 percent of owner units and 56 percent of rental units. This aging housing stock increases the likelihood of structural deficiencies, system failures, and the need for ongoing rehabilitation and maintenance.

Housing condition data also indicate that renter occupied units experience higher rates of physical deficiencies compared to owner occupied units. Approximately 42 percent of rental units report at least one housing condition issue, compared to 20 percent of owner occupied units. While most units do not report multiple deficiencies, the presence of even a single condition issue can impact habitability and contribute to increased maintenance costs and housing instability.

The age of the housing stock also presents elevated risks related to lead based paint exposure. More than three quarters of both owner and renter units were constructed prior to 1980, with a portion of these units housing children, increasing the importance of lead hazard mitigation and ongoing monitoring.

Review of housing conditions across the consortium highlights the importance of preservation and rehabilitation strategies. Given the age and condition of the existing housing stock, maintaining and improving current units is essential to preserving affordable housing opportunities. These findings support a coordinated approach across Auburn and Lewiston that prioritizes housing rehabilitation, lead hazard reduction, and targeted investments to improve housing quality and long term viability.

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

For purposes of this Market Analysis, the Auburn Lewiston HOME Consortium defines housing in standard condition as units that meet applicable local and state housing codes and HUD Housing Quality Standards across both jurisdictions. Housing in standard condition is structurally sound, weather tight, and free from conditions that pose a threat to the health or safety of occupants. These units have functioning heating, plumbing, electrical, and sanitation systems and do not exhibit significant deterioration or environmental hazards that would require major corrective action.

Housing defined as substandard but suitable for rehabilitation includes units within the consortium that do not fully meet housing code or HUD standards but can be brought into compliance through reasonable rehabilitation activities. These units may have deficiencies such as outdated or inefficient mechanical systems, deteriorated roofing or siding, lead based paint hazards, accessibility barriers, or minor structural issues that can be corrected through repair or replacement. While these conditions may affect habitability or energy efficiency, they do not render the unit uninhabitable or beyond practical repair.

Units considered substandard but suitable for rehabilitation are a key focus of the consortium’s housing preservation strategy. Given the age of the housing stock across both Auburn and Lewiston, addressing these deficiencies through targeted rehabilitation is critical to maintaining the supply of affordable housing, improving health and safety outcomes, and preventing the loss of units that might otherwise deteriorate beyond repair.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,630	20%	5,260	42%
With two selected Conditions	15	0%	320	3%
With three selected Conditions	0	0%	60	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,745	80%	6,990	55%
Total	13,390	100%	12,630	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,045	8%	530	4%
1980-1999	2,100	16%	2,075	16%
1950-1979	5,560	42%	2,990	24%
Before 1950	4,680	35%	7,030	56%
Total	13,385	101%	12,625	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 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	10,240	77%	10,020	79%
Housing Units build before 1980 with children present	795	6%	435	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

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

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

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

The Auburn Lewiston HOME Consortium estimates the number of housing units occupied by low- and moderate income households that may contain lead-based paint hazards using HUD provided housing age and income data included in this Consolidated Plan template. Housing units constructed prior to 1978 are considered at risk for lead-based paint in accordance with federal standards.

HUD data indicate that a substantial share of the housing stock across both Auburn and Lewiston was built before 1978, and many of these older units are occupied by low and moderate income households. These households are more likely to face exposure risks due to the age of the housing stock, deferred maintenance, and limited financial capacity to address lead hazard remediation.

Because the consortium does not maintain a comprehensive, unit-level inventory of tested lead hazards across both jurisdictions, national prevalence estimates are applied to HUD data to approximate the number of affected units. National housing health studies demonstrate that a measurable portion of pre

1978 housing contains deteriorated lead-based paint or lead contaminated dust that may pose a health risk, particularly to children.

This methodology provides a reasonable and HUD accepted estimate to support planning and prioritization of housing rehabilitation and lead hazard control activities across the consortium. Auburn and Lewiston use this information to target resources toward older housing occupied by low and moderate income households and to ensure compliance with federal lead based paint requirements while improving housing quality and health outcomes.

Discussion

The presence of lead based paint hazards across the Auburn Lewiston HOME Consortium is closely tied to the age of the housing stock and the concentration of low and moderate income households in older units. While not all pre 1978 housing contains lead hazards, these units represent the highest risk category and require continued attention through rehabilitation and hazard reduction efforts throughout both communities.

Limited household resources and deferred maintenance increase the likelihood that lead hazards remain unaddressed in housing occupied by low and moderate income households across the consortium. Without targeted intervention, these conditions can pose ongoing health risks, particularly for children and pregnant individuals, and may contribute to long term housing instability.

The consortium's approach emphasizes proactive identification and mitigation of lead based paint hazards through housing rehabilitation programs, code enforcement, and coordination with public health and housing partners. By prioritizing older housing occupied by low and moderate income households, Auburn and Lewiston seek to reduce exposure risks, preserve housing quality, and protect public health while maintaining the affordability of the existing housing stock.

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

Introduction

This section reviews the role of public and assisted housing within the City and assesses the needs of residents served through these programs. Public housing and Housing Choice Voucher programs administered by the Auburn Housing Authority and regional partners provide an important source of affordable housing for low- and moderate-income households, including seniors, persons with disabilities, and families with children.

Public and assisted housing resources represent a critical component of the community’s affordable housing inventory and often serve households with the greatest housing needs. Many residents receiving assistance experience significant housing cost burdens and rely on these programs to maintain stable housing. Waiting lists for public housing and voucher programs also demonstrate continued demand for affordable housing opportunities within the region.

In addition to traditional public housing and voucher programs, the City coordinates with housing providers and state partners to support the development of supportive housing and other housing resources that address the needs of individuals experiencing homelessness or housing instability. These partnerships help strengthen the local housing system by expanding access to affordable units and connecting residents to supportive services when needed.

Through continued coordination with housing authorities, service providers, and state housing agencies, the City works to support the availability, accessibility, and long-term viability of public and assisted housing opportunities for eligible residents.

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 37 – Total Number of Units by Program Type

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:

Public housing serving residents of the City is administered by the Auburn Housing Authority, which operates units that provide affordable housing to low-income households, including seniors, persons with disabilities, and families with children. These units are managed under the Auburn Housing Authority's approved Public Housing Agency Plan and are maintained in accordance with federal housing quality standards and applicable HUD regulations.

The Auburn Housing Authority maintains a portfolio of public housing units located at several properties within the City. These units are generally in stable physical condition and continue to provide an important source of deeply affordable housing within the community. As with many housing authorities operating aging housing stock, ongoing maintenance and capital improvements are necessary to ensure that units remain safe, functional, and compliant with current standards.

The housing authority conducts regular inspections, maintenance activities, and capital planning to address building systems, accessibility improvements, and other rehabilitation needs as they arise. These efforts help preserve the long-term viability of the public housing inventory and ensure that units remain suitable for occupancy.

Public housing units within the jurisdiction play a critical role in the local housing system by providing stable and affordable housing opportunities for households with limited incomes. Demand for these units remains high, as demonstrated by waiting lists maintained by the housing authority, and continued coordination between the City and the Auburn Housing Authority helps support the preservation and effective management of this important housing resource.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

Public housing units serving residents of the City are generally maintained in stable condition through the ongoing maintenance and capital improvement programs administered by the Auburn Housing Authority. As with many public housing portfolios constructed several decades ago, the primary revitalization needs relate to the long-term upkeep of aging building systems, continued modernization of units, and improvements that enhance accessibility, safety, and energy efficiency.

Ongoing restoration needs typically include building system upgrades, roof and exterior maintenance, heating and ventilation improvements, interior unit modernization, and accessibility improvements that support residents with mobility or other disabilities. Maintaining these units requires consistent capital investment to ensure compliance with federal housing quality standards and to preserve the long-term usability of the housing stock.

In addition to physical improvements to existing units, there is also a need to expand supportive housing opportunities for residents who require additional services to maintain stable housing. The City is working with the Auburn Housing Authority and Maine State Housing Authority on the development of approximately 30 units of supportive housing through the HOME 4 Good initiative on City-owned land. This project represents a significant investment in the expansion and modernization of housing resources that serve individuals with higher service needs.

Through ongoing maintenance, capital improvements, and coordinated development efforts, the City and the Auburn Housing Authority continue to preserve the existing public housing inventory while also working to strengthen the overall affordable housing system within the community.

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

The Auburn Housing Authority works to improve the living environment of low- and moderate-income families residing in public housing through ongoing property maintenance, modernization of housing units, and the provision of supportive services that promote housing stability and resident well-being. Regular inspections, preventative maintenance, and capital improvement planning help ensure that public housing units remain safe, functional, and compliant with federal housing quality standards.

The housing authority also works to strengthen resident stability by connecting households with supportive services and community resources. These services may include referrals to employment and

workforce development programs, financial counseling, healthcare providers, and other programs that support residents in maintaining stable housing and improving overall quality of life.

Coordination between the Auburn Housing Authority, the City of Auburn, and local service providers further supports efforts to improve the living environment for public housing residents. Through partnerships with community organizations and programs operating at the Auburn Resource Center, residents can access housing navigation services, education and job training opportunities, and other resources that support long-term self-sufficiency.

In addition, the City and the Auburn Housing Authority are collaborating with Maine State Housing Authority on the development of supportive housing through the HOME 4 Good program. This project will create approximately 30 units of supportive housing on City-owned land and expand housing opportunities for individuals who require both stable housing and access to supportive services.

Through these combined efforts, the housing authority and its partners work to maintain quality housing conditions, strengthen supportive service connections, and improve the overall living environment for residents of public housing.

Discussion:

Public housing remains an important component of the City's overall affordable housing system and provides stable housing for many low- and moderate-income households who would otherwise face significant housing cost burdens in the private market. The Auburn Housing Authority's continued maintenance, modernization, and management of its housing portfolio helps ensure that these units remain safe, functional, and available to households with the greatest housing needs.

Ongoing coordination between the City, the Auburn Housing Authority, Maine State Housing Authority, and local service providers strengthens the ability to address both housing and supportive service needs. Through partnerships that connect residents with employment services, education programs, health services, and housing stabilization resources, residents are better positioned to maintain housing and improve long-term stability.

The development of additional supportive housing through the HOME 4 Good initiative further complements the existing public housing system by expanding housing options for individuals who require both stable housing and ongoing services. Together, these efforts support the preservation of the current public housing inventory while strengthening the broader network of housing and supportive services available to low- and moderate-income residents.

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

Introduction

This section describes the facilities and services available within the jurisdiction that address the needs of individuals and families experiencing homelessness. These resources include emergency shelter, outreach services, housing navigation, and supportive service programs that assist individuals in stabilizing their living situations and transitioning to permanent housing.

Homelessness response efforts in the region are coordinated through partnerships among the City, regional service providers, the Maine Continuum of Care, and local nonprofit organizations. Facilities and programs serving residents include emergency shelter, drop-in services, housing navigation assistance, and coordinated entry assessments that connect individuals to available housing resources and supportive services.

The Auburn Resource Center plays a central role in the local homelessness response system by serving as a location where individuals experiencing homelessness can access referrals to shelter, housing assistance programs, employment services, behavioral health support, and other stabilization resources. The drop-in center operating at the ARC provides a consistent point of engagement for individuals who may otherwise remain disconnected from formal services and allows providers to assess needs and coordinate appropriate referrals.

Through this network of facilities and services, the City and its partners work to address immediate shelter needs while also supporting longer-term housing stabilization and transitions to permanent housing.

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)	20	10	6	10	0
Households with Only Adults	80	25	0	40	30

	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
Chronically Homeless Households	0	0	0	25	30
Veterans	0	0	0	10	5
Unaccompanied Youth	6	2	4	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: Emergency shelter capacity serving Auburn residents is primarily located in the Lewiston Auburn service area and includes facilities such as the Alter 207 shelter. Seasonal overflow beds are provided during winter months through warming center operations. Permanent supportive housing inventory includes regional units and approximately 30 additional supportive housing units currently under development through the HOME 4 Good initiative in partnership with the Auburn Housing Authority.

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

Individuals experiencing homelessness within the City have access to a network of mainstream services that address health, behavioral health, employment, education, and housing stabilization needs. These services are coordinated through partnerships among the City, regional service providers, healthcare systems, and workforce development organizations.

The Auburn Resource Center serves as a central location where individuals experiencing homelessness can connect with these services. The ARC hosts a drop-in center several days each week where individuals can access meals, basic necessities, and referrals to housing programs and community services. Service providers regularly operate onsite, allowing individuals to meet directly with case managers and program staff who can assist with coordinated entry assessments, housing navigation, and connection to supportive services.

Healthcare services are made available through coordination with local hospitals and regional health providers. Medical outreach and mobile health services periodically visit the ARC on days when the drop-in center is operating, providing health screenings, basic care, and referrals to treatment providers. Hospitals in the Lewiston–Auburn area also coordinate with service providers to connect patients experiencing homelessness to shelter resources and housing navigation services upon discharge.

Behavioral health and substance use services are available through regional providers who work with individuals referred through outreach teams, the ARC, and the coordinated entry system. Individuals seeking recovery services may be connected to treatment programs, counseling services, and recovery housing options within the region.

Employment and education services are also available through partnerships with workforce development organizations and local education providers. Auburn Adult Education offers HiSET testing and education services at the ARC, and Goodwill of Northern New England provides vocational services and employment support to individuals seeking to improve their employment prospects.

These mainstream services are integrated with the regional homelessness response system through participation in coordinated entry and use of the Homeless Management Information System. By connecting housing assistance with healthcare, employment, education, and recovery services, the City and its partners work to support long-term housing stability for individuals experiencing homelessness.

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.

A network of regional facilities and service providers addresses the needs of individuals and families experiencing homelessness in the Lewiston–Auburn area. These resources provide emergency shelter,

housing navigation, supportive services, and connections to healthcare, employment, and education programs that support long-term housing stability.

Emergency shelter services are primarily provided through regional facilities such as the Alter 207 shelter located in Lewiston, which serves individuals and families experiencing homelessness from across the service area. The shelter provides overnight accommodations, case management, and referrals to housing programs and supportive services. These services are particularly important for chronically homeless individuals and single adults who require immediate shelter and ongoing case management to transition toward permanent housing.

The Auburn Resource Center plays a central role in connecting individuals experiencing homelessness with available services and housing resources. The ARC hosts a drop-in center several days each week where individuals can access meals, basic necessities, and direct engagement with service providers. Through this setting, individuals are connected to housing navigation services, coordinated entry assessments, behavioral health providers, employment services, and other stabilization resources. This model allows service providers to work directly with chronically homeless individuals, veterans, and youth experiencing housing instability in a low-barrier environment.

Families with children experiencing homelessness are supported through coordinated referrals to family shelter resources and rapid rehousing programs operated by regional service providers. Housing navigators and case managers work with families to identify available housing options, connect them to rental assistance programs, and provide supportive services that help stabilize households after housing placement.

Veterans experiencing homelessness may access services through both regional housing providers and veteran-specific programs that offer housing vouchers, case management, and supportive services. Coordination between local providers and veteran service organizations helps ensure that veterans are connected to available housing and supportive resources.

Unaccompanied youth experiencing housing instability are connected to youth-focused services through regional providers that offer shelter, supportive services, and education and employment assistance. Outreach efforts through the Auburn Resource Center and partner organizations help identify youth who may be experiencing housing instability and connect them to appropriate services.

In addition to these facilities and services, individuals experiencing homelessness may access healthcare services through local hospitals and mobile health providers that periodically visit the Auburn Resource Center. Education and employment services are also available through partnerships with Auburn Adult Education and Goodwill of Northern New England, which provide HiSET testing, job training, and vocational support.

Together, these facilities and services form a coordinated network that addresses both immediate needs and long-term housing stability. By integrating emergency shelter, housing navigation, supportive

services, healthcare, and employment resources, the City and its partners work to reduce the duration of homelessness and improve outcomes for vulnerable populations.

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

Introduction

This section describes the facilities and services available in the City of Auburn to meet the needs of special needs populations, including seniors, persons with disabilities, individuals with behavioral health or substance use needs, persons experiencing homelessness, and other households requiring supportive services. The analysis focuses on the availability, accessibility, and capacity of facilities and services that support housing stability and independent living.

Information for this section is drawn from consultation with service providers, review of program data, and analysis of community needs identified in the Needs Assessment and Strategic Plan. Facilities and services discussed include emergency shelter, supportive housing, health and behavioral health services, recovery supports, and community based programs that assist individuals with daily living, employment, and housing retention.

Understanding the current network of special needs facilities and services helps identify gaps and capacity constraints that affect housing outcomes. This analysis informs strategies to strengthen service coordination, improve access, and align resources with priority needs during the Consolidated Plan period.

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

The City of Auburn has a range of special needs populations whose housing stability depends on access to supportive housing and related services. These populations include the elderly and frail elderly, persons with disabilities, individuals with alcohol or other drug addictions, persons with HIV and their families, and public housing residents, as well as other households requiring ongoing support to maintain stable housing.

Elderly and frail elderly households require housing that is affordable, accessible, and located near services. Supportive housing needs include units with accessibility features, proximity to health care and transportation, and access to in home services, case management, and assistance with activities of daily living. Rising housing costs and limited availability of accessible units increase the risk of housing instability for seniors on fixed incomes.

Persons with disabilities, including mental, physical, and developmental disabilities, require housing that accommodates mobility and sensory needs and provides access to supportive services. Supportive housing needs include accessibility modifications, service coordination, behavioral health supports, and

ongoing case management. Limited supply of accessible units and affordable housing presents a significant barrier for this population.

Individuals with alcohol or other drug addictions often require housing paired with recovery oriented supports. Supportive housing needs include stable housing options that allow access to treatment, counseling, peer support, and harm reduction services. Housing instability can undermine recovery efforts, and lack of appropriate housing options contributes to repeated episodes of homelessness and crisis service utilization.

Persons with HIV and their families require stable, affordable housing to support treatment adherence and health outcomes. Supportive housing needs include coordination with medical providers, case management, and access to supportive services. While specialized housing resources are limited locally, regional service networks provide medical and supportive care, and housing stabilization assistance remains critical to maintaining housing stability.

Public housing residents often require supportive services to maintain tenancy and independence. These needs may include case management, behavioral health services, services for seniors and persons with disabilities, and connections to employment or income supports. Coordination between housing providers and service agencies supports housing retention and improves outcomes.

Across all special needs populations, the most significant supportive housing needs are driven by limited housing availability, affordability constraints, and the need for coordinated services. The City's strategy emphasizes service coordination, housing stabilization, and targeted use of resources to support independent living and reduce reliance on crisis systems during the Consolidated Plan period.

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

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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)

During the first year of the Consolidated Plan period, the City of Auburn will focus on activities that support housing stability for non homeless special needs populations, including seniors, persons with disabilities, and households with other barriers to maintaining stable housing. These activities are designed to prevent housing loss, reduce future homelessness, and support long term housing retention.

A primary activity is continued operation of the City's tenant based rental assistance program. This

program provides rental assistance to income eligible households who are housed but at risk of displacement due to rising housing costs or fixed incomes. The TBRA program is paired with a housing stability coach who works directly with participating households to address housing related challenges, support compliance with lease requirements, and reduce the risk of eviction.

Households receiving TBRA are also connected to a system of self sufficiency services intended to strengthen long term stability. These services include budgeting assistance, income and benefits counseling, employment coaching, referrals to workforce training, and coordination with behavioral health or recovery services when appropriate. This coordinated approach supports both immediate housing stability and longer term improvements in household financial stability.

Additional activities during the first year include coordination with service providers to ensure access to supportive services for seniors and persons with disabilities, including case management, in home supports, and connections to health and behavioral health services. These efforts are supported through the Auburn Resource Center, which provides a centralized access point for housing stabilization and supportive services.

These activities directly support the City's one year goals by stabilizing housed households with special needs, reducing demand on emergency and crisis systems, and promoting housing retention. By pairing rental assistance with coaching and self sufficiency supports, the City seeks to maximize the effectiveness of limited resources and support sustained housing outcomes during the first year of the Consolidated Plan period.

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))

During the upcoming program year, the City of Auburn will prioritize activities that support non homeless special needs households who are housed but face elevated risk of housing instability. These activities focus on maintaining housing, strengthening household stability, and preventing entry into homelessness, consistent with the Strategic Plan's one year goals.

The City will continue to implement its tenant based rental assistance program as a primary stabilization tool. TBRA will be used to assist income eligible households whose housing is threatened by rising rents, limited fixed incomes, or other financial pressures. The program is designed to provide short to medium term support that allows households to remain housed while addressing underlying stability challenges.

A distinguishing feature of Auburn's approach is the integration of housing stabilization services with rental assistance. Households receiving TBRA participate in ongoing engagement with a housing stability coach who provides individualized support related to tenancy, budgeting, landlord coordination, and problem solving. This coaching model is intended to reduce evictions and support successful housing retention beyond the period of financial assistance.

Participants are also connected to a broader network of self sufficiency supports, including benefits screening, employment and income support services, workforce training referrals, and coordination with

health or behavioral health providers as needed. These services are accessed through coordinated referrals and the Auburn Resource Center, which serves as a centralized access point for housing and supportive services.

In addition to TBRA, the City will coordinate with service providers serving seniors and persons with disabilities to support access to in home services, case management, and health related supports that enable individuals to remain safely housed. These activities complement rental assistance by addressing non housing barriers that affect stability.

Together, these activities advance the City's one year goals by focusing on prevention, housing retention, and efficient use of entitlement resources. By combining financial assistance with stabilization coaching and supportive services, the City aims to reduce housing loss among special needs households and limit future demand on homelessness response systems.

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

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

Public policies at the federal, state, and local levels can have unintended effects on the production and preservation of affordable housing and on residential investment in the City of Auburn. While many policies are designed to protect public health, safety, and neighborhood quality, their combined impact can increase development costs, limit housing supply, and constrain affordability.

Zoning and land use regulations can restrict housing diversity by limiting density, unit size, or allowable housing types in certain areas. Requirements related to minimum lot sizes, parking, and dimensional standards can increase per unit costs and reduce the feasibility of developing smaller, more affordable units such as studios, one bedroom units, or multifamily housing. These constraints contribute to the mismatch between available housing types and current household needs.

Building codes, environmental regulations, and accessibility requirements are essential for ensuring safe and inclusive housing but can add significant costs to both new construction and rehabilitation projects. For affordable housing developments that rely on federal funding, additional compliance requirements related to labor standards, environmental review, and reporting further increase development timelines and costs. As identified in the HR and A housing market study, these factors make it difficult to produce new affordable housing at rents affordable to low income households without substantial layered subsidies.

Property tax policies and rising assessed values can also affect affordability, particularly for owners of naturally occurring affordable housing. Increased operating costs may lead property owners to raise rents or defer maintenance, increasing the risk of unit loss or displacement if rehabilitation resources are unavailable.

At the state and federal level, limits on funding availability and program flexibility can constrain local responses to housing needs. Program caps, income targeting requirements, and rent limits may not fully align with current market conditions, reducing the effectiveness of rental assistance and affordable housing production tools.

While these policies serve important public purposes, their cumulative effect can hinder affordable housing development and preservation. Addressing these challenges requires continued evaluation of local policies, coordination across levels of government, and strategic use of available resources to reduce barriers, encourage housing diversity, and support residential investment that meets the needs of low and moderate income households.

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

Introduction

This section identifies key non housing community development assets in the City of Auburn that support neighborhood stability, economic opportunity, and quality of life for residents. These assets include public facilities, public infrastructure, transportation systems, community based services, and institutional partners that contribute to the overall functioning and resilience of the community.

The analysis considers how these assets support low and moderate income neighborhoods and populations, particularly in relation to access to housing, employment, education, health care, and social services. Community development assets play an important role in addressing housing instability and supporting long term outcomes by connecting residents to essential resources.

Information for this section is drawn from HUD provided data as indicated as well as City planning documents, departmental input, service provider consultation, and community engagement conducted as part of the Consolidated Plan and Comprehensive Plan processes. Understanding the distribution and condition of these assets helps inform strategic investments that strengthen neighborhoods and advance the goals of the Consolidated Plan.

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	59	117	1	1	0
Arts, Entertainment, Accommodations	1,014	1,699	11	12	1
Construction	553	929	6	6	0
Education and Health Care Services	2,347	2,441	26	17	-9
Finance, Insurance, and Real Estate	521	501	6	3	-3
Information	133	91	1	1	0
Manufacturing	1,068	2,044	12	14	2
Other Services	321	463	3	3	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	963	1,062	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	1,439	3,441	16	24	8
Transportation and Warehousing	422	920	5	6	1
Wholesale Trade	363	758	4	5	1
Total	9,203	14,466	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	12,540
Civilian Employed Population 16 years and over	11,830
Unemployment Rate	5.60
Unemployment Rate for Ages 16-24	19.43
Unemployment Rate for Ages 25-65	3.69

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	2,965
Farming, fisheries and forestry occupations	429
Service	1,225
Sales and office	2,705
Construction, extraction, maintenance and repair	1,095
Production, transportation and material moving	565

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	7,013	66%
30-59 Minutes	2,972	28%
60 or More Minutes	580	5%
Total	10,565	100%

Table 43 - Travel Time

Data Source: 2016-2020 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	410	85	315

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,315	200	825
Some college or Associate's degree	3,115	130	735
Bachelor's degree or higher	3,275	25	450

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4	4	20	150	165
9th to 12th grade, no diploma	125	110	180	340	320
High school graduate, GED, or alternative	775	820	580	1,940	1,525
Some college, no degree	815	740	535	1,175	835
Associate's degree	130	390	525	610	390
Bachelor's degree	245	530	815	1,220	570
Graduate or professional degree	15	290	245	645	405

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,555
High school graduate (includes equivalency)	29,523
Some college or Associate's degree	35,907
Bachelor's degree	53,885
Graduate or professional degree	57,308

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

Based on the Business Activity table, Auburn's employment base is concentrated in a small number of major sectors, with a mix of service, manufacturing, and retail employment.

Education and Health Care Services represent the largest share of workers in the jurisdiction, accounting for approximately 26 percent of the workforce. This sector includes major institutional employers and reflects Auburn's role as a regional center for health care and education. While the share of workers is high, the share of jobs is lower, indicating that many residents are employed locally in this sector, with fewer positions available relative to the size of the workforce.

Retail Trade is a dominant employment sector in terms of job availability, accounting for approximately 24 percent of all jobs and 16 percent of workers. The high number of jobs relative to workers suggests that retail serves a regional market and includes a large number of lower wage, part time, or shift based positions that attract workers from outside the jurisdiction.

Manufacturing is another key sector, representing approximately 12 percent of workers and 14 percent of jobs. This sector remains an important component of Auburn's economic base and provides a mix of skilled and semi skilled employment opportunities.

Arts, Entertainment, and Accommodations also play a significant role, accounting for approximately 11 percent of workers and 12 percent of jobs. This sector reflects Auburn's service economy and its connection to tourism, hospitality, and regional amenities.

Professional, Scientific, and Management Services account for about 10 percent of workers and 7 percent of jobs, indicating a concentration of resident workers employed in professional fields, some of whom may commute outside the jurisdiction.

Other notable sectors include Construction, Finance, Insurance, and Real Estate, Transportation and Warehousing, and Wholesale Trade, each representing between 4 and 6 percent of workers and jobs. These sectors support Auburn's broader economic activity and regional service functions.

Overall, Auburn's major employment sectors are Education and Health Care Services, Retail Trade, Manufacturing, Arts and Accommodations, and Professional Services. The distribution of jobs and workers highlights Auburn's role as both an employment center and a community where a significant portion of residents commute to jobs within and outside the city.

Describe the workforce and infrastructure needs of the business community:

The business community in the City of Auburn relies on a diverse workforce supported by infrastructure that enables access to employment, goods, and services. Workforce needs vary by sector but consistently include access to reliable labor, housing affordability for workers, and transportation connectivity.

Major employment sectors such as education and health care, manufacturing, retail trade, and arts and accommodations report ongoing challenges related to workforce availability and retention. Employers in health care and manufacturing require workers with specialized skills and training, while retail,

hospitality, and service sectors depend on a steady supply of entry level and service workers. Housing affordability has emerged as a critical workforce issue, as rising rents and limited housing options make it difficult for workers to live near employment centers, increasing commuting challenges and turnover.

Transportation infrastructure is a key need for the business community. Many jobs in Auburn require workers to commute from surrounding communities, making access to reliable public transit and safe roadway networks essential. Improvements to transit service, pedestrian infrastructure, and connections between employment centers and residential areas support workforce participation and reduce barriers for workers without access to a vehicle.

Industrial and commercial sectors also depend on adequate physical infrastructure, including well maintained roads, utilities, broadband access, and freight and warehousing facilities. Manufacturing, transportation, and wholesale trade in particular rely on efficient movement of goods and access to modern industrial spaces. Aging infrastructure or limited industrial capacity can constrain business expansion and investment.

In addition, businesses benefit from access to workforce development, training programs, and partnerships with educational institutions and service providers. Coordination between employers, training providers, and public agencies helps align workforce skills with local employment needs and supports economic resilience.

Addressing workforce and infrastructure needs is essential to sustaining Auburn's economic base. Strategic investment in housing affordability, transportation, utilities, and workforce development will support business retention, attract new investment, and strengthen connections between residents and employment opportunities.

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.

During the planning period, the City of Auburn has experienced several significant public-sector initiatives that are expected to have a positive economic impact and expand job and business growth opportunities. Most notably, Auburn has advanced the Forest Bioproducts Advanced Manufacturing Tech Hub Overlay, aligning local zoning, financial incentives, business resources, and economic development partnerships with the State of Maine's Forest Bioproducts Advanced Manufacturing Tech Hub designation. This initiative positions Auburn as a regional center for advanced manufacturing, logistics, and innovation, particularly in forest bioproducts and related industries.

The Tech Hub Overlay encompasses areas already functioning as Maine's Manufacturing and Distribution Hub, including industrial parks, intermodal facilities, and airport-adjacent business districts. By allowing for campus-style development and a mix of industrial and supportive commercial uses, the

overlay is expected to attract new private investment, support the expansion of existing employers, and generate additional employment opportunities across a range of skill levels.

In addition to zoning and programmatic changes, the City is hopeful to receive federal earmark funding to increase sewer capacity within the Tech Hub area. Expanded sewer infrastructure would address a critical constraint to industrial and advanced manufacturing growth, enabling larger-scale development, higher-intensity uses, and greater private investment. This infrastructure improvement would directly support business attraction and retention efforts and strengthen Auburn's long-term economic competitiveness.

These changes create corresponding needs for workforce development, business support, and infrastructure investment. Growth in advanced manufacturing and logistics will require continued coordination with workforce partners to ensure access to skilled labor, including technical training, on-the-job learning, and workforce readiness programs. Auburn's existing technical assistance efforts, which connect manufacturers with higher education institutions, state agencies, and business support organizations, will become increasingly important as firms scale operations or adopt new technologies.

Infrastructure needs, particularly related to sewer capacity and transportation access, will remain a priority to fully realize the economic benefits of these initiatives. Strategic public investments in infrastructure, combined with targeted business support and workforce development, are expected to enhance job creation, improve economic resilience, and expand employment opportunities for Auburn residents during and beyond the planning period.

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

The skills and education levels of Auburn's workforce generally align with the City's major employment sectors, though gaps exist that affect workforce participation and business growth. Auburn's largest employment sectors, including education and health care services, manufacturing, retail trade, and arts and accommodations, require a mix of professional credentials, technical skills, and entry level labor.

Education and health care employers rely on workers with specialized training, certifications, and post secondary education, and Auburn's workforce includes a strong base of residents employed in these fields. However, demand for licensed health care professionals, support staff, and behavioral health workers continues to outpace supply, creating recruitment and retention challenges.

Manufacturing and skilled trades require technical skills, certifications, and on the job training. While the local workforce includes individuals with manufacturing experience, employers report ongoing needs for workers with updated technical skills, particularly in advanced manufacturing, equipment operation, and maintenance. Workforce training and apprenticeship programs are critical to bridging these gaps.

Retail, hospitality, and service sectors employ a large share of the workforce and provide accessible entry level employment. These sectors require fewer formal credentials but are affected by high turnover, wage pressures, and competition for workers. Housing affordability and transportation access influence the ability of workers to access and sustain employment in these sectors.

Professional, scientific, and management services require higher education levels and specialized expertise. Auburn's workforce includes residents with these skills, though some workers commute to employment outside the jurisdiction, reflecting regional labor market dynamics.

Overall, while Auburn's workforce has the foundational skills needed to support local employment opportunities, targeted workforce development, education, and training are needed to address skill gaps, improve job readiness, and align workforce capacity with evolving employer needs. Coordination between employers, educational institutions, workforce agencies, and service providers is essential to strengthening alignment between workforce skills and employment opportunities during the planning period.

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.

The City of Auburn and its partners support a range of workforce training initiatives that strengthen skills, promote economic mobility, and remove barriers to employment for low and moderate income residents. These efforts include programs led by adult education providers, vocational services organizations, community colleges, and regional workforce development boards. By enhancing skills, increasing job readiness, and improving access to opportunity, these initiatives support the Consolidated Plan's goals related to housing stability, economic resilience, and reductions in poverty.

Auburn Adult Education, in collaboration with community partners, provides foundational education and training services that improve career prospects for residents. Training offered at the Auburn Resource Center, including HiSET preparation and testing, gives individuals without high school diplomas the opportunity to attain recognized credentials that improve employability. Locating these services at the Resource Center increases accessibility for residents experiencing housing instability or facing transportation barriers, and ties workforce development directly to housing stabilization supports.

Goodwill of Northern New England has co-located vocational services at the Auburn Resource Center, bringing job readiness supports, career coaching, and employment resources directly into the community. Goodwill's presence at the ARC enhances coordination between workforce training and housing stabilization efforts, making it easier for residents to access skills development, job search assistance, and employer referrals in the same setting where they receive housing navigation and case management.

Regional workforce initiatives supported by the local workforce investment board and community colleges further reinforce these efforts. These include workplace training partnerships, short-term credentials in high demand fields, apprenticeship programs, and linkages to employers in sectors such as health care, manufacturing, logistics, and information technology. These programs help align resident skills with local and regional labor market opportunities and support transitions into sustainable employment.

By integrating workforce training with housing and community development supports, Auburn strengthens the ability of residents to attain and retain employment, reduce reliance on temporary assistance, and achieve long term housing stability. These training initiatives contribute to the Consolidated Plan's anti-poverty strategy by expanding economic opportunity, enhancing employment outcomes for vulnerable populations, and reinforcing the connections between stable housing and workforce participation.

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

No

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.

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Discussion

The Market Analysis demonstrates that Auburn's economic conditions, workforce needs, and community development assets are closely interconnected with housing affordability and stability. Major employment sectors provide a diverse mix of jobs, but workforce participation and business growth are increasingly influenced by housing availability, transportation access, and the availability of coordinated support services.

While Auburn does not formally participate in a standalone Comprehensive Economic Development Strategy, the City engages in regional and local planning efforts that address many of the same objectives. These initiatives emphasize workforce development, infrastructure investment, and housing as critical components of economic competitiveness. Investments in public facilities, service coordination, and workforce training reflect an integrated approach to supporting residents and employers.

Recent developments, including expanded workforce training and vocational services co located at the Auburn Resource Center, demonstrate how economic and community development strategies are being

aligned to reduce barriers to employment and support labor force participation. By connecting workforce development, housing stabilization, and supportive services, the City is strengthening pathways to employment for low and moderate income residents.

These findings underscore the importance of continued coordination between housing, economic development, and workforce initiatives. Aligning Consolidated Plan investments with regional economic priorities supports inclusive growth, improves access to opportunity, and helps ensure that Auburn's economic development efforts benefit both businesses and residents during the planning period.

MA-50 Needs and Market Analysis Discussion

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

For purposes of this analysis, the City defines “concentration” as geographic areas where households experiencing multiple housing problems are present at rates higher than the citywide average. Multiple housing problems include cost burden or severe cost burden, overcrowding, and substandard housing conditions as defined by HUD.

Based on review of HUD CHAS data, local administrative data, and service provider consultation, households with multiple housing problems in Auburn are concentrated in specific neighborhoods with higher proportions of rental housing, older housing stock, and lower income households. These areas generally include portions of the downtown core, New Auburn, and other neighborhoods characterized by a high share of pre 1950 housing and multifamily or small scale rental properties.

These neighborhoods tend to experience overlapping affordability pressures and housing quality challenges. Higher rates of severe cost burden are combined with aging units that require rehabilitation, increasing the likelihood that households experience more than one housing problem simultaneously. Service providers report that households seeking housing stabilization, General Assistance, and homelessness prevention services are disproportionately located in these same areas.

While Auburn does not exhibit extreme residential segregation, the concentration of older rental housing and lower cost units in certain neighborhoods results in a geographic clustering of housing problems. These conditions highlight the importance of targeting housing rehabilitation, lead hazard reduction, and stabilization services in areas with the greatest need, while also promoting access to housing opportunities throughout the community to reduce the compounding effects of concentrated housing challenges.

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

For purposes of this analysis, the City defines “concentration” as geographic areas where racial or ethnic minority households or low income households are present at rates higher than the citywide average. This definition is consistent with HUD guidance and is used to identify patterns that may inform fair housing and community development strategies.

Based on review of HUD CHAS data, Census data, and local administrative information, Auburn does not exhibit high levels of residential segregation by race or ethnicity. However, racial and ethnic minority households and low income families are more likely to reside in specific neighborhoods that contain a higher proportion of rental housing and older housing stock. These areas generally include portions of

the downtown core, New Auburn, and surrounding neighborhoods with a greater concentration of multifamily and small scale rental units.

The geographic pattern reflects the location of lower cost housing and naturally occurring affordable rental units rather than explicit segregation. These neighborhoods also tend to experience higher rates of housing cost burden and aging housing conditions, which contribute to overlapping housing challenges for residents.

While concentrations are present, Auburn retains a relatively mixed residential pattern compared to larger urban areas. The City continues to focus on strategies that preserve affordable housing in higher opportunity areas, promote housing choice across neighborhoods, and address housing quality and affordability challenges in areas where low income and minority households are more likely to reside.

Understanding these patterns helps guide targeted housing rehabilitation, stabilization services, and fair housing outreach while supporting broader efforts to expand access to housing opportunities throughout the community.

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

Neighborhoods in Auburn where low income households and racial or ethnic minority households are more likely to reside share several common housing market characteristics. These areas typically contain a higher proportion of rental housing, including small scale multifamily buildings and older single family homes converted to rental use. Rental tenure is more prevalent than homeownership, and units are generally smaller and lower cost relative to other parts of the City.

The housing stock in these neighborhoods is older, with a significant share of units constructed prior to 1950. As a result, properties are more likely to require ongoing maintenance, rehabilitation, and energy efficiency improvements. Deferred maintenance and aging systems contribute to higher utility costs and increased risk of substandard conditions, particularly in units occupied by low income households.

Housing affordability pressures are pronounced in these areas. While rents may be lower than in newer developments or owner occupied neighborhoods, many households experience cost burden or severe cost burden due to low incomes and rising operating costs. Limited availability of affordable units, combined with low vacancy rates, increases competition for housing and reduces mobility for residents seeking improved housing conditions.

These neighborhoods also tend to have higher demand for public services and housing stabilization supports. Service providers report greater utilization of General Assistance, rental assistance, and housing navigation services among residents in these areas. Proximity to transit, services, and employment centers is often a strength, but infrastructure and housing conditions require continued investment.

Overall, the market characteristics of these neighborhoods reflect the intersection of affordability, aging housing stock, and concentrated demand for rental housing. These conditions underscore the importance of targeted rehabilitation, preservation of affordable units, and coordinated service delivery, while also promoting access to housing opportunities throughout the City to reduce the compounding effects of concentrated housing challenges.

Are there any community assets in these areas/neighborhoods?

Neighborhoods in Auburn where low income households and racial or ethnic minority households are more likely to reside also contain important community assets that support residents and neighborhood stability. These assets provide access to services, recreation, and basic needs and play a key role in mitigating housing challenges.

The Auburn Resource Center is a major asset located within proximity to these neighborhoods. The ARC serves as a centralized access point for housing stabilization, General Assistance, coordinated entry, workforce support, recovery services, and referrals to community partners. Its location improves accessibility for residents who rely on public transit or live nearby and strengthens connections between housing, services, and employment supports.

The City has also invested in community gardens within these neighborhoods using CDBG funds in prior years. These gardens provide access to fresh food, support food security, and promote community engagement and neighborhood cohesion. Community gardens also serve as informal gathering spaces and contribute to quality of life for residents.

Public parks and playgrounds are another key asset in these areas. Multiple neighborhood parks and play spaces provide opportunities for recreation, physical activity, and social connection, particularly for families with children and youth. These facilities support public health and contribute to neighborhood livability.

The recently developed Police Activities League center represents an additional community asset. The PAL center provides structured programming, mentoring, and safe space for youth and families, supporting positive youth development and community safety. Its presence strengthens services available to low income neighborhoods and complements other youth focused investments.

Together, these community assets enhance access to services, recreation, and support networks in areas facing higher housing challenges. Continued investment in and coordination among these assets supports neighborhood resilience and advances the goals of the Consolidated Plan by improving quality of life and access to opportunity for residents.

Are there other strategic opportunities in any of these areas?

In addition to existing community assets, there are strategic opportunities in these neighborhoods that can further support neighborhood revitalization, economic opportunity, and quality of life. One of the most significant opportunities is continued investment along the Androscoggin River waterfront through expansion and improvement of the RiverWalk.

The RiverWalk serves as a recreational, transportation, and placemaking asset that connects neighborhoods, public spaces, and community facilities. A recently approved congressionally directed spending project will support improvements and expansion of the RiverWalk, enhancing pedestrian and bicycle connectivity, safety, and access to the riverfront. These improvements have the potential to increase recreational access, support public health, and strengthen connections between residential areas and community assets.

Investment in the RiverWalk also presents opportunities for broader neighborhood benefits, including improved connectivity to downtown, enhanced access to parks and services, and increased visibility of the waterfront as a shared community resource. When coordinated with housing preservation, public facilities, and service investments, riverfront improvements can support inclusive revitalization while maintaining affordability for existing residents.

Additional strategic opportunities in these areas include continued rehabilitation of older housing stock, targeted public infrastructure improvements, and integration of community services and public spaces. Coordinated planning and investment can leverage existing assets and new infrastructure investments to strengthen neighborhoods, reduce housing instability, and promote equitable access to amenities.

These opportunities align with the goals of the Consolidated Plan by supporting neighborhood stabilization, improving access to services and public spaces, and enhancing quality of life in areas with higher housing and community development needs.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Reliable broadband access is an increasingly critical need for households in the City of Auburn, particularly for low and moderate income households and neighborhoods with higher concentrations of rental housing. Broadband connectivity is essential for employment, education, health care, housing access, and participation in public services. Households without reliable internet access face significant barriers to economic opportunity and housing stability.

Low and moderate income households are more likely to experience barriers related to the cost of internet service, lack of suitable devices, or inadequate wiring in older housing stock. Many rental units, particularly those in older buildings, were not constructed with modern broadband infrastructure and may lack sufficient wiring or access to high speed service. These conditions limit residents' ability to participate in remote work, online education, telehealth, and digital service platforms.

Neighborhoods with higher concentrations of low income households often rely on a limited number of internet service providers, reducing competition and affordability. Service disruptions, inconsistent speeds, and limited customer support further affect households that depend on internet access for essential activities. Public access points, while helpful, do not fully address the need for reliable in home connectivity.

Broadband needs are also closely tied to access to housing and social services. Many housing applications, benefit systems, and service referrals require online access. Workforce training and employment search activities increasingly rely on digital platforms, creating additional barriers for households without adequate broadband connections.

Addressing broadband needs requires a combination of infrastructure investment, affordability programs, and coordination with service providers. Improving broadband wiring in older housing, supporting access to affordable internet service, and integrating digital access into public facilities such as the Auburn Resource Center are important strategies for reducing digital inequities and supporting low and moderate income households during the Consolidated Plan period.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Auburn has a need for increased competition among broadband Internet service providers to improve affordability, reliability, and service quality for residents. In many neighborhoods, particularly those with higher concentrations of low and moderate income households and older housing stock,

residents have limited choices for broadband service. The presence of only one primary provider in some areas restricts competition and contributes to higher costs and fewer service options.

Limited competition can result in pricing that is unaffordable for low and moderate income households, inconsistent service quality, and limited incentives for infrastructure upgrades. Households facing these conditions may rely on lower speed service plans or lack reliable internet access altogether, creating barriers to employment, education, health care, and access to housing and public services.

Increased competition among broadband providers has the potential to lower costs, improve service reliability, and expand coverage, particularly in underserved neighborhoods. Multiple providers serving the same areas can encourage investment in modern infrastructure, improve customer service, and increase the availability of affordable service plans.

Expanding broadband competition may require coordination with private providers, targeted infrastructure investments, and alignment with state and federal broadband initiatives. Supporting policies and investments that encourage additional providers to serve Auburn can help reduce digital inequities and ensure that all residents have access to reliable and affordable internet service during the Consolidated Plan period.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Auburn faces a range of natural hazard risks that affect housing, infrastructure, and community development. These risks include flooding, severe weather events, extreme temperatures, and stress on aging infrastructure. Such hazards can disrupt housing stability, damage public facilities, and limit access to essential services, particularly for low and moderate income households and neighborhoods with older housing stock.

Flooding remains a primary natural hazard concern, particularly in areas near the Androscoggin River and locations served by older stormwater systems. Heavy rainfall events and rapid snowmelt can overwhelm drainage infrastructure, leading to localized flooding that damages housing, roads, and public facilities. Flood impacts may result in displacement, increased repair costs, and long term habitability challenges for affected properties.

Extreme temperature conditions also pose risks to residents and housing. Periods of high heat can strain older housing units that lack adequate cooling or energy efficiency, increasing health risks for seniors, individuals with disabilities, and households with limited resources. Cold weather events and freeze thaw cycles contribute to deterioration of buildings, roadways, and utilities, increasing maintenance needs and public safety concerns.

Natural hazards also place pressure on critical infrastructure systems, including transportation networks, water and sewer systems, and power supply. Service disruptions can affect access to employment, health care, housing services, and emergency response. Residents who rely on medical equipment, public transit, or in home services may be particularly vulnerable during outages or infrastructure failures.

These risks underscore the importance of proactive planning and investment to strengthen housing quality and infrastructure resilience. Strategies such as housing rehabilitation, infrastructure maintenance and upgrades, flood mitigation measures, and energy efficiency improvements help reduce vulnerability to natural hazards and support long term community stability. Addressing these risks through coordinated planning supports the safety and well being of residents and protects public investment throughout the Consolidated Plan period.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low and moderate income households in the City of Auburn is more vulnerable to natural hazard risks due to a combination of housing age, location, and limited household resources. Analysis of HUD data, local housing studies, and administrative records indicates that low and moderate

income households are disproportionately represented in older housing stock and rental units that are more susceptible to damage and service disruption during hazard events.

A significant share of housing occupied by low and moderate income households was constructed prior to 1950. Older buildings are more likely to have outdated building systems, limited insulation, aging roofs, and inefficient heating and cooling, which increase vulnerability to flooding, extreme temperatures, and utility disruptions. These units often require ongoing maintenance and rehabilitation, and deferred repairs can exacerbate damage when hazard events occur.

Geographic factors also influence vulnerability. Low and moderate income households are more likely to reside in neighborhoods with higher concentrations of rental housing and proximity to older infrastructure systems, including stormwater networks and transportation corridors. In areas near the Androscoggin River or with limited drainage capacity, localized flooding can affect housing stability and increase the risk of displacement. Households with limited financial resources may have difficulty addressing repairs or securing temporary relocation following damage.

Household characteristics further increase vulnerability. Low and moderate income households often have limited access to savings, insurance coverage, or credit, reducing their ability to recover from housing damage or service disruptions. Renters may have limited control over property conditions and rely on landlords to address repairs, which can delay recovery and increase health and safety risks. Seniors, people with disabilities, and households with medical needs may be particularly affected by power outages, heating failures, or limited access to transportation during hazard events.

These findings are based on analysis of housing age and income data from HUD, review of local housing condition assessments, and consultation with service providers and City departments. Together, these data sources demonstrate that low and moderate income housing is more exposed to natural hazard risks and less resilient to disruption. Addressing this vulnerability through housing rehabilitation, infrastructure improvements, and coordinated planning is essential to protecting housing stability and public investment during the Consolidated Plan period.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the City of Auburn's priorities and strategies for addressing housing, homelessness, and community development needs over the Consolidated Plan period. The plan is based on analysis of housing market conditions, assessment of community needs, and consultation with residents, service providers, and regional partners. It establishes a framework for the effective use of federal resources to support housing stability, improve housing conditions, and strengthen community infrastructure.

Auburn's strategic priorities respond to ongoing housing affordability challenges, limited housing availability, and the aging condition of the housing stock. These conditions affect a wide range of households, particularly renters, seniors, people with disabilities, families with children, and individuals experiencing or at risk of homelessness. The Strategic Plan emphasizes practical and cost effective approaches that stabilize existing housing, prevent housing loss, and improve access to housing and services.

The plan recognizes the importance of coordination across housing, public services, public facilities, and economic activity. Housing strategies are aligned with investments in public services, workforce support, and infrastructure that improve access to employment, education, health care, and essential services. The Auburn Resource Center serves as a central component of this coordinated approach by improving service efficiency, reducing duplication, and supporting housing stabilization and workforce participation.

Strategic priorities are informed by data analysis, public input, and alignment with regional and local planning efforts. The plan balances immediate needs, such as homelessness prevention and housing stabilization, with longer term strategies focused on housing preservation, rehabilitation, and infrastructure investment. Through targeted use of CDBG and HOME resources, the City seeks to promote housing stability, efficient service delivery, and responsible stewardship of federal funds throughout the Consolidated Plan period.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	DOWNTOWN Tract 101
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	86.3
	Revital Type:	Comprehensive
	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?	
2	Area Name:	NEW AUBURN Tract 105
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	64.25
	Revital Type:	Comprehensive
	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?	
3	Area Name:	UNION ST Tract 103
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	66.67
	Revital Type:	Comprehensive
	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 City of Auburn allocates CDBG and HOME investments geographically based on the concentration of low and moderate income households, housing and infrastructure needs, and service demand. Geographic targeting is informed by HUD provided income data, analysis of housing conditions, and service utilization patterns to ensure that resources are directed to areas with the greatest documented need.

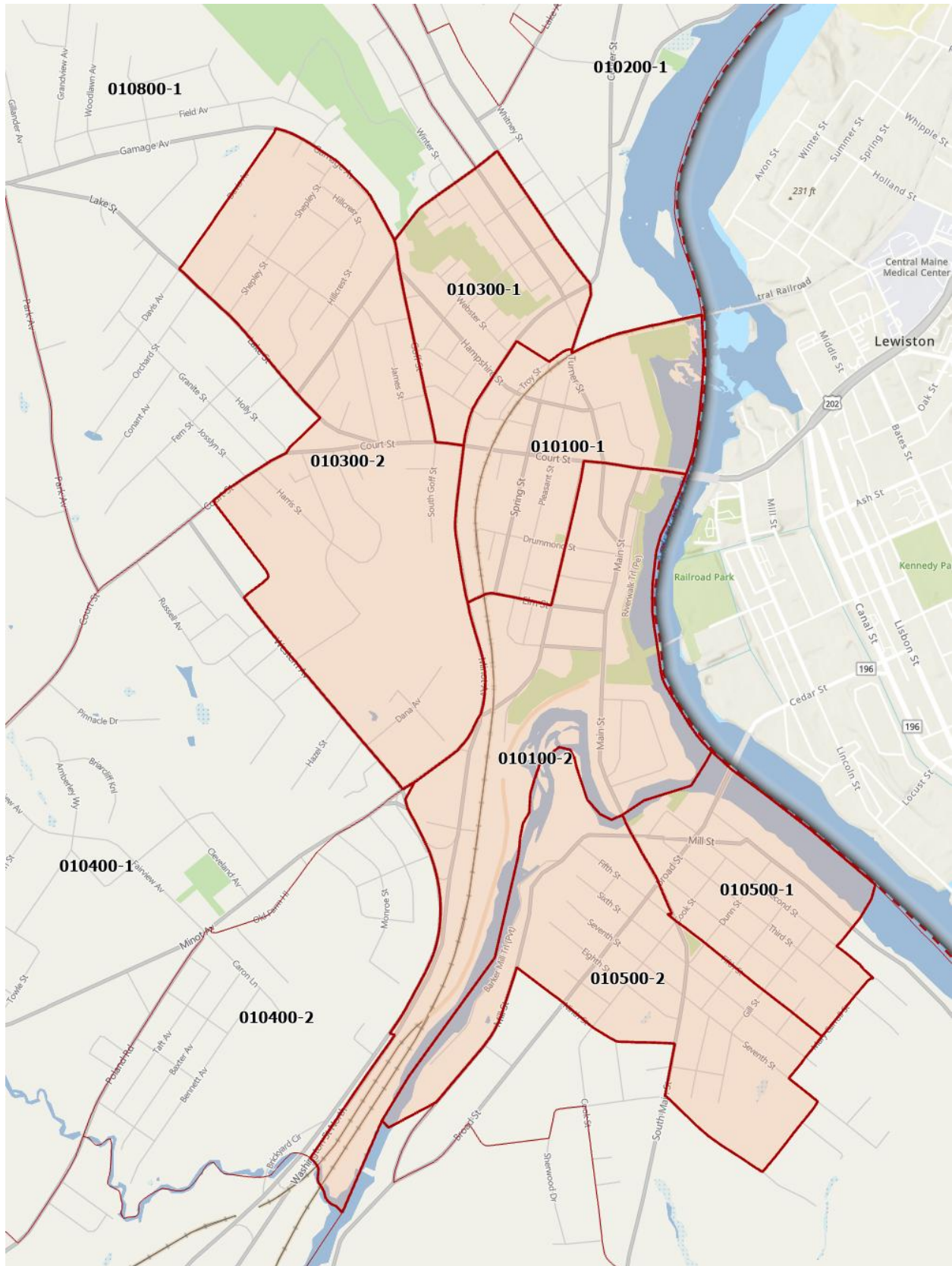
Primary geographic priority is given to census tracts that qualify as low and moderate income areas under HUD criteria. These include the Downtown census tract 101, which has a low and moderate income population of 86.3 percent, Union Street census tract 103 with 66.67 percent low and moderate income population, and Union Street census tract 105 with 64.25 percent low and moderate income population. These tracts contain a high concentration of rental housing, older housing stock, and households experiencing housing cost burden and other housing related challenges.

Targeting investments in these areas supports housing rehabilitation, public infrastructure improvements, public facilities, and services that directly benefit low and moderate income residents.

These neighborhoods also experience higher demand for housing stabilization services, homelessness prevention, and access to public facilities such as the Auburn Resource Center.

While priority is given to qualifying low and moderate income census tracts, the City retains flexibility to invest in activities that address community wide needs or serve low and moderate income households regardless of location. This approach ensures compliance with HUD requirements while allowing the City to respond to emerging needs and coordinate investments that support housing stability, infrastructure maintenance, and efficient service delivery throughout the jurisdiction.

Geographic allocation decisions are reviewed periodically and informed by updated data, program performance, and consultation with service providers and City departments to ensure that investments remain aligned with documented needs during the Consolidated Plan period.



CDBG Qualified Zones

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Facilities Supporting Service Coordination
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Support Public Facilities that Improve Service
	Description	Public facility investments that support housing stabilization and service coordination are a priority. The Auburn Resource Center plays a central role in delivering housing assistance, General Assistance, workforce support, recovery services, and referrals. Continued support for facilities that improve efficiency, access, and coordination of services is essential to meeting community needs.

	Basis for Relative Priority	<p>Public facilities that support service coordination are assigned the third highest priority based on their role in improving efficiency, accessibility, and outcomes across housing and human service systems. Analysis of service delivery patterns and consultation with providers indicate that fragmented access to services creates barriers for households seeking housing stabilization, employment support, and basic needs assistance.</p> <p>The Auburn Resource Center exemplifies the importance of coordinated service facilities. By co locating General Assistance, housing navigation, coordinated entry, workforce support, recovery services, and partner agencies, the ARC reduces duplication, improves access, and streamlines service delivery. This coordinated approach supports faster stabilization, improved referrals, and better use of limited public resources.</p> <p>Data from service providers and City departments demonstrate that centralized service locations increase participation and reduce missed appointments, particularly for households facing transportation barriers or multiple service needs. Facilities that enable coordination also support improved data sharing, case management, and program compliance.</p> <p>Public facility investments are prioritized as a supporting strategy that enhances the effectiveness of housing stabilization, homelessness response, and workforce initiatives. While facilities alone do not resolve housing needs, they play a critical role in improving system performance and ensuring that investments in services and housing programs achieve intended outcomes. Assigning this priority reflects the importance of infrastructure that enables efficient, coordinated service delivery during the Consolidated Plan period.</p>
2	Priority Need Name	Homelessness Response and Stabilization Services
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness
	Geographic Areas Affected	
	Associated Goals	Support Public Facilities that Improve Service Reduce the Duration and Impact of Homelessness

	Description	Demand for homelessness prevention, diversion, shelter access, and stabilization services remains high. Priority needs include coordinated entry, rapid rehousing, tenant based rental assistance, and supportive services that help individuals and families regain and maintain housing stability. Particular emphasis is placed on serving single adults, families with children, seniors, and individuals with behavioral health or substance use needs.
	Basis for Relative Priority	<p>Homelessness response is assigned the second highest priority based on documented increases in homelessness, service utilization trends, and the complexity of needs among households experiencing housing loss. Data from the Needs Assessment, local administrative records, and service provider consultation indicate sustained demand for emergency shelter, coordinated entry, housing navigation, and rapid rehousing assistance.</p> <p>Local point in time counts, coordinated entry activity, and General Assistance data show that a growing number of individuals and families are experiencing homelessness or are at immediate risk of becoming homeless. Single adults, families with children, and individuals with behavioral health or substance use needs are disproportionately represented among those seeking assistance. These conditions place ongoing pressure on shelter capacity, outreach services, and stabilization resources.</p> <p>The housing market context reinforces the urgency of homelessness response efforts. Limited availability of affordable housing, low vacancy rates, and rising rents increase the length of time households remain homeless and create barriers to rapid exits from homelessness. Without sufficient stabilization and rehousing supports, households are more likely to cycle through crisis systems.</p> <p>Homelessness response is prioritized as a critical intervention that addresses immediate housing loss while supporting longer term housing stability goals. Investments in coordinated entry, rapid rehousing, tenant based rental assistance, and supportive services improve system efficiency and reduce reliance on emergency responses. Assigning homelessness response a high relative priority reflects the need to stabilize households quickly, reduce strain on public systems, and connect individuals and families to permanent housing during the Consolidated Plan period.</p>
3	Priority Need Name	Housing Stability and Affordability
	Priority Level	Low
	Population	Extremely Low Low Moderate

Geographic Areas Affected	
Associated Goals	Housing Stabilization and Homeless Prevention Affordable Housing Development
Description	The most significant priority need is improving housing stability for low and moderate income households. Rising housing costs, low vacancy rates, and limited availability of affordable units have resulted in high levels of housing cost burden and increased risk of housing instability. Priority is given to activities that prevent housing loss, support households at imminent risk of homelessness, and assist households transitioning out of homelessness.
Basis for Relative Priority	<p>Housing stability and affordability are assigned the highest relative priority based on consistent findings across the Needs Assessment, Market Analysis, and service utilization data. HUD CHAS data demonstrate high levels of housing cost burden and severe housing cost burden among low and moderate income households, particularly renters. Low vacancy rates and rising rents further limit housing choice and increase competition for available units.</p> <p>Local administrative data and consultation with service providers indicate sustained demand for homelessness prevention, rental assistance, and housing stabilization services. The number of households seeking General Assistance, coordinated entry, and short term financial assistance reflects increasing pressure on household budgets and limited capacity to absorb housing cost increases. These conditions place households at heightened risk of housing loss and homelessness.</p> <p>Market analysis confirms that the supply of affordable housing has not kept pace with demand. The limited availability of smaller and deeply affordable units, combined with rising operating and construction costs, constrains both new production and preservation efforts. As a result, existing affordable housing resources and stabilization supports play a critical role in maintaining housing stability.</p> <p>Housing stability and affordability also have direct implications for other Consolidated Plan objectives. Housing instability affects access to employment, education, health care, and public services and increases demand for emergency and crisis response systems. Prioritizing housing stability allows the City to address immediate needs, prevent displacement, and maximize the effectiveness of limited federal resources.</p> <p>Taken together, these data and conditions support assigning housing stability and affordability the highest relative priority during the Consolidated Plan period.</p>

4	Priority Need Name	Public Infrastructure Improvements in LMI Areas
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	NEW AUBURN Tract 105 UNION ST Tract 103 DOWNTOWN Tract 101
	Associated Goals	Support Public Facilities that Improve Service Improve Infrastructure in Low Mod Tracts
	Description	Infrastructure improvements in low and moderate income census tracts remain a priority. Needs include sidewalk and pedestrian improvements, lighting, accessibility upgrades, and infrastructure maintenance that improve safety and access to housing, services, and employment. Targeted investments support neighborhood stability and reduce barriers for residents.

<p>Basis for Relative Priority</p>	<p>Public infrastructure improvements are assigned the fourth priority based on their role in supporting housing stability, neighborhood functionality, and access to services, while recognizing that infrastructure investments typically support longer term outcomes rather than immediate housing stabilization. Analysis of neighborhood conditions and capital needs indicates that targeted infrastructure improvements are necessary to maintain safe and functional environments in low and moderate income areas.</p> <p>Needs identified include sidewalk and pedestrian improvements, lighting, accessibility upgrades, and maintenance of aging infrastructure in census tracts with high concentrations of low and moderate income households. These improvements enhance safety, improve access to housing and services, and support mobility for residents who rely on walking, transit, or adaptive transportation.</p> <p>Infrastructure conditions also affect housing viability and neighborhood stability. Poor drainage, deteriorated roadways, and inadequate pedestrian infrastructure can exacerbate housing challenges, limit access to employment and services, and reduce overall quality of life. Addressing these conditions helps protect public and private investment and supports the long term sustainability of residential areas.</p> <p>While infrastructure improvements are essential, they are prioritized after housing stabilization, homelessness response, and service coordination because they generally do not directly resolve immediate housing crises. Assigning infrastructure as the fourth priority reflects its importance as a supporting investment that reinforces housing and service strategies and contributes to stable, functional neighborhoods over time.</p>
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Narrative (Optional)

The City of Auburn’s priority needs for the Consolidated Plan period are based on analysis of housing market conditions, service utilization data, infrastructure needs, and consultation with service providers and City departments. Priorities are structured to emphasize coordinated service delivery, effective response to homelessness, and targeted investments that support housing stability and neighborhood function.

Public facilities that support service coordination are identified as the highest priority. Analysis of service delivery patterns indicates that fragmented access to housing, income support, behavioral health, and workforce services creates barriers for households seeking assistance. Facilities that enable co located and coordinated services improve efficiency, reduce duplication, and support timely stabilization. The Auburn Resource Center plays a central role in this strategy by providing a single access point for

General Assistance, housing navigation, coordinated entry, workforce support, recovery services, and referrals to partner agencies.

Homelessness response is the second highest priority. Data and service provider input indicate sustained demand for emergency shelter, outreach, coordinated entry, and rapid rehousing. Limited housing availability and affordability contribute to longer durations of homelessness and increased strain on crisis systems. Investments in homelessness response are essential to stabilizing households, improving system performance, and reducing reliance on emergency services.

Housing stability and affordability are identified as a lower priority relative to service coordination and homelessness response, but remain important to preventing housing loss and supporting long term outcomes. Strategies include rental assistance, housing stabilization services, and preservation of existing affordable housing. These efforts complement homelessness response activities and help reduce future demand on emergency systems.

Public infrastructure improvements are identified as a lower priority supporting need. Targeted investments in sidewalks, lighting, drainage, and accessibility in low and moderate income areas contribute to neighborhood safety and functionality. While infrastructure improvements do not directly address immediate housing crises, they support access to housing, services, and employment and protect public investment over time.

Together, these priorities establish a framework for allocating CDBG and HOME resources that emphasizes coordinated service delivery and effective homelessness response while supporting housing stability and neighborhood infrastructure during the Consolidated Plan period.

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
<p>Tenant Based Rental Assistance (TBRA)</p>	<p>Market conditions in the City of Auburn strongly influence the use and effectiveness of Tenant Based Rental Assistance. Low vacancy rates, rising rents, and limited availability of smaller and moderately priced rental units create significant barriers for households seeking housing with rental assistance. These conditions increase competition for available units and lengthen housing search times for assisted households.</p> <p>The gap between market rents and HUD Fair Market Rents further affects the viability of TBRA. As documented in the Market Analysis and HR and A housing study, many rental units are priced above payment standards, particularly one bedroom units. This limits the number of units available to TBRA participants and reduces landlord participation in rental assistance programs. Households using TBRA often face challenges securing units without additional stabilization supports or landlord engagement.</p> <p>Auburn’s rental housing stock is largely older and consists of small scale multifamily buildings and converted single family homes. While these units provide much of the City’s naturally occurring affordable housing, aging conditions and rising operating costs contribute to rent increases and unit loss. TBRA is used as a critical tool to stabilize households in existing rental units and prevent displacement in a constrained market.</p> <p>The limited availability of new rental housing and the high cost of new construction further reinforce the importance of TBRA as a short to medium term strategy. Market analysis indicates that new units cannot be produced at deeply affordable rent levels without substantial subsidy, making tenant based assistance a more flexible and immediate response to affordability pressures.</p> <p>Given these market characteristics, TBRA funds are used strategically to support households at risk of homelessness, households exiting homelessness, and households experiencing housing instability due to cost burden. TBRA is paired with housing navigation, stabilization services, and landlord outreach to improve placement success and housing retention in a highly competitive rental market.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	<p>Tenant Based Rental Assistance is an important tool for supporting non homeless special needs populations in the City of Auburn who face significant barriers to maintaining stable housing. These populations include seniors, persons with disabilities, individuals with behavioral health or substance use conditions, and other households with fixed or limited incomes who are housed but at risk of housing loss due to rising rents and housing costs.</p> <p>Market conditions in Auburn limit housing options for special needs households. Low vacancy rates, limited availability of smaller and accessible units, and rising rents increase the risk of displacement for households that rely on fixed incomes such as Social Security, disability benefits, or limited employment income. TBRA helps bridge the gap between household income and market rents, allowing individuals to remain housed and avoid entry into homelessness.</p> <p>The City uses TBRA in coordination with supportive services to promote housing stability. Households receiving assistance are often connected to case management, behavioral health services, recovery supports, or in home services that address non housing barriers to stability. This coordinated approach supports long term housing retention and reduces the likelihood of repeated housing crises.</p> <p>TBRA for non homeless special needs populations is used as a preventative strategy that reduces demand on emergency shelters, crisis services, and institutional systems. By stabilizing housing for vulnerable households before housing loss occurs, the City supports efficient use of resources and promotes sustained housing outcomes in a constrained housing market.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<p>Market conditions in the City of Auburn significantly limit the feasibility of new affordable housing production using federal funds. High construction costs, rising interest rates, and limited developer capacity reduce interest in undertaking new affordable housing projects. Local market analysis indicates that private developers are hesitant to pursue projects that require complex financing structures and long term affordability restrictions in a relatively small market.</p> <p>Federal program requirements further increase development costs and underwriting challenges. Compliance with labor standards, environmental review, accessibility requirements, and long term affordability monitoring adds both direct costs and administrative burden. These factors extend development timelines and increase financial risk, making it difficult for projects to achieve feasibility at affordable rent levels without substantial layered subsidies.</p> <p>The HR and A housing market study confirms that Auburn’s market does not support economies of scale that could offset high per unit costs. The limited size of potential projects and the absence of large scale development opportunities result in higher costs per unit, reducing the ability to underwrite new construction at rents affordable to low and moderate income households.</p> <p>As a result, new unit production is not anticipated to be a primary use of HOME or CDBG funds during the Consolidated Plan period. While the City remains open to opportunities that may arise, resources are more effectively directed toward preservation of existing housing, rehabilitation, and tenant based rental assistance, which offer greater impact and feasibility under current market conditions.</p>

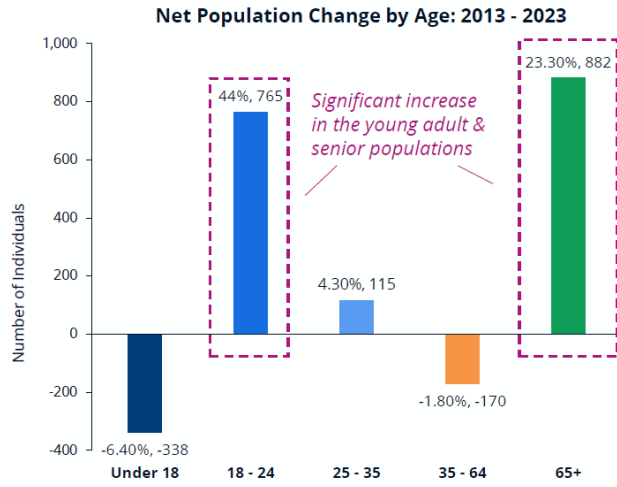
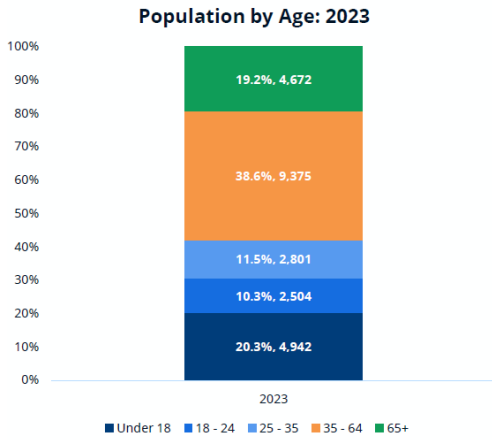
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>Rehabilitation of existing housing remains an important tool for addressing housing quality and health and safety concerns in Auburn; however, market conditions and program requirements limit the scale and impact that can be achieved with available federal resources. The cost per unit to complete rehabilitation that meets inspection, code compliance, and federal program requirements has increased significantly in recent years.</p> <p>Rehabilitation projects often require substantial investment to address aging systems, lead based paint hazards, accessibility upgrades, and energy efficiency improvements. Federal inspection standards and compliance requirements, while essential for ensuring safe housing, contribute to higher per unit costs and longer project timelines. These costs reduce the number of units that can be assisted with limited entitlement funding.</p> <p>Given the City’s annual CDBG and HOME allocations, rehabilitation funding would support only a very small number of projects each year, often in the single digits. While these projects provide meaningful benefit to individual households, the limited scale constrains the overall impact relative to the level of documented need. As a result, rehabilitation alone does not produce the largest feasible impact per dollar when compared to other strategies such as tenant based rental assistance or coordinated service delivery.</p> <p>The City will continue to support rehabilitation where it addresses critical health and safety needs or prevents the loss of affordable units. However, rehabilitation is approached strategically and selectively to ensure that limited resources are used in a manner that maximizes benefit and complements higher impact housing stability and homelessness response strategies during the Consolidated Plan period.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<p>Acquisition, including preservation of existing housing, is constrained by current market conditions and limited funding capacity. Rising property values and competition for available properties make acquisition increasingly costly, particularly for properties that could be preserved as affordable housing. In many cases, acquisition prices exceed levels that can be supported by federal housing programs without substantial additional subsidy.</p> <p>Preservation opportunities in Auburn are also limited by the condition of older housing stock. Properties suitable for acquisition often require significant rehabilitation to meet inspection and program requirements, increasing total project costs and reducing feasibility. When acquisition and rehabilitation costs are combined, the per unit investment required can approach or exceed that of new construction, without achieving comparable scale or long term impact.</p> <p>The City’s limited entitlement funding further restricts the number of acquisition or preservation projects that can be supported. Available resources would allow for only a small number of units to be preserved, limiting the overall effect on housing supply and affordability. In a competitive market, the City also faces challenges in identifying partners with the capacity and willingness to undertake acquisition projects with long term affordability restrictions.</p> <p>While acquisition and preservation remain important tools for preventing the loss of existing affordable housing, these activities are expected to play a limited role during the Consolidated Plan period. The City will consider opportunities that align with strategic priorities and offer clear cost effectiveness, but resources are primarily directed toward approaches that provide greater impact per dollar and address immediate housing stability needs.</p>

Table 49 – Influence of Market Conditions

CHANGES IN AGE DEMOGRAPHICS

An increase in the young adult (44%) and senior (23%) populations in Auburn over the past decade suggests a need for more diverse housing options.



Demographic Changes - HRA

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

Introduction

This section identifies the anticipated resources available to the City of Auburn to implement the Strategic Plan during the Consolidated Plan period. These resources include federal entitlement funds, state and regional funding sources, and local public and private contributions that support housing, homelessness response, public services, and community development activities.

Primary federal resources include Community Development Block Grant and HOME Investment Partnerships Program funds, which are allocated annually and used to address priority needs identified in this plan. The City also leverages state and regional funding, program income, and partnerships with nonprofit organizations and public agencies to expand the impact of available resources.

The availability of resources is influenced by annual federal appropriations, program requirements, and local capacity. While funding levels may fluctuate, the City anticipates continued reliance on these core funding sources to support coordinated service delivery, homelessness response, housing stabilization, and targeted infrastructure investments.

Anticipated resources are aligned with the Strategic Plan priorities to ensure efficient use of funds and coordination across programs. By combining multiple funding sources and partnerships, the City seeks to maximize the effectiveness of limited resources and support implementation of the Strategic Plan throughout the planning period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	485,861	75,000	428,425	989,286	2,243,444	<p>The City anticipates approximately \$560,861 in new CDBG resources during the program year, including an annual allocation of \$485,861 and an estimated \$75,000 in program income. In addition, the City has \$428,425 in prior year resources, resulting in a total of \$989,286 available for planning and implementation activities. While prior year resources are available, not all funds are expected to be fully expended within a single program year. Certain projects, particularly public facility and infrastructure improvements, require multi-year planning, procurement, and construction timelines. As a result, a portion of available funds will be committed across multiple program years to support project completion and ensure effective use of resources. CDBG funds will be prioritized toward activities that improve service coordination, support public facilities, and address infrastructure needs in low and moderate income areas. Investments will focus on projects that enhance access to services, improve neighborhood conditions, and support the goals outlined in the Consolidated Plan.</p>
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HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	462,520	55,000	961,564	1,479,084	4,070,080	The Auburn Lewiston HOME Consortium anticipates approximately \$517,520 in new HOME resources during the program year, including an annual allocation of \$462,520 and an estimated \$55,000 in program income. In addition, \$961,564 in prior year resources are available, resulting in a total of \$1,479,084 in HOME funds. The consortium has strategically programmed a portion of prior year HOME resources for use in future program years in order to support larger scale housing initiatives and ensure financial feasibility of development projects. Housing development and supportive housing activities often require multi-year funding commitments, layered financing, and extended implementation timelines. Reserving funds across program years allows the consortium to effectively leverage resources and support projects that would not be feasible within a single year allocation. HOME funds during the program year will primarily support tenant based rental assistance and housing stabilization activities, while also positioning the consortium to advance supportive housing development efforts,
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								including projects funded through the HOME 4 Good initiative. This approach ensures that resources are used efficiently to address both immediate housing needs and longer term housing supply challenges across the consortium.

Table 50 - 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

Federal entitlement funds serve as a critical catalyst for leveraging additional public and private resources to implement the City of Auburn’s Strategic Plan. Community Development Block Grant and HOME funds are used strategically to support activities that attract and align state, local, nonprofit, and private investment.

CDBG funds are frequently combined with local general funds, state grants, philanthropic contributions, and nonprofit resources to support public services, public facilities, and infrastructure improvements. By providing a stable federal funding base, CDBG allows the City and its partners to sustain service delivery, meet operating requirements, and secure additional funding that would not be feasible without federal participation.

HOME funds are leveraged through coordination with other housing resources, including state housing programs, Housing Choice Vouchers, Low Income Housing Tax Credits when available, and private financing. HOME funds are used to fill financing gaps, support tenant based rental assistance, and stabilize households in existing housing. Matching requirements for HOME are satisfied through a combination of eligible non federal contributions, including state housing funds, local public expenditures, donated services, waived fees, and other qualifying match sources in accordance with program regulations.

Nonprofit and service provider partners contribute additional resources through private fundraising, grants, and in kind support that enhance the reach of federally funded activities. Public facilities such as the Auburn Resource Center also serve as leverage by co locating services, reducing duplication, and increasing efficiency across programs.

Through coordinated planning and targeted use of federal funds, the City maximizes leverage, ensures compliance with matching requirements, and extends the impact of limited entitlement resources. This approach supports effective implementation of the Strategic Plan and strengthens the overall housing and community development system during the Consolidated Plan period.

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

The City of Auburn owns and operates public facilities that support implementation of the Consolidated Plan and address identified housing and community development needs. The most significant publicly owned asset supporting these efforts is the Auburn Resource Center.

The Auburn Resource Center is a City owned facility developed with the assistance of a Section 108 loan and serves as a centralized location for housing stabilization, General Assistance, coordinated entry, workforce services, recovery supports, and referrals to partner agencies. The facility plays a critical role in addressing priority needs related to service coordination, homelessness response, and housing stability.

By leveraging City owned property, the Auburn Resource Center reduces reliance on leased space, improves long term cost efficiency, and ensures continuity of service delivery. Ownership of the facility allows the City to adapt space to evolving program needs, co locate services, and support partnerships with nonprofit and public agencies without additional real estate costs.

While the City does not currently anticipate using publicly owned land for large scale housing development due to market constraints, City owned facilities such as the Auburn Resource Center are integral to implementing the Strategic Plan. These assets support efficient service delivery, improve access for residents, and enhance the City's capacity to respond to housing and community development needs during the Consolidated Plan period.

Discussion

Implementation of the Strategic Plan relies on effective use of federal entitlement funds in combination with state, local, private, and nonprofit resources. While available funding is limited relative to the level of need, strategic leveraging of resources allows the City of Auburn to maximize impact and support priority activities.

Federal funds provide the foundation for coordinated service delivery, homelessness response, housing stabilization, and targeted community development investments. Leveraging these funds with partner contributions, state programs, and local resources extends their reach and supports compliance with program requirements, including matching obligations.

Publicly owned facilities, particularly the Auburn Resource Center developed with a Section 108 loan, strengthen the City's capacity to deliver services efficiently and consistently. Ownership of key facilities reduces long term costs, supports co location of services, and enhances coordination across programs and partners.

Together, these resources and strategies enable the City to carry out the Strategic Plan in a manner that emphasizes efficiency, coordination, and responsible stewardship of federal funds. Continued alignment of resources with identified priorities will support effective implementation of the Consolidated Plan throughout the planning period.

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
AUBURN	Government	Economic Development Homelessness Non-homeless special needs Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Auburn carries out its Consolidated Plan through a coordinated institutional structure that includes municipal departments, public agencies, nonprofit organizations, and private sector partners. This structure supports the planning, administration, and delivery of housing, homelessness response, public services, and community development activities funded through CDBG, HOME, and related resources.

The City serves as the lead entity responsible for program oversight, funding allocation, compliance, and coordination. Key municipal functions include housing and community development administration, General Assistance, code enforcement, public works, and public safety. The City plays a central role in aligning federal resources with identified needs and ensuring compliance with applicable regulations.

Nonprofit organizations are essential partners in service delivery and housing stabilization. These organizations provide homelessness prevention, shelter operations, housing navigation, supportive services, workforce development, food assistance, and youth and family services. Several nonprofits operate programs funded directly or indirectly through federal and state resources and maintain close coordination with City departments.

The Auburn Housing Authority is a critical public institution within the delivery system, administering public housing and Housing Choice Voucher programs. The Authority supports housing stability for low income households and coordinates with the City and service providers on housing placement and stabilization efforts.

Private industry contributes to the institutional framework through property ownership, property management, development, construction, and service provision. Landlords and developers play a role in maintaining and expanding housing supply, while private employers support workforce participation and economic stability. However, private sector participation in affordable housing production and preservation is limited due to market conditions and financial feasibility constraints.

A central strength of Auburn’s institutional structure is the increasing coordination among partners. The Auburn Resource Center has strengthened service integration by co locating General Assistance, housing navigation, coordinated entry, workforce supports, recovery services, and partner agencies. This model improves access, reduces duplication, and enhances communication across systems.

Despite these strengths, gaps remain in the institutional delivery system. Limited funding capacity constrains the scale of housing interventions, and staffing limitations affect program administration and monitoring. The City faces challenges in expanding affordable housing due to limited developer interest and high costs. Service providers report capacity constraints related to staffing, facilities, and long term funding stability. Additionally, the shortage of affordable and accessible housing limits the effectiveness of housing stabilization and rehousing efforts.

Overall, Auburn’s institutional structure provides a strong foundation for coordinated service delivery and program implementation. Continued emphasis on coordination, efficient use of resources, and strategic partnerships is necessary to address system gaps and support successful implementation of the Consolidated Plan during the planning period.

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	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		

Supportive Services			
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
	X		

Table 52 - 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)

In the City of Auburn, services targeted to people experiencing homelessness and persons with HIV are delivered through a coordinated network of public agencies, nonprofit providers, health care systems, and mainstream service providers. These services are generally accessible to homeless individuals and families, including chronically homeless individuals, families with children, veterans, and unaccompanied youth, as well as persons with HIV who may face housing instability.

Homeless persons access targeted housing and stabilization services through coordinated entry and homelessness response programs, including outreach, emergency shelter referrals, housing navigation, and rapid rehousing. These targeted services are complemented by mainstream health, mental health, substance use, and employment services that are available to eligible individuals regardless of housing status. Case management and referral systems support utilization of mainstream services by assisting individuals in navigating eligibility requirements and accessing care.

Health care access is supported through coordination with local hospitals and health providers. Hospitals participate in discharge planning and transportation coordination, including transporting homeless patients to shelters or appropriate temporary housing when medically cleared, helping reduce unsheltered discharge and improve continuity of care. In addition, mobile health units regularly provide on site services at the Auburn Resource Center on days when the drop in center is operating and providing meals to individuals experiencing homelessness. This model improves access to primary care, screenings, and referrals for individuals who may otherwise face barriers to traditional clinic based services.

Behavioral health and substance use services are available through community providers and are increasingly integrated with public safety and crisis response systems. The inclusion of behavioral health and substance use co responders within emergency response improves linkage to treatment and reduces reliance on emergency departments for non emergent needs.

Employment and workforce services are available to homeless persons through adult education providers, vocational training organizations, and workforce development partners. Co location of workforce supports at the Auburn Resource Center increases access to employment coaching, job readiness services, and referrals for individuals experiencing homelessness or housing instability.

Persons with HIV access medical care, case management, and supportive services through regional health providers and nonprofit organizations serving the broader metropolitan area. While Auburn does not host a large specialized HIV service infrastructure, residents are able to access care through established regional systems. Housing assistance and stabilization services are available to persons with HIV who meet eligibility requirements, and coordination with health care providers supports housing stability and treatment adherence.

Despite broad service availability, barriers remain. Homeless individuals and persons with HIV may encounter challenges related to transportation, documentation, service capacity, and the complexity of navigating multiple systems. Continued emphasis on coordination, co location of services, and partnerships with health care providers improves access, utilization, and outcomes.

Overall, Auburn's integration of targeted homelessness services with mainstream health, behavioral health, and employment systems, including hospital coordination and mobile health delivery, supports more effective service access and contributes to improved housing stability and health outcomes for vulnerable populations.

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 City of Auburn's service delivery system for special needs populations and persons experiencing homelessness is supported by a coordinated network of municipal departments, nonprofit organizations, health care providers, and regional partners. This system provides a broad range of housing stabilization, health, behavioral health, and supportive services and demonstrates several key strengths, while also facing identifiable gaps and capacity challenges.

A primary strength of the system is the increasing level of coordination among service providers. The Auburn Resource Center has improved access and efficiency by co locating General Assistance, housing navigation, coordinated entry, workforce supports, recovery services, and partner agencies. This centralized approach reduces duplication, streamlines referrals, and improves engagement for individuals with multiple service needs.

Health and behavioral health access has improved through coordination with local hospitals, community health providers, mobile health units, and public safety co responder models. Hospital discharge coordination, on site mobile health services at the Auburn Resource Center, and integration of

behavioral health and substance use co responders enhance access to care for individuals experiencing homelessness and reduce reliance on emergency departments for non emergent needs.

Another strength is the availability of mainstream services that are accessible to special needs populations, including employment training, adult education, income supports, and public benefits. Co location of workforce services and adult education at the Auburn Resource Center improves access for individuals facing housing instability and supports pathways to employment and income stability.

Despite these strengths, significant gaps remain. The most substantial gap is the lack of affordable and accessible housing, which limits the effectiveness of stabilization and rehousing efforts. Low vacancy rates and high rents increase the length of time individuals remain homeless and constrain options for persons with disabilities, seniors, and households requiring smaller or accessible units.

Service capacity is another challenge. Many providers operate with limited staffing, constrained facilities, and short term or unstable funding sources. These limitations can result in waitlists, reduced service availability, and challenges sustaining long term engagement with high need individuals.

Additional gaps include transportation barriers, limited availability of specialized services for certain populations, and the complexity of navigating eligibility requirements across multiple systems. While coordination has improved, the need for ongoing case management and system navigation remains high, particularly for individuals with behavioral health conditions, chronic homelessness, or medical needs.

Overall, Auburn's service delivery system demonstrates strong coordination and innovation, particularly through centralized service models and health care partnerships. Addressing persistent housing shortages, service capacity constraints, and system navigation challenges will be essential to strengthening outcomes for special needs populations and persons experiencing homelessness during the Consolidated Plan period.

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

The City of Auburn's strategy for overcoming gaps in its institutional structure and service delivery system focuses on improving coordination, maximizing the impact of limited resources, and strengthening partnerships across housing, health, and service systems. This approach is designed to support implementation of priority needs identified in the Consolidated Plan.

A central component of this strategy is continued investment in coordinated service delivery. The Auburn Resource Center serves as a hub for co locating key services, reducing fragmentation, and improving access for individuals and families with complex needs. Expanding and sustaining this coordinated model improves efficiency, strengthens communication among providers, and enhances outcomes across housing stabilization, homelessness response, and workforce support.

The City will also focus on strengthening partnerships with health care providers, public safety agencies, nonprofit organizations, and regional partners. Formal and informal coordination with hospitals, behavioral health providers, workforce agencies, and housing partners supports smoother transitions between systems, improves discharge planning, and reduces duplication of services. These partnerships help address gaps related to health care access, crisis response, and service navigation.

Given limited funding and housing supply constraints, the City's strategy emphasizes interventions that provide the greatest impact per dollar. Tenant based rental assistance, homelessness prevention, and stabilization services are prioritized to address immediate needs and reduce strain on emergency systems. Preservation of existing housing and targeted rehabilitation are pursued selectively to prevent loss of viable units.

Capacity building and system efficiency are additional focus areas. The City will continue to refine program administration, improve data sharing and performance tracking, and support provider coordination to reduce administrative burden and improve service delivery. Where possible, the City will align federal, state, and local resources to extend the reach of limited entitlement funds.

Through these strategies, Auburn seeks to strengthen its institutional framework, address service delivery gaps, and effectively carry out its priority needs strategy during the Consolidated Plan period.

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	Support Public Facilities that Improve Service	2026	2030	Homeless Non-Homeless Special Needs Non-Housing Community Development	NEW AUBURN Tract 105	Public Facilities Supporting Service Coordination Homelessness Response and Stabilization Services Public Infrastructure Improvements in LMI Areas	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
2	Reduce the Duration and Impact of Homelessness	2026	2030	Homeless Non-Homeless Special Needs		Homelessness Response and Stabilization Services	CDBG: \$400,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
3	Housing Stabilization and Homeless Prevention	2026	2030	Affordable Housing Public Housing		Housing Stability and Affordability	HOME: \$500,000	Tenant-based rental assistance / Rapid Rehousing: 120 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Infrastructure in Low Mod Tracts	2026	2030	Non-Housing Community Development	NEW AUBURN Tract 105 UNION ST Tract 103 DOWNTOWN Tract 101	Public Infrastructure Improvements in LMI Areas	CDBG: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
5	Affordable Housing Development	2026	2030	Affordable Housing Public Housing		Housing Stability and Affordability	HOME: \$2,500,000	Rental units constructed: 8 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Support Public Facilities that Improve Service
	Goal Description	Support public facilities that improve coordination and access to housing stabilization, homelessness response, and supportive services. Investments will prioritize facilities that enable co location of services, reduce duplication, and improve service efficiency.
2	Goal Name	Reduce the Duration and Impact of Homelessness
	Goal Description	Support homelessness response activities that stabilize individuals and families experiencing homelessness and promote timely exits to permanent housing. Activities include coordinated entry, housing navigation, rapid rehousing, and supportive services.

3	Goal Name	Housing Stabilization and Homeless Prevention
	Goal Description	Provide housing stabilization assistance to low and moderate income households who are housed but at risk of displacement. Activities include tenant based rental assistance paired with housing stability coaching and self sufficiency supports.
4	Goal Name	Improve Infrastructure in Low Mod Tracts
	Goal Description	Make targeted public infrastructure improvements in qualifying low and moderate income census tracts to improve safety, accessibility, and access to housing, services, and employment.
5	Goal Name	Affordable Housing Development
	Goal Description	The consortium will support the development of new housing units where feasible, with a focus on projects that expand affordable and supportive housing opportunities for low and moderate income households. These 8 HOME funded units will leverage additional affordable units to be developed with other available funding options.

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)

Based on the Strategic Plan goals and anticipated HOME resources, the City expects to provide HOME defined affordable housing primarily through tenant based rental assistance and associated housing stabilization services. Over the five year period, the City anticipates assisting approximately 100 households. Consistent with local need and program targeting, the majority of assisted households are expected to be extremely low income, with the remaining households primarily low income and a limited number moderate income.

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)

The City of Auburn has identified a need to increase the number of accessible housing units to better serve residents with disabilities. Analysis of housing needs, waiting list data from the Auburn Housing Authority, and consultation with service providers indicate that demand for accessible units exceeds supply, particularly for rental housing affordable to low and moderate income households.

A significant portion of Auburn's housing stock is older and was constructed prior to current accessibility standards. As a result, many units lack features such as step free entry, accessible bathrooms and kitchens, and other design elements necessary to support independent living for persons with mobility, sensory, or other disabilities. Limited availability of accessible units contributes to longer wait times, housing instability, and reduced housing choice for persons with disabilities.

Public housing and Housing Choice Voucher programs also experience unmet demand for accessible units. Applicants requiring accessibility features often face extended waiting periods or limited placement options due to the small number of compliant units. These conditions underscore the need to increase accessibility within the existing housing stock.

While the City does not anticipate large scale new housing production during the Consolidated Plan period, strategies to address accessibility needs include targeted rehabilitation, reasonable accommodations, coordination with housing providers, and use of tenant based rental assistance paired with accessible units when available. The City will continue to coordinate with the Auburn Housing Authority and service providers to identify accessibility needs and support housing stability for persons with disabilities.

This approach aligns with Section 504 requirements and supports the City's obligation to ensure meaningful access to housing programs for persons with disabilities, while recognizing market constraints and funding limitations during the Consolidated Plan period.

Activities to Increase Resident Involvements

The City of Auburn will continue to support resident involvement in housing and community development activities through a combination of outreach, engagement, and opportunities for participation in planning and implementation. These activities are designed to ensure that residents, particularly low and moderate income households, have meaningful opportunities to provide input on programs and priorities funded through the Consolidated Plan.

Resident involvement will be supported through public hearings, public comment periods, and targeted outreach conducted as part of the Consolidated Plan, Annual Action Plans, and program specific

activities. The City will use multiple communication methods, including public notices, online postings, direct outreach through service providers, and community based locations, to reach residents who may face barriers to participation.

The Auburn Resource Center will serve as an important venue for resident engagement. By co locating services and maintaining regular interaction with individuals and families accessing housing stabilization, General Assistance, and supportive services, the City can gather ongoing feedback on program effectiveness and emerging needs. Informal feedback, surveys, and direct engagement with residents accessing services help inform program adjustments and priorities.

The City will also coordinate with nonprofit partners, housing providers, and community organizations to facilitate resident input, particularly among populations less likely to participate in traditional public meetings. These partners assist in sharing information, collecting feedback, and encouraging participation among residents with lived experience of housing instability.

Through these activities, the City seeks to maintain an open and accessible process for resident involvement, improve responsiveness to community needs, and ensure that housing and community development programs reflect resident priorities throughout the Consolidated Plan period.

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

No

Plan to remove the ‘troubled’ designation

n/a

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

Barriers to Affordable Housing

Public policies at the federal, state, and local levels can have unintended effects on the production and preservation of affordable housing and on residential investment in the City of Auburn. While many policies are designed to protect public health, safety, and neighborhood quality, their combined impact can increase development costs, limit housing supply, and constrain affordability.

Zoning and land use regulations can restrict housing diversity by limiting density, unit size, or allowable housing types in certain areas. Requirements related to minimum lot sizes, parking, and dimensional standards can increase per unit costs and reduce the feasibility of developing smaller, more affordable units such as studios, one bedroom units, or multifamily housing. These constraints contribute to the mismatch between available housing types and current household needs.

Building codes, environmental regulations, and accessibility requirements are essential for ensuring safe and inclusive housing but can add significant costs to both new construction and rehabilitation projects. For affordable housing developments that rely on federal funding, additional compliance requirements related to labor standards, environmental review, and reporting further increase development timelines and costs. As identified in the HR and A housing market study, these factors make it difficult to produce new affordable housing at rents affordable to low income households without substantial layered subsidies.

Property tax policies and rising assessed values can also affect affordability, particularly for owners of naturally occurring affordable housing. Increased operating costs may lead property owners to raise rents or defer maintenance, increasing the risk of unit loss or displacement if rehabilitation resources are unavailable.

At the state and federal level, limits on funding availability and program flexibility can constrain local responses to housing needs. Program caps, income targeting requirements, and rent limits may not fully align with current market conditions, reducing the effectiveness of rental assistance and affordable housing production tools.

While these policies serve important public purposes, their cumulative effect can hinder affordable housing development and preservation. Addressing these challenges requires continued evaluation of local policies, coordination across levels of government, and strategic use of available resources to reduce barriers, encourage housing diversity, and support residential investment that meets the needs of low and moderate income households.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Auburn's strategy to remove or ameliorate barriers to affordable housing focuses on improving system efficiency, reducing cost pressures where possible, and aligning policies and practices

with market realities. While some barriers are driven by broader economic and regulatory conditions beyond local control, the City emphasizes actions that can be addressed through coordination, targeted investment, and administrative practices.

A primary barrier to affordable housing is the limited supply of rental units at price points accessible to low and moderate income households. Low vacancy rates, rising rents, and high development and operating costs constrain housing choice and limit the effectiveness of rental assistance. In response, the City prioritizes tenant based rental assistance and housing stabilization services to help households remain housed in the existing market and prevent displacement.

High costs associated with new construction and rehabilitation present another significant barrier. Federal labor standards, environmental review requirements, accessibility standards, and long term compliance obligations increase per unit costs and limit the feasibility of affordable housing development in a small market. The City addresses this barrier by focusing resources on preservation, stabilization, and service based interventions that provide greater impact per dollar than new construction.

Zoning and land use regulations can also affect housing availability by limiting housing types or density. While Auburn allows a range of housing types, market conditions and neighborhood characteristics influence where development occurs. The City will continue to evaluate local regulations and coordinate with planning efforts to support housing diversity and adaptive reuse where feasible.

Barriers related to service access and system navigation also affect housing stability. Fragmented service delivery can delay assistance and increase the risk of housing loss. The City addresses this barrier through coordinated service models, particularly the Auburn Resource Center, which co locates housing assistance, General Assistance, workforce supports, and recovery services to improve access and efficiency.

Administrative barriers, including complex application processes and limited landlord participation in rental assistance programs, are addressed through housing navigation, landlord engagement, and individualized housing stability coaching. These efforts help households and property owners navigate program requirements and reduce delays in housing placement.

Through these strategies, the City seeks to mitigate barriers to affordable housing within existing constraints. Emphasis on coordination, stabilization, and efficient use of resources supports housing access and retention while acknowledging the limitations imposed by market conditions and funding availability during the Consolidated Plan period.

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

The City of Auburn conducts outreach to homeless persons, including unsheltered individuals, through coordinated efforts among municipal staff, service providers, and partner organizations. Outreach activities focus on engagement, assessment of individual needs, and connection to housing and supportive services, with particular attention to individuals who may not otherwise access traditional service systems.

The Auburn Resource Center serves as the primary hub for outreach and engagement activities. The ARC hosts a drop in center that operates on scheduled days and provides meals, basic necessities, and access to services for individuals experiencing homelessness. The drop in center creates a consistent and low barrier point of contact where staff and partner agencies can engage individuals, build trust, and conduct initial needs assessments.

Outreach staff and service providers use the drop in center and other ARC based activities to assess housing status, health and behavioral health needs, income sources, and service barriers. Individuals are connected to coordinated entry, housing navigation, General Assistance, and other stabilization services as appropriate. The Auburn General Assistance office also provides HMIS coordinated entry services and supports data collection and referrals during outreach activities.

In addition to housing focused outreach, the ARC supports access to health and supportive services through partnerships with community providers. Mobile health units regularly provide on site services at the ARC on days when the drop in center is operating, improving access to primary care, screenings, and referrals for individuals who face barriers to clinic based services. Behavioral health and recovery supports are also accessible through ARC based partnerships.

Outreach is further supported through coordination with public safety, emergency services, and local hospitals. These partners assist with identifying individuals experiencing homelessness, facilitating referrals, and supporting safe transitions from emergency or institutional settings to shelter or services when appropriate.

Through this coordinated outreach approach, the City assesses individual needs, reduces barriers to service access, and connects homeless persons to housing and supportive services. The ARC based model supports consistent engagement with unsheltered individuals and strengthens the City's ability to respond effectively to homelessness during the Consolidated Plan period.

Addressing the emergency and transitional housing needs of homeless persons

The City of Auburn addresses the emergency shelter and transitional housing needs of homeless persons through a combination of direct financial support, regional coordination, and integration with housing stabilization and outreach efforts. While Auburn does not operate an emergency shelter directly, the City provides City funding to support the Alter 207 Emergency Warming and Shelter Program located in Lewiston, which serves residents of the greater Lewiston Auburn area.

Alter 207 plays a critical role in meeting emergency shelter needs for individuals experiencing homelessness, particularly during winter months. Recent operational data demonstrate sustained and increasing demand for shelter services. Between November and December, the number of unique guests served increased significantly, along with a substantial rise in total overnight stays and average nightly occupancy. Data also show an increase in the average length of stay, indicating that individuals are remaining in shelter longer due to limited housing options and constrained exits to permanent housing.

These trends reflect broader housing market pressures and underscore the importance of maintaining adequate emergency shelter capacity while strengthening pathways out of shelter. The City's financial support helps ensure continued shelter operations, staffing, and basic services during periods of highest demand.

Emergency shelter services are coordinated with outreach, housing navigation, and supportive services delivered through the Auburn Resource Center. Individuals accessing Alter 207 are referred to coordinated entry, General Assistance, and housing stabilization services through ARC based staff and partner agencies. This coordination helps align emergency shelter use with longer term housing solutions and reduces reliance on prolonged shelter stays.

Transitional housing options remain limited within the region, and extended shelter stays increasingly function as interim housing for individuals awaiting placement. The City's strategy focuses on supporting emergency shelter operations while prioritizing rapid connection to housing stabilization resources, tenant based rental assistance, and supportive services that facilitate exits from homelessness.

Through continued funding support, regional coordination, and integration with ARC based services, the City of Auburn works to address immediate shelter needs while improving system performance and supporting transitions to stable housing during the Consolidated Plan period.

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 of Auburn supports the transition of homeless persons to permanent housing and independent living through coordinated housing stabilization strategies that prioritize rapid connection to housing and ongoing supports. These efforts focus on reducing the length of time individuals and families experience homelessness, improving access to affordable housing, and preventing returns to homelessness.

Central to this approach is coordinated entry and housing navigation delivered through the Auburn Resource Center. Individuals and families experiencing homelessness, including chronically homeless individuals, families with children, veterans, and unaccompanied youth, are assessed to identify housing needs, barriers, and appropriate interventions. Housing navigation services assist households with unit searches, landlord engagement, application support, and coordination of move in requirements.

Tenant based rental assistance is used as a key tool to facilitate access to permanent housing in a constrained rental market. Rental assistance is paired with housing stabilization services to help households secure housing and remain stably housed. This approach is particularly important for individuals exiting emergency shelter, extended shelter stays, or unsheltered situations where affordability barriers would otherwise prevent housing placement.

The City places emphasis on reducing repeat homelessness through post housing supports. Households transitioning into permanent housing receive ongoing assistance through housing stability coaching, case management, and referrals to supportive services. These supports address issues such as lease compliance, budgeting, income stability, behavioral health needs, and connection to community resources.

Special attention is given to populations with higher barriers to housing stability. Chronically homeless individuals may require extended housing navigation and connection to supportive services. Families with children are prioritized for timely placement to minimize disruptions to education and family stability. Veterans are connected to appropriate benefits and services, and unaccompanied youth are supported through age appropriate referrals and stabilization strategies.

Coordination with emergency shelters, health care providers, and service partners supports smoother transitions from homelessness to housing. By integrating outreach, shelter, housing assistance, and stabilization services, the City seeks to shorten the duration of homelessness and improve long term housing outcomes.

Through these strategies, Auburn works to move homeless individuals and families into permanent housing as quickly as possible and support sustained independent living, reducing reliance on emergency systems and preventing future homelessness during the Consolidated Plan period.

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 City of Auburn works to prevent homelessness among low income and extremely low income individuals and families through early intervention, housing stabilization, and coordination with publicly funded systems of care. Prevention strategies focus on households at heightened risk of housing loss due to financial instability, health or behavioral health needs, or transitions from institutional settings.

Tenant based rental assistance and housing stabilization services are primary tools used to prevent homelessness. These resources assist households who are housed but facing eviction or displacement due to rising housing costs, fixed incomes, or temporary financial hardship. Rental assistance is paired with housing stability coaching and referrals to income, employment, and benefit supports to address underlying risks and promote long term housing retention.

The City coordinates with health care providers, mental health facilities, and other systems of care to reduce discharges into homelessness. Individuals being discharged from hospitals, mental health facilities, and other publicly funded institutions are referred to housing navigation, General Assistance, and supportive services through coordinated entry and the Auburn Resource Center. This coordination helps connect individuals to temporary or permanent housing options and reduces gaps between discharge and housing placement.

Youth and young adults transitioning from foster care or other youth serving systems are connected to housing stabilization services and referrals to education, employment, and supportive programs. These efforts help mitigate housing instability during critical transition periods.

Households receiving assistance from public or private agencies addressing housing, health, social services, employment, education, or youth needs are supported through coordinated service delivery. The Auburn Resource Center serves as a centralized access point where individuals can engage with multiple services, receive referrals, and address housing related challenges before a crisis occurs.

By focusing on prevention, coordination with systems of care, and early intervention, the City seeks to reduce the number of households entering homelessness, limit reliance on emergency shelter, and support housing stability for vulnerable populations during the Consolidated Plan period.

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

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

The City of Auburn addresses lead based paint hazards through a combination of compliance with federal requirements, targeted rehabilitation activities, and housing stabilization strategies that increase access to lead safe housing for low and moderate income households. These actions are informed by the age of the housing stock, which includes a high proportion of units constructed prior to 1978 and therefore at risk for lead based paint hazards.

For federally assisted housing activities involving pre 1978 units, the City implements lead based paint regulations as required by HUD. Rehabilitation and stabilization activities include risk assessments, paint stabilization, interim controls, and clearance testing to ensure units meet health and safety standards. These requirements are incorporated into program design, contractor oversight, and inspection processes.

The City also increases access to housing without lead based paint hazards by prioritizing tenant based rental assistance in units that meet inspection standards and are determined to be lead safe. Rental assistance allows households with children and other vulnerable occupants to access safer housing options in the private market, reducing exposure risk without requiring extensive rehabilitation of older units.

Education and coordination are additional components of the City's approach. Households receiving housing assistance are provided information on lead hazards, safe maintenance practices, and tenant rights related to lead disclosure. Property owners participating in housing programs are informed of lead compliance requirements and responsibilities.

While limited funding and high rehabilitation costs constrain the number of units that can be fully abated, the City's strategy emphasizes risk reduction, compliance, and prevention. By combining targeted rehabilitation, rental assistance, and education, Auburn works to reduce lead exposure and improve access to housing without lead based paint hazards during the Consolidated Plan period.

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

The actions identified to address lead based paint hazards are directly related to the extent and nature of lead exposure risk within the City of Auburn. A significant share of the housing stock was constructed prior to 1978, when lead based paint was commonly used. Older housing units occupied by low and moderate income households present the greatest risk of lead exposure, particularly for households with young children.

Given this housing profile, the City's emphasis on compliance with federal lead based paint regulations, risk reduction, and inspection requirements targets the most prevalent source of lead hazards.

Rehabilitation and stabilization activities that include paint stabilization, interim controls, and clearance testing directly reduce the likelihood of lead exposure in assisted units.

The use of tenant based rental assistance further responds to the scope of the hazard by allowing households to access lead safe units in the private market. In a community where full lead abatement of the existing housing stock is not financially feasible at scale, rental assistance provides an effective means of reducing exposure by facilitating relocation to units that meet safety standards.

Education and outreach efforts complement these actions by addressing risks associated with deteriorated paint and unsafe maintenance practices. Providing households and property owners with information on lead hazards supports early identification of risks and encourages compliance with disclosure and safety requirements.

Together, these actions align with the extent of lead hazards present in Auburn's older housing stock and represent a practical, risk based approach to reducing lead exposure. By focusing on compliance, prevention, and access to lead safe housing, the City addresses lead poisoning risk within the constraints of available resources during the Consolidated Plan period.

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

The City of Auburn integrates actions addressing lead based paint hazards into its housing policies and procedures through program design, compliance requirements, and ongoing oversight of federally assisted activities. Lead safety requirements are embedded into housing assistance processes to ensure consistent implementation and adherence to federal regulations.

For housing programs involving pre 1978 units, lead based paint compliance is incorporated into eligibility determinations, inspections, and project approvals. Housing assistance is conditioned on completion of required risk assessments, paint stabilization, interim controls, and clearance testing, as applicable. These requirements are documented in program guidelines, contracts, and monitoring procedures.

Tenant based rental assistance policies require participating units to meet applicable housing quality and lead safety standards. Units occupied by households with children are evaluated to ensure compliance with lead based paint requirements prior to assistance approval. Ongoing inspections and recertifications reinforce continued compliance throughout the period of assistance.

Lead related education and disclosure are also integrated into program administration. Households receiving housing assistance are provided information on lead hazards and safe practices, and property owners are required to comply with disclosure obligations. These requirements are included in program materials and lease addenda where applicable.

Staff responsible for administering housing programs are trained on lead based paint regulations and procedures to ensure consistent application. Coordination with inspection staff and contractors supports accurate identification and mitigation of hazards.

By embedding lead based paint requirements into housing policies, procedures, and oversight activities, the City ensures that actions to reduce lead exposure are systematically applied across housing programs and aligned with federal standards during the Consolidated Plan period.

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

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

The City of Auburn's approach to reducing the number of families living at or below the poverty level focuses on stabilizing housing, improving access to services, and supporting pathways to employment and income stability. While the City does not administer direct income support programs, it coordinates housing and community development resources in ways that reduce financial strain and improve household stability.

Housing stability is a central component of this strategy. Tenant based rental assistance and housing stabilization services reduce housing cost burden for low income households, allowing limited income to be redirected toward basic needs such as food, health care, transportation, and child related expenses. By preventing eviction and housing loss, these programs reduce disruptions that can deepen poverty and reliance on crisis systems.

The City also supports coordinated access to services that address non housing barriers affecting household stability. Through the Auburn Resource Center, households can access General Assistance, housing navigation, workforce supports, recovery services, and referrals to health and social service providers. Centralized access improves efficiency and reduces barriers to participation in programs that support income stability.

Employment and workforce readiness are supported through coordination with adult education providers, workforce development partners, and vocational service organizations. Services include job readiness support, skills training referrals, credential attainment, and employment coaching. These efforts help residents improve earning potential and reduce long term reliance on public assistance.

Public services funded through CDBG further support households at risk of poverty by addressing immediate needs such as food access, youth services, and supportive services for seniors and persons with disabilities. These services help stabilize households while longer term income and employment strategies are pursued.

Through these combined efforts, the City's policies and programs aim to reduce the impacts of poverty by promoting housing stability, improving access to services, and supporting workforce participation. While broader economic conditions influence poverty levels, the City's strategy emphasizes targeted, practical interventions that strengthen household stability and reduce vulnerability during the Consolidated Plan period.

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

The City of Auburn coordinates its poverty reducing goals, programs, and policies closely with the Affordable Housing Plan to address housing cost burden and instability as key contributors to poverty.

Housing affordability and stability are integrated into broader efforts to reduce financial strain and support household self sufficiency.

Affordable housing strategies, including tenant based rental assistance and housing stabilization services, directly support poverty reduction by lowering housing costs for low income households. By reducing the proportion of income spent on housing, these programs allow households to allocate limited resources toward basic needs such as food, health care, transportation, and education. This coordination ensures that housing assistance functions as a foundational component of poverty reduction efforts.

Housing programs are delivered in conjunction with supportive services and workforce initiatives. Through coordinated service delivery at the Auburn Resource Center, households receiving housing assistance are connected to General Assistance, employment services, adult education, benefits counseling, and recovery supports. This integrated approach aligns housing stability with income and employment supports, reinforcing the goals of both the Affordable Housing Plan and poverty reduction strategies.

Public services funded through CDBG complement affordable housing activities by addressing immediate needs that can undermine housing stability, such as food insecurity, lack of child care, or limited access to supportive services for seniors and persons with disabilities. Aligning these services with housing programs helps prevent housing loss and reduces reliance on emergency systems.

Planning and implementation of poverty reducing programs and affordable housing activities are coordinated across City departments and with nonprofit partners. Shared priorities, data, and performance monitoring help ensure that housing investments and supportive services work together to stabilize households and support longer term financial stability.

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 administers its Consolidated Plan programs in accordance with a written operations manual developed in consultation with HUD field staff. The manual establishes standardized procedures for program administration, financial management, environmental review, procurement, subrecipient oversight, and long-term compliance. It serves as the governing framework for all CDBG and HOME funded activities.

All subrecipients execute written agreements that clearly define eligible activities, national objective requirements, performance benchmarks, reporting standards, record retention, and compliance responsibilities. The City conducts a risk assessment of each funded activity to determine the appropriate level and frequency of monitoring. Activities presenting higher risk or administered by new subrecipients receive enhanced oversight.

Monitoring is conducted through both desk review and on-site review. Desk monitoring includes review of performance reports, beneficiary documentation, income eligibility verification, procurement files, and financial reimbursement requests. On-site monitoring includes review of program files, financial management systems, internal controls, and verification of compliance with federal requirements. The City documents monitoring results in writing and requires corrective action when findings or concerns are identified. Follow-up monitoring ensures timely resolution.

Financial oversight includes review of all reimbursement requests for eligibility and proper documentation prior to drawdown in IDIS. Environmental review requirements are completed prior to commitment of funds. Where applicable, the City verifies compliance with labor standards, fair housing, Section 3, and other cross-cutting federal requirements.

To promote minority and women-owned business participation, the City incorporates outreach requirements into its procurement procedures. Subrecipients are required to demonstrate efforts to solicit participation from minority and women-owned businesses and to maintain documentation of open and competitive procurement processes consistent with federal uniform guidance.

Long-term compliance for housing activities is ensured through written affordability agreements, deed restrictions where applicable, and ongoing monitoring of income eligibility and occupancy requirements. Tenant-based rental assistance and other housing programs are monitored for rent reasonableness, housing quality standards compliance, income recertification, and proper file documentation.

The City reviews progress toward Consolidated Plan goals annually through preparation of the Consolidated Annual Performance and Evaluation Report. Performance data, expenditure trends, and outcome measures are evaluated to determine whether program adjustments are necessary. Ongoing coordination with regional partners and participation in the Coordinated Entry system further support comprehensive planning and alignment with community needs.

Through these established standards and procedures, the City maintains compliance with federal requirements and ensures that program funds are administered effectively and in furtherance of the Consolidated Plan.

Expected Resources

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

Introduction

This section identifies the anticipated resources available to the City of Auburn to implement the Strategic Plan during the Consolidated Plan period. These resources include federal entitlement funds, state and regional funding sources, and local public and private contributions that support housing, homelessness response, public services, and community development activities.

Primary federal resources include Community Development Block Grant and HOME Investment Partnerships Program funds, which are allocated annually and used to address priority needs identified in this plan. The City also leverages state and regional funding, program income, and partnerships with nonprofit organizations and public agencies to expand the impact of available resources.

The availability of resources is influenced by annual federal appropriations, program requirements, and local capacity. While funding levels may fluctuate, the City anticipates continued reliance on these core funding sources to support coordinated service delivery, homelessness response, housing stabilization, and targeted infrastructure investments.

Anticipated resources are aligned with the Strategic Plan priorities to ensure efficient use of funds and coordination across programs. By combining multiple funding sources and partnerships, the City seeks to maximize the effectiveness of limited resources and support

implementation of the Strategic Plan throughout the planning period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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								The City anticipates approximately \$560,861 in new CDBG resources during the program year, including an annual allocation of \$485,861 and an estimated \$75,000 in program income. In addition, the City has \$428,425 in prior year resources, resulting in a total of \$989,286 available for planning and implementation activities. While prior year resources are available, not all funds are expected to be fully expended within a single program year. Certain projects, particularly public facility and infrastructure improvements, require multi-year planning, procurement, and construction timelines. As a result, a portion of available funds will be committed across multiple program years to support project completion and ensure effective use of resources. CDBG funds will be prioritized toward activities that improve service coordination, support public facilities, and address
			485,861.00	75,000.00	428,425.00	989,286.00	2,243,444.00			

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								infrastructure needs in low and moderate income areas. Investments will focus on projects that enhance access to services, improve neighborhood conditions, and support the goals outlined in the Consolidated Plan.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	462,520.00	55,000.00	961,564.00	1,479,084.00	4,070,080.00	<p>The Auburn Lewiston HOME Consortium anticipates approximately \$517,520 in new HOME resources during the program year, including an annual allocation of \$462,520 and an estimated \$55,000 in program income. In addition, \$961,564 in prior year resources are available, resulting in a total of \$1,479,084 in HOME funds. The consortium has strategically programmed a portion of prior year HOME resources for use in future program years in order to support larger scale housing initiatives and ensure financial feasibility of development projects. Housing development and supportive housing activities often require multi-year funding commitments, layered financing, and extended implementation timelines. Reserving funds across program years allows the consortium to effectively leverage resources and support projects that would not be feasible within a single year allocation. HOME funds</p>
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								during the program year will primarily support tenant based rental assistance and housing stabilization activities, while also positioning the consortium to advance supportive housing development efforts, including projects funded through the HOME 4 Good initiative. This approach ensures that resources are used efficiently to address both immediate housing needs and longer term housing supply challenges across the consortium.

Table 54 - 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

Federal entitlement funds serve as a critical catalyst for leveraging additional public and private resources to implement the City of Auburn’s Strategic Plan. Community Development Block Grant and HOME funds are used strategically to support activities that attract and align state, local, nonprofit, and private investment.

CDBG funds are frequently combined with local general funds, state grants, philanthropic contributions, and nonprofit resources to support

public services, public facilities, and infrastructure improvements. By providing a stable federal funding base, CDBG allows the City and its partners to sustain service delivery, meet operating requirements, and secure additional funding that would not be feasible without federal participation.

HOME funds are leveraged through coordination with other housing resources, including state housing programs, Housing Choice Vouchers, Low Income Housing Tax Credits when available, and private financing. HOME funds are used to fill financing gaps, support tenant based rental assistance, and stabilize households in existing housing. Matching requirements for HOME are satisfied through a combination of eligible non federal contributions, including state housing funds, local public expenditures, donated services, waived fees, and other qualifying match sources in accordance with program regulations.

Nonprofit and service provider partners contribute additional resources through private fundraising, grants, and in kind support that enhance the reach of federally funded activities. Public facilities such as the Auburn Resource Center also serve as leverage by co locating services, reducing duplication, and increasing efficiency across programs.

Through coordinated planning and targeted use of federal funds, the City maximizes leverage, ensures compliance with matching requirements, and extends the impact of limited entitlement resources. This approach supports effective implementation of the Strategic Plan and strengthens the overall housing and community development system during the Consolidated Plan period.

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

The City of Auburn owns and operates public facilities that support implementation of the Consolidated Plan and address identified housing and community development needs. The most significant publicly owned asset supporting these efforts is the Auburn Resource Center.

The Auburn Resource Center is a City owned facility developed with the assistance of a Section 108 loan and serves as a centralized location for housing stabilization, General Assistance, coordinated entry, workforce services, recovery supports, and referrals to partner agencies. The facility plays a critical role in addressing priority needs related to service coordination, homelessness response, and housing stability.

By leveraging City owned property, the Auburn Resource Center reduces reliance on leased space, improves long term cost efficiency, and ensures continuity of service delivery. Ownership of the facility allows the City to adapt space to evolving program needs, co locate services, and support partnerships with nonprofit and public agencies without additional real estate costs.

While the City does not currently anticipate using publicly owned land for large scale housing development due to market constraints, City owned facilities such as the Auburn Resource Center are integral to implementing the Strategic Plan. These assets support efficient service delivery, improve access for residents, and enhance the City's capacity to respond to housing and community development needs during the Consolidated Plan period.

Discussion

Implementation of the Strategic Plan relies on effective use of federal entitlement funds in combination with state, local, private, and nonprofit resources. While available funding is limited relative to the level of need, strategic leveraging of resources allows the City of Auburn to maximize impact and support priority activities.

Federal funds provide the foundation for coordinated service delivery, homelessness response, housing stabilization, and targeted community development investments. Leveraging these funds with partner contributions, state programs, and local resources extends their reach and supports compliance with program requirements, including matching obligations.

Publicly owned facilities, particularly the Auburn Resource Center developed with a Section 108 loan, strengthen the City's capacity to deliver services efficiently and consistently. Ownership of key facilities reduces long term costs, supports co location of services, and enhances coordination across programs and partners.

Together, these resources and strategies enable the City to carry out the Strategic Plan in a manner that emphasizes efficiency, coordination, and responsible stewardship of federal funds. Continued alignment of resources with identified priorities will support effective implementation of the Consolidated Plan throughout the planning period.

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	Support Public Facilities that Improve Service	2026	2030	Homeless Non-Homeless Special Needs Non-Housing Community Development		Public Facilities Supporting Service Coordination	CDBG: \$250,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted
2	Reduce the Duration and Impact of Homelessness	2026	2030	Homeless Non-Homeless Special Needs		Homelessness Response and Stabilization Services	CDBG: \$70,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 65 Persons Assisted
3	Housing Stabilization and Homeless Prevention	2026	2030	Affordable Housing Public Housing		Housing Stability and Affordability	HOME: \$180,000.00	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
4	Improve Infrastructure in Low Mod Tracts	2026	2030	Non-Housing Community Development		Public Infrastructure Improvements in LMI Areas	CDBG: \$650,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Affordable Housing Development	2026	2030	Affordable Housing Public Housing		Housing Stability and Affordability	HOME: \$1,000,000.00	Rental units constructed: 2 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Support Public Facilities that Improve Service
	Goal Description	<p>During the program year, the City will prioritize investment in public facilities that improve coordination, access, and delivery of housing stabilization and supportive services. The Auburn Resource Center serves as the primary hub for service integration within the City and plays a central role in connecting individuals and families to homelessness response, housing stabilization, employment support, behavioral health services, and other community-based resources.</p> <p>Funding will support improvements that enhance the functionality, safety, and accessibility of facilities that provide coordinated service delivery. Investments are intended to strengthen co-location of services, reduce duplication across providers, and improve navigation for residents seeking assistance. By concentrating resources in facilities that serve as centralized access points, the City increases efficiency and ensures that individuals experiencing housing instability can access multiple services through a single, coordinated entry point.</p> <p>The Auburn Resource Center supports drop-in services, outreach coordination, case management, housing navigation, and stabilization programming. Enhancements to this facility and other qualifying public facilities improve service capacity and expand the number of residents who can be assisted. The goal is to increase availability and accessibility of services that directly contribute to housing stability and improved living environments.</p> <p>Through this strategy, the City expects to assist a substantial number of low and moderate income residents by strengthening the infrastructure that supports coordinated service delivery. Investments in public facilities are structured to produce measurable outcomes in service access, system efficiency, and long-term housing stabilization, consistent with the objectives of the Consolidated Plan.</p>

2	Goal Name	Reduce the Duration and Impact of Homelessness
	Goal Description	<p>During the program year, the City will focus on reducing the duration and impact of homelessness by strengthening referral pathways and resource navigation for individuals and families accessing services through the Auburn Resource Center. As the primary access point for housing stabilization and supportive services, the ARC plays a critical role in connecting residents experiencing homelessness or housing instability to appropriate programs and community partners.</p> <p>Funding will support coordinated intake, housing navigation, and case management services that assist ARC visitors in identifying the right referrals and accessing available resources. Staff work with individuals to assess housing barriers, determine eligibility for rental assistance or rapid rehousing programs, connect clients to emergency shelter when necessary, and facilitate access to behavioral health, employment, and income support services.</p> <p>Given sustained demand within the regional homelessness response system, timely and accurate referrals are essential to improving outcomes. By strengthening coordination with shelter providers, veteran services, youth programs, and regional coordinated entry partners, the City helps ensure that individuals are directed to the most appropriate housing and service interventions as quickly as possible.</p> <p>This strategy prioritizes efficient navigation and service coordination rather than duplicating programs. By improving the effectiveness of referrals and reducing fragmentation in service delivery, the City aims to shorten lengths of homelessness, improve successful placements into permanent housing, and reduce the likelihood of recurrence.</p> <p>Through this approach, the City expects to assist ARC visitors in securing stable housing solutions and accessing the supports necessary to maintain long term housing stability.</p>

3	Goal Name	Housing Stabilization and Homeless Prevention
	Goal Description	<p>During the program year, the City will support housing stability and affordability through targeted tenant based rental assistance and stabilization services for low and moderate income households at risk of displacement. This goal focuses on assisting households who are unhoused but housing ready, currently housed but face eviction, rent burden, income disruption, or other financial instability that threatens their ability to remain in their homes.</p> <p>Assistance will be provided through a structured tenant based rental assistance program that pairs financial support with housing stability coaching. Households receiving assistance are connected to case management, budgeting support, employment resources, and other self sufficiency services designed to strengthen long term stability. This coordinated approach ensures that rental assistance functions as a bridge to sustainable housing rather than a temporary subsidy without supportive intervention.</p> <p>Given ongoing rental market pressures and limited affordable unit availability, many households experience housing instability due to modest income shocks or rising housing costs. By intervening before displacement occurs, the City reduces the likelihood that households enter the homelessness response system. Prevention efforts also reduce strain on emergency shelter resources and improve overall system efficiency.</p> <p>Through this goal, the City expects to assist a defined number of households in maintaining housing, reducing eviction risk, and strengthening financial stability. This approach supports the broader objectives of preserving existing housing stability and preventing avoidable entry into homelessness during the Consolidated Plan period.</p>

4	Goal Name	Improve Infrastructure in Low Mod Tracts
	Goal Description	<p>During the program year, the City will invest in targeted public infrastructure improvements within qualifying low and moderate income census tracts, including Downtown Census Tract 101, Union Street Tract 103, and New Auburn Tract 105. These areas meet federal income qualification thresholds and contain a concentration of residents who benefit directly from safe, accessible, and well maintained public facilities and infrastructure.</p> <p>Planned activities include infrastructure improvements that are to be determined based on final engineering review, community input, and capital planning priorities. These projects may include sidewalk reconstruction, pedestrian safety improvements, accessibility upgrades, drainage improvements, and related public facility enhancements that strengthen neighborhood conditions and improve access to housing, employment, and essential services.</p> <p>In addition, the City will support improvements at the PAL Center, including development of a playground in a qualifying low and moderate income neighborhood. The playground will provide safe and accessible recreational space for children and families, enhance neighborhood livability, and support youth engagement. Improvements at the PAL Center complement broader investments in community stabilization by creating safe gathering spaces and strengthening neighborhood infrastructure in areas with elevated need.</p> <p>Infrastructure investments are structured to remove physical barriers, improve public safety, and enhance access to community assets. These improvements support suitable living environments and reinforce housing stability efforts by ensuring that residents can safely access schools, employment centers, public transportation, and service providers such as the Auburn Resource Center.</p> <p>Through this goal, the City expects to complete one or more qualifying infrastructure projects and generate measurable benefit for low and moderate income residents in targeted census tracts. All projects will be selected and implemented in accordance with Consolidated Plan priorities and federal eligibility requirements.</p>

5	Goal Name	Affordable Housing Development
	Goal Description	<p>The consortium will support the development of new housing units where feasible, with a focus on projects that expand affordable and supportive housing opportunities for low and moderate income households.</p> <p>The projects identified in this Annual Action Plan may span multiple program years due to the complexity of project design, environmental review requirements, funding coordination, and construction timelines. Public facility, infrastructure, and housing related projects often require extended planning, procurement, and implementation periods that exceed a single program year.</p> <p>As a result, funding allocated in this Annual Action Plan may support activities that are initiated during the program year but completed over a longer timeframe. Multi-year implementation is particularly common for capital projects and housing development activities, which may involve phased funding, layered financing, and coordination with multiple partners.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects included in this Annual Action Plan are selected to advance the priorities and goals established in the City’s Strategic Plan. Funding allocations reflect available CDBG and HOME resources and are structured to address identified needs related to homelessness response, housing stability, public facility improvements, and infrastructure within qualifying low and moderate income areas. Projects are designed to be achievable within the program year and aligned with documented community conditions. Emphasis is placed on activities that strengthen service coordination, improve access to housing stabilization resources, and enhance neighborhood conditions in areas with demonstrated need. Investments are concentrated in qualifying census tracts and in facilities that serve low and moderate income residents.

Each project included in this plan meets a national objective, complies with federal eligibility requirements, and contributes measurable outcomes consistent with the Consolidated Plan. Activities are structured to ensure effective use of limited federal funds while supporting the City’s broader housing and community development strategy.

Through these targeted investments, the City advances practical, outcome oriented projects that improve living conditions, expand service accessibility, and promote housing stability during the program year.

#	Project Name
1	2026 Auburn TBRA
2	2026 Public Services
3	2026 Public Infrastructure
4	2026 Affordable Housing Development
5	2026 108 Repayment
6	2026 Administration
7	2026 LEW Admin
8	2026 LEW TBRA
9	2026 LEW HOME Unit Development

Table 56 – Project Information

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

The allocation priorities identified in this Annual Action Plan reflect the City’s assessment of the most pressing housing and community development needs facing low and moderate income residents. Funding decisions prioritize activities that improve coordination of services, reduce homelessness, stabilize households at risk of housing loss, and strengthen infrastructure within neighborhoods that qualify based on concentrations of low and moderate income residents. By focusing resources on service coordination through the Auburn Resource Center, homelessness response activities, housing stabilization programs such as tenant based rental assistance, and targeted infrastructure

improvements, the City directs limited federal funds toward projects that produce measurable community impact.

A primary obstacle to addressing underserved needs is the limited availability of affordable housing within the local rental market. Rising housing costs, limited unit availability, and increasing demand for rental assistance have made it more difficult for low-income households to secure stable housing. These conditions contribute to increased demand for homelessness services, housing stabilization assistance, and supportive services.

Additional obstacles include limited federal funding relative to the scale of local need, barriers to accessing services such as transportation or lack of awareness of available resources, and the complexity of coordinating multiple service systems. Individuals experiencing homelessness or housing instability often require assistance that spans housing, healthcare, behavioral health services, and employment support, which requires strong coordination among providers.

The City works to address these challenges by strengthening partnerships with regional housing authorities, service providers, healthcare organizations, and workforce development partners. The Auburn Resource Center serves as a central location where these partners can coordinate services and connect residents to available resources. By improving service coordination, focusing investments in areas with the greatest demonstrated need, and leveraging partnerships with public and private organizations, the City works to maximize the impact of available resources and better serve residents experiencing housing instability.

AP-38 Project Summary
Project Summary Information

1	Project Name	2026 Auburn TBRA
	Target Area	
	Goals Supported	Reduce the Duration and Impact of Homelessness Housing Stabilization and Homeless Prevention
	Needs Addressed	Homelessness Response and Stabilization Services Housing Stability and Affordability
	Funding	HOME: \$180,000.00
	Description	Tenant Based Rental Assistance
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 income qualified households.
	Location Description	city wide
	Planned Activities	TBRA assistance is paired with housing stability services to support long-term outcomes. Households receiving assistance are connected to case management, housing navigation, and supportive services, including employment assistance, financial counseling, and referrals to behavioral health providers. This coordinated approach ensures that rental assistance functions as a bridge to stable housing rather than a temporary subsidy.
2	Project Name	2026 Public Services
	Target Area	
	Goals Supported	Reduce the Duration and Impact of Homelessness
	Needs Addressed	Homelessness Response and Stabilization Services
	Funding	CDBG: \$80,000.00
	Description	Public Services
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	65 income qualified individuals
	Location Description	City wide, but focused on services provided out of two city facilities located within income qualified census tracts.

	Planned Activities	<p>Funding will support staffing and operational capacity at the Auburn Resource Center to assist individuals and families in accessing housing stabilization services, coordinated entry, and referrals to community based resources. The ARC serves as a centralized access point where residents can connect to housing navigation, behavioral health services, employment support, and other programs that promote stability and self sufficiency. These activities improve system coordination, reduce barriers to access, and help individuals identify and secure appropriate housing and supportive services.</p> <p>In addition, the City will provide recreation scholarships for low and moderate income youth to increase access to organized recreational, educational, and enrichment activities. These scholarships reduce financial barriers to participation and support positive youth development, social engagement, and overall well being. By expanding access to safe and structured activities, the City supports family stability and contributes to improved community outcomes in neighborhoods with higher concentrations of low and moderate income households.</p>
3	Project Name	2026 Public Infrastructure
	Target Area	NEW AUBURN Tract 105 UNION ST Tract 103 DOWNTOWN Tract 101
	Goals Supported	Support Public Facilities that Improve Service Improve Infrastructure in Low Mod Tracts
	Needs Addressed	Public Facilities Supporting Service Coordination Public Infrastructure Improvements in LMI Areas
	Funding	CDBG: \$707,168.20
	Description	Public Infrastructure Projects
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	550 income qualified residents.
	Location Description	Activities within income qualified census tracts

	Planned Activities	<p>The Mill Street Resource Center build out will support expanded service delivery capacity and improve access to coordinated housing stabilization and supportive services. Improvements at the PAL Center will provide safe and accessible recreational space for children and families in a low and moderate income neighborhood, supporting youth engagement and community stability.</p> <p>Additional pedestrian safety projects will be identified based on engineering review and Public Works input and may include sidewalk reconstruction, accessibility upgrades, traffic calming measures, and related improvements that enhance safe access to housing, services, schools, and employment. These investments are intended to improve neighborhood conditions, reduce safety risks, and support suitable living environments in areas with the greatest need.</p>
4	Project Name	2026 Affordable Housing Development
	Target Area	UNION ST Tract 103
	Goals Supported	Affordable Housing Development
	Needs Addressed	Housing Stability and Affordability
	Funding	HOME: \$2,000,000.00
	Description	Affordable Housing Development Projects
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 income qualified individuals, with 28 additional people to benefit based on leveraging non federal funding
	Location Description	The corner of Goff & Hampshire St.

	Planned Activities	<p>Hampshire Street Commons is designed to serve individuals and households experiencing homelessness and those with supportive service needs. The project will combine affordable housing with coordinated supportive services to promote long-term housing stability. HOME funds will be used to support eligible development costs as part of a layered financing approach that includes state and other funding sources.</p> <p>Due to the multi-year nature of housing development, funding allocated in the program year will contribute to project implementation over multiple years. This investment advances the consortium’s goal of expanding supportive housing capacity and addressing the needs of households who require both housing and ongoing services.</p>
5	Project Name	2026 108 Repayment
	Target Area	NEW AUBURN Tract 105
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$90,000.00
	Description	Repayment of 108 loan
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Benefit will be tracked through the Mill St rehab activity
	Location Description	City wide services offered from a facility within New Auburn.
	Planned Activities	Repayment of borrowed funds
6	Project Name	2026 Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$112,118.13 HOME: \$79,000.02
	Description	Administrative Expenses
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a
	Planned Activities	n/a
7	Project Name	2026 LEW Admin
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$36,599.37
	Description	Administrative Expenses
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a
	Planned Activities	n/a
8	Project Name	2026 LEW TBRA
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$25,000.00
	Description	Tenant Based Rental Assistance
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	5 income qualified households
	Location Description	Within Lewiston
	Planned Activities	TBRA Security Deposits
	Project Name	2026 LEW HOME Unit Development

9	Target Area	
	Goals Supported	Affordable Housing Development
	Needs Addressed	Housing Stability and Affordability
	Funding	HOME: \$1,123,224.91
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	2 income qualified households
	Location Description	TBD within Lewiston
	Planned Activities	Units TBD

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

During the program year, CDBG-funded activities will be directed to areas of the City that qualify for assistance based on concentrations of low and moderate income residents. Based on the most recent census data, three census tracts within the City meet the federal threshold of having more than 50 percent low and moderate income population. These include Downtown Census Tract 101, Union Street Census Tract 103, and New Auburn Census Tract 105.

These areas contain established residential neighborhoods with a higher concentration of lower income households and are therefore prioritized for investments that improve neighborhood conditions, expand access to services, and strengthen community infrastructure. Public facility improvements, infrastructure investments, and service coordination activities funded through CDBG will be focused in or will directly benefit residents of these qualifying areas.

The Downtown and Union Street census tracts include a mix of residential housing, service providers, and commercial corridors that serve as key access points for housing stabilization services, employment opportunities, and community resources. New Auburn Census Tract 105 includes residential neighborhoods with significant concentrations of low and moderate income households and is also home to community facilities that serve families and youth.

Targeting activities within these census tracts allows the City to concentrate limited federal resources in areas where need is most clearly demonstrated. Investments in these neighborhoods support improved infrastructure, safer public spaces, and enhanced access to housing and stabilization services for low and moderate income residents.

While projects may occasionally serve residents citywide through facilities or programs that are open to all eligible participants, the primary geographic focus of CDBG-funded activities remains the qualifying low and moderate income census tracts identified above. These targeted investments ensure compliance with federal program requirements while supporting the City's broader community development goals.

Geographic Distribution

Target Area	Percentage of Funds
NEW AUBURN Tract 105	
UNION ST Tract 103	
DOWNTOWN Tract 101	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City prioritizes investment in areas where the concentration of low and moderate income residents meets federal eligibility requirements and where projects can produce the greatest community benefit. Downtown Census Tract 101, Union Street Census Tract 103, and New Auburn Census Tract 105 each qualify for CDBG assistance because more than 50 percent of residents are classified as low and moderate income. These areas therefore represent the primary geographic focus for neighborhood based infrastructure improvements and public facility investments.

At the same time, the City does not allocate fixed percentages of funding to specific census tracts or geographic areas. Instead, the City evaluates projects based on demonstrated need, eligibility, readiness, and the ability to deliver measurable benefit to low and moderate income residents. This approach allows the City to direct resources to the most impactful and qualified projects during each program year rather than distributing funds proportionally across geographic areas regardless of project readiness or need.

Certain activities, particularly public facilities and service coordination efforts, may serve residents from across the City while still primarily benefiting low and moderate income individuals. Facilities such as the Auburn Resource Center and other community assets often draw participants from multiple neighborhoods, including the qualifying census tracts. Allowing flexibility in geographic allocation ensures that these types of projects can be supported when they demonstrate clear benefit to eligible populations.

By maintaining this flexible approach, the City ensures that limited federal resources are directed toward projects that address the most pressing needs, demonstrate strong implementation capacity, and produce meaningful outcomes for low and moderate income residents. This strategy allows the City to remain responsive to changing conditions while maintaining compliance with federal program requirements.

Discussion

The geographic distribution of activities identified in this Annual Action Plan reflects the City's commitment to directing federal resources to areas where low and moderate income residents are most concentrated while maintaining flexibility to respond to emerging needs and project readiness. Downtown Census Tract 101, Union Street Census Tract 103, and New Auburn Census Tract 105 meet the federal threshold for low and moderate income population and therefore represent priority areas for neighborhood based infrastructure and public facility investments.

At the same time, certain activities funded through the program serve eligible residents from across the City, particularly those related to housing stabilization, homelessness response, and service coordination. Facilities such as the Auburn Resource Center provide centralized access to housing navigation, referrals, and supportive services and are utilized by residents from multiple neighborhoods,

including the qualifying census tracts.

By targeting investments where eligibility and need are clearly demonstrated while allowing flexibility in project selection, the City ensures that limited federal resources are used efficiently and in accordance with program requirements. This approach allows the City to support the most impactful projects, strengthen neighborhood conditions, and improve access to housing and services for low and moderate income residents during the program year.

Affordable Housing

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

Introduction

This section describes the affordable housing activities that will be undertaken during the program year using available federal resources. The City’s housing strategy focuses on preserving housing stability for low and moderate income households and supporting efforts that prevent entry into homelessness. Given limited program resources and current market conditions, the City prioritizes activities that stabilize existing households and improve access to housing assistance rather than large scale housing development.

Housing activities supported during the program year may include tenant based rental assistance, housing stabilization services, and coordination with regional partners that provide shelter, rapid rehousing, and supportive housing programs. These efforts are designed to assist households experiencing housing instability, including families with children, veterans, and other vulnerable populations.

Through these targeted investments, the City works to reduce housing cost burdens, prevent displacement, and improve long term housing stability for eligible residents while advancing the housing priorities identified in the Consolidated Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	15
Special-Needs	2
Total	27

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	2
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	27

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

The housing goals reflected in this section are based on activities funded through HOME and CDBG resources during the program year. Housing production is primarily achieved through tenant based

rental assistance and limited new construction activities.

Tenant based rental assistance is expected to assist approximately 25 households, including both households experiencing homelessness and those at risk of displacement. A portion of this assistance is targeted toward households experiencing homelessness, while the remainder supports housing stabilization and prevention.

New construction activities are expected to produce a limited number of units during the program year due to current market conditions and the multi year nature of development projects. Units supported through development activities are anticipated to serve households with special needs, including those requiring supportive housing.

These projections reflect a balanced approach that addresses both immediate housing needs and longer-term housing supply constraints.

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

Introduction

This section describes the City's coordination with public housing providers serving residents within the region. While the City of Auburn does not operate or manage public housing directly, residents are served by regional public housing authorities that administer public housing units and Housing Choice Voucher programs. These programs play an important role in providing affordable housing opportunities for low and moderate income households, including seniors, persons with disabilities, and families with children.

The City maintains communication and coordination with public housing partners to support housing stability and ensure that eligible residents can access available resources. Public housing and voucher programs provide a critical pathway to long term housing affordability and are often used in combination with other stabilization services to support households transitioning out of homelessness or facing housing instability.

Through continued collaboration with public housing authorities and regional housing providers, the City supports efforts to maintain safe, stable, and affordable housing options for residents with the greatest housing needs.

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

During the program year, the City will continue to coordinate with the Auburn Housing Authority and Maine State Housing Authority to expand housing opportunities for residents with the greatest housing needs. A key initiative currently underway is the approved HOME 4 Good program project that will create supportive housing on City-owned land in partnership with the Auburn Housing Authority.

Through this initiative, approximately 30 units of supportive housing will be developed to serve individuals experiencing or at risk of homelessness who require stable housing combined with supportive services. The project is supported through HOME 4 Good funding administered by Maine State Housing Authority and represents a collaborative effort between the City, the Auburn Housing Authority, and regional service providers.

During the coming year, the City will continue to support site preparation, planning coordination, and implementation activities necessary to advance the development of these units. Once completed, the project will expand the availability of permanent supportive housing within the community and provide housing opportunities for individuals who require both affordable units and access to ongoing supportive services.

In addition to this development effort, the City will maintain coordination with the Auburn Housing Authority regarding public housing operations, Housing Choice Voucher utilization, and referrals from the regional homelessness response system. This collaboration helps ensure that households

transitioning from homelessness or facing housing instability are able to access public housing and voucher opportunities when available.

Through these efforts, the City supports both the preservation of existing public housing resources and the expansion of supportive housing opportunities that address the needs of vulnerable residents.

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

During the program year, the City will continue to support efforts that encourage residents of public housing to participate in resident engagement opportunities and to pursue pathways toward greater housing stability and independence. While the City does not directly manage public housing, it works in coordination with the Auburn Housing Authority and regional partners to promote resident involvement and access to supportive resources.

Resident engagement is encouraged through participation in resident meetings, feedback opportunities, and communication channels established by the Auburn Housing Authority. These forums allow residents to share concerns, provide input on property management issues, and participate in discussions related to community conditions and housing services.

The City also supports programs that help residents build financial stability and prepare for long term housing opportunities, including potential pathways to homeownership. Through referrals and coordination with local service providers, residents may access financial literacy education, credit counseling, employment assistance, and first-time homebuyer education programs available in the region.

Residents interested in transitioning to homeownership are encouraged to participate in homebuyer education programs and to explore available housing counseling services that provide guidance on budgeting, credit improvement, mortgage readiness, and the home purchase process. These programs help residents understand the responsibilities of homeownership and prepare them for long term housing stability.

By supporting resident engagement and promoting access to education and financial counseling resources, the City works with housing partners to strengthen resident participation and expand opportunities for individuals and families who wish to pursue homeownership in the future.

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

provided or other assistance

n/a

Discussion

The actions described in this section reflect a coordinated approach to expanding housing stability and improving collaboration among housing programs and service providers within the community. During the program year, the City continues to strengthen coordination between tenant based rental assistance programs, local service providers, and the new supportive housing development supported through the HOME 4 Good program.

Tenant based rental assistance serves as an important tool for stabilizing households that are currently housed but at risk of displacement, while also supporting individuals transitioning out of homelessness. Through closer coordination with service providers, TBRA assistance is paired with housing navigation, case management, and referrals to employment, behavioral health, and other stabilization services. This integrated approach improves the likelihood that households receiving assistance are able to maintain long term housing stability.

At the same time, the supportive housing project being developed through the HOME 4 Good program in partnership with the Auburn Housing Authority creates new opportunities for coordination across the housing system. The development of approximately 30 units of supportive housing on City owned land will provide permanent housing opportunities for individuals who require both affordable housing and access to ongoing supportive services.

The combination of tenant based rental assistance, service coordination, and new supportive housing development allows the City and its partners to address multiple points within the housing stability continuum. Households at risk of homelessness can receive stabilization assistance through TBRA, individuals experiencing homelessness can be connected to appropriate services and housing navigation through local providers, and those with the highest service needs can access supportive housing when units become available.

Through these strengthened partnerships and program linkages, the City is improving coordination among housing resources and service systems. This approach supports more effective referrals, better matching of individuals to appropriate housing interventions, and improved long term outcomes for residents experiencing housing instability or homelessness.

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

Introduction

This section describes the actions the City will undertake during the program year to address the needs of persons experiencing homelessness and individuals with other special needs. These activities focus on improving access to housing stabilization resources, strengthening coordination among service providers, and supporting programs that assist vulnerable residents in securing and maintaining stable housing.

The City works closely with regional partners, including the Maine Continuum of Care, the Auburn Housing Authority, and local service providers, to ensure that individuals and families experiencing homelessness or housing instability can access appropriate housing and supportive services. Efforts are centered on coordinated entry participation, housing navigation, tenant based rental assistance, and referral systems that connect residents to emergency shelter, rapid rehousing programs, behavioral health services, and employment resources.

Special attention is given to populations with additional service needs, including persons with disabilities, individuals experiencing behavioral health or substance use challenges, veterans, youth experiencing housing instability, and households transitioning out of homelessness. Through coordinated outreach, stabilization assistance, and supportive housing initiatives such as the HOME 4 Good development project, the City works to expand housing opportunities and improve long term housing outcomes for residents with the greatest need.

These activities are designed to reduce the duration and recurrence of homelessness, prevent households from losing housing, and strengthen the service coordination systems that support residents throughout the housing stability continuum.

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

During the program year, the City will continue to strengthen outreach and engagement efforts to connect individuals experiencing homelessness, particularly those who are unsheltered, with housing resources and supportive services. A central component of this effort is the Auburn Resource Center, which serves as a primary access point for individuals seeking assistance and provides a consistent location where outreach teams, service providers, and individuals experiencing homelessness can connect.

The City supports a drop-in center operating at the Auburn Resource Center several days each week, where individuals experiencing homelessness can access meals, basic necessities, and referrals to

housing and supportive services. This setting allows service providers to conduct informal outreach, assess individual needs, and begin the process of connecting individuals to appropriate resources. Staff and partner organizations work directly with visitors to identify barriers to housing, assess eligibility for programs, and facilitate referrals to emergency shelter, housing navigation services, behavioral health providers, and employment supports.

The Auburn General Assistance office also participates in coordinated entry and utilizes the Homeless Management Information System to complete assessments and update case information for individuals seeking housing assistance. This allows individuals encountered through outreach or the drop-in center to be connected to the regional coordinated entry system and considered for available housing resources.

Outreach efforts prioritize engagement with individuals experiencing unsheltered homelessness, including those residing in encampments, vehicles, or other locations not intended for human habitation. By providing a consistent and accessible location for services, the Auburn Resource Center helps build trust with individuals who may otherwise remain disconnected from formal support systems. Through these efforts, the City works to ensure that individuals experiencing homelessness are identified, assessed, and connected to appropriate housing and stabilization resources as quickly as possible.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the program year, the City will continue to work with regional partners to ensure that individuals and families experiencing homelessness have access to emergency shelter and short-term stabilization services. The primary emergency shelter serving the Lewiston–Auburn area is the Alter 207 shelter located in Lewiston, which provides overnight shelter, case management, and connections to housing navigation and supportive services. The City of Auburn contributes municipal funding to support the operation of this shelter, recognizing its importance as a critical component of the regional homelessness response system.

Emergency shelter services provide a safe place for individuals and families who have lost housing while they work with service providers to identify longer-term housing solutions. Shelter staff coordinate closely with outreach workers, housing navigators, and coordinated entry partners to assess needs, connect individuals to available resources, and support transitions into permanent housing when units become available.

In addition to emergency shelter access, the Auburn Resource Center serves as an important daytime service location where individuals experiencing homelessness can access referrals to shelter beds, housing navigation services, and other stabilization supports. The drop-in center operating at the ARC provides a consistent point of contact for individuals who may not yet be connected to the shelter system and allows service providers to assist individuals in securing safe shelter when capacity is

available.

Through continued coordination with regional shelter providers, the Maine Continuum of Care, and local service organizations, the City works to ensure that individuals experiencing homelessness are connected to emergency shelter resources and supportive services that help stabilize households and support their transition toward permanent housing.

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

During the program year, the City will support coordinated efforts that assist individuals and families experiencing homelessness in transitioning to permanent housing and achieving long-term housing stability. These efforts focus on reducing the length of time households remain homeless, improving access to affordable housing options, and strengthening supportive services that help prevent a return to homelessness.

A key component of this strategy is the coordination of housing navigation and referral services through the Auburn Resource Center and the regional coordinated entry system. Individuals and families accessing services at the ARC are assessed for housing barriers and connected to appropriate housing resources, including rapid rehousing programs, tenant based rental assistance, supportive housing programs, and Housing Choice Voucher opportunities when available. Service providers work directly with individuals to identify housing options in the private rental market and assist with applications, landlord engagement, and housing placement.

The City also supports stabilization services that address the needs of specific populations that experience higher barriers to housing, including chronically homeless individuals, families with children, veterans, and unaccompanied youth. These populations often require coordinated case management, behavioral health services, employment support, or other stabilization resources in addition to housing assistance. By connecting individuals to the appropriate mix of services and housing interventions, providers are better able to support successful transitions to permanent housing.

The development of supportive housing through the HOME 4 Good program in partnership with the Auburn Housing Authority will further expand opportunities for individuals who require long-term supportive housing. Once completed, these units will provide stable housing paired with supportive services for individuals experiencing homelessness who face significant barriers to independent housing.

Through coordinated referrals, housing navigation assistance, tenant based rental support, and the expansion of supportive housing opportunities, the City works with regional partners to shorten the

duration of homelessness and improve long-term housing outcomes for residents experiencing housing instability.

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.

During the program year, the City will continue to support housing stabilization and prevention efforts designed to assist low-income and extremely low-income individuals and families who are at risk of losing housing. These efforts focus on early intervention, coordinated referrals, and targeted financial assistance that helps households maintain existing housing and avoid entering the homelessness response system.

A primary tool used by the City is the tenant based rental assistance program, which provides temporary rental assistance to households facing housing instability due to income loss, rising rental costs, or other financial disruptions. Households receiving assistance are paired with housing stability coaching and referrals to employment services, financial counseling, and other self-sufficiency programs designed to strengthen long-term housing outcomes.

Prevention efforts also rely on coordination with local service providers, healthcare systems, and public agencies that encounter individuals at risk of housing loss. Individuals being discharged from hospitals, behavioral health facilities, correctional institutions, or other publicly funded systems of care may be referred to housing navigation services through the Auburn Resource Center or other regional providers. These referrals allow service providers to assess housing needs and connect individuals to rental assistance, shelter resources, or supportive services before housing loss occurs.

The City also works with organizations that provide social services, employment assistance, youth services, and other stabilization supports. By improving coordination among these systems and providing a consistent point of access through the Auburn Resource Center, individuals and families can be connected to the appropriate resources more quickly.

Through these coordinated prevention efforts, the City aims to reduce the number of households entering homelessness by addressing housing instability early, connecting residents to supportive services, and providing targeted assistance that helps vulnerable households maintain stable housing.

Discussion

The actions described in this section reflect the City's coordinated approach to addressing homelessness across the full housing stability continuum. Efforts during the program year focus on outreach and

engagement, access to emergency shelter, housing navigation, stabilization assistance, and supportive housing opportunities. By strengthening connections between these components, the City works to improve the effectiveness of the regional homelessness response system.

The Auburn Resource Center plays a central role in this strategy by serving as a consistent access point where individuals experiencing homelessness or housing instability can connect with service providers, receive referrals, and begin the process of securing housing and supportive services. Through partnerships with regional shelter providers, the Maine Continuum of Care, the Auburn Housing Authority, and local service organizations, the City supports coordinated efforts to reduce the length of time individuals experience homelessness and improve long-term housing outcomes.

Housing stabilization programs, including tenant based rental assistance and service coordination, help prevent households from entering homelessness while also supporting individuals transitioning from shelter or unsheltered conditions into permanent housing. In addition, the development of supportive housing through the HOME 4 Good initiative will expand long-term housing opportunities for individuals who require both stable housing and ongoing supportive services.

Together, these actions strengthen coordination across housing programs, public agencies, and community service providers. By improving referral systems, expanding stabilization supports, and increasing supportive housing capacity, the City continues to work toward reducing homelessness and improving housing stability for vulnerable residents during the program year.

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

Introduction

This section describes the actions the City will take during the program year to address barriers that limit the availability and accessibility of affordable housing. Barriers to affordable housing may include regulatory requirements, development costs, market conditions, and other factors that affect the ability to develop, preserve, or access housing that is affordable to low and moderate income households.

The City continues to review local policies, development regulations, and administrative procedures to identify opportunities to remove unnecessary barriers while maintaining appropriate standards for safety, infrastructure, and neighborhood compatibility. Coordination with regional housing partners, developers, and service providers also helps inform strategies to improve access to affordable housing and housing stabilization resources.

Through these efforts, the City works to support housing stability, improve access to existing housing opportunities, and ensure that local policies do not unnecessarily limit the ability of residents to obtain safe and affordable housing. Actions undertaken during the program year are consistent with the broader housing priorities identified in the Consolidated Plan and reflect ongoing collaboration with regional housing partners and state agencies.

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

During the program year, the City will continue to evaluate local policies and regulatory practices that may affect the development, preservation, or accessibility of affordable housing. While many local regulations are necessary to ensure public safety, infrastructure capacity, and neighborhood compatibility, the City recognizes the importance of reviewing these policies to ensure they do not create unnecessary barriers to housing availability.

The City is currently engaged in a comprehensive planning process that includes a review of land use policies, zoning regulations, and development standards. Through this process, the City is evaluating opportunities to support housing development in appropriate locations, improve permitting clarity, and ensure that regulatory requirements remain consistent with current housing needs and market conditions. This review includes consideration of housing density, allowable housing types, and opportunities for infill development within existing neighborhoods.

The City will also continue to coordinate with regional and state partners, including the Maine State Housing Authority and housing developers, to identify regulatory challenges that affect housing feasibility. Rising construction costs, federal compliance requirements, and financing limitations have significantly affected the viability of new housing development, particularly for smaller scale projects.

Ongoing dialogue with these partners helps the City better understand these constraints and consider policy adjustments that may improve development feasibility.

In addition, the City will continue to support housing stabilization and preservation strategies that reduce pressure on the existing housing stock. Programs such as tenant based rental assistance and housing navigation services help households remain housed within the current market while broader planning and policy efforts address longer term housing supply challenges.

Through continued review of land use policies, coordination with housing partners, and alignment with the City's comprehensive planning process, Auburn works to ensure that local policies support responsible residential development and do not unnecessarily restrict access to affordable housing opportunities.

Discussion

Affordable housing availability in the City is influenced by a combination of local policies, market conditions, and broader economic factors. While local land use regulations, building codes, and development standards play an important role in protecting public safety and maintaining neighborhood quality, the City recognizes the importance of periodically reviewing these policies to ensure they do not create unnecessary barriers to housing availability.

Through ongoing coordination with housing providers, developers, and state agencies, the City continues to assess how regulatory requirements interact with rising construction costs, financing constraints, and federal program compliance standards. These factors have significantly affected the feasibility of new housing development in recent years, particularly for smaller scale projects that are typical within the local market.

The City's current comprehensive planning process provides an opportunity to review land use policies and development regulations with the goal of maintaining appropriate safeguards while supporting responsible residential investment. By evaluating zoning standards, housing types, and permitting processes, the City seeks to ensure that local policies remain consistent with evolving housing needs.

At the same time, the City continues to focus on strategies that help residents maintain housing stability within the existing housing stock. Stabilization assistance, housing navigation, and coordinated service delivery help reduce displacement pressures while longer-term planning efforts address housing supply challenges.

Through these combined efforts, the City works to maintain a balanced regulatory environment that protects community standards while supporting housing availability and long-term residential investment.

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

Introduction

This section describes additional actions the City will undertake during the program year to support the goals and priorities identified in the Consolidated Plan. These actions focus on strengthening coordination among housing programs, service providers, and public agencies to improve housing stability, expand access to supportive services, and enhance the effectiveness of community development investments.

Many of these actions involve collaboration with regional partners, including the Maine Continuum of Care, the Auburn Housing Authority, local service providers, and state agencies. Through these partnerships, the City works to improve access to housing resources, coordinate referrals across programs, and address gaps within the housing and homelessness response system.

These efforts complement the projects and activities funded through CDBG and HOME by strengthening the broader service delivery system that supports low and moderate income residents. By improving coordination, sharing information, and aligning local initiatives with regional planning efforts, the City advances the objectives of the Consolidated Plan while responding to emerging community needs.

Actions planned to address obstacles to meeting underserved needs

During the program year, the City will continue to address obstacles that limit access to housing and supportive services for underserved populations. These obstacles often include limited awareness of available resources, transportation barriers, fragmented service systems, and the lack of coordinated access points where individuals and families can obtain assistance.

A primary strategy for addressing these challenges is the continued operation and development of the Auburn Resource Center as a centralized location for housing navigation and service coordination. The ARC provides a consistent point of access where individuals experiencing housing instability can receive referrals to housing programs, employment assistance, behavioral health services, and other community resources. By co-locating services and creating a shared space for providers, the City reduces barriers that often prevent residents from accessing assistance.

The City will also continue to strengthen coordination with local and regional service providers, including organizations that provide shelter, behavioral health services, employment assistance, and youth services. Through these partnerships, service providers are able to share information, coordinate referrals, and better match individuals with appropriate programs.

In addition, the City will continue to support housing stabilization efforts such as tenant based rental assistance and housing navigation services that help low-income households remain housed or transition more quickly into stable housing. These programs are particularly important for extremely

low-income households and individuals who face multiple barriers to housing stability.

By improving service coordination, expanding access points for assistance, and strengthening partnerships among providers, the City works to reduce obstacles that prevent underserved residents from accessing housing and supportive services. These efforts help ensure that available resources are accessible to those with the greatest need during the program year.

Actions planned to foster and maintain affordable housing

During the program year, the City will undertake several actions to help foster and maintain affordable housing opportunities for low and moderate income residents. Given the current housing market conditions and limited federal resources, the City's strategy focuses primarily on housing stabilization, preservation of existing housing opportunities, and coordination with regional housing partners.

A key component of this strategy is the continued operation of the City's tenant based rental assistance program, which provides temporary rental assistance to households experiencing housing instability. This program helps households remain in their homes during periods of financial disruption and reduces the likelihood that residents will enter the homelessness response system. Rental assistance is paired with housing stability coaching and referrals to employment services and financial counseling to support long-term housing retention.

The City will also continue to coordinate with the Auburn Housing Authority and Maine State Housing Authority on efforts that expand affordable and supportive housing opportunities within the community. This includes the development of supportive housing through the HOME 4 Good program, which will create approximately 30 units of supportive housing on City-owned land. These units will provide stable housing paired with supportive services for individuals who require additional assistance to maintain housing.

In addition to these efforts, the City supports housing stability through coordination with local service providers that assist residents with housing navigation, eviction prevention, and access to available rental units. By strengthening partnerships among housing providers, service agencies, and public institutions, the City improves the ability of residents to secure and maintain housing within the existing housing stock.

Through these combined efforts, the City works to maintain existing affordable housing opportunities, prevent displacement, and support long-term housing stability for low and moderate income residents.

Actions planned to reduce lead-based paint hazards

During the program year, the City will continue to implement actions designed to reduce exposure to lead-based paint hazards in housing occupied by low and moderate income households. Because much of the City's housing stock was constructed prior to 1978, there remains an ongoing need to ensure that

potential lead-based paint hazards are identified and addressed, particularly in units occupied by families with young children.

The City follows all applicable federal lead-based paint regulations for housing activities funded through CDBG and HOME programs. When housing assistance is provided, the City ensures that required lead hazard evaluation and mitigation procedures are completed in accordance with federal requirements. This includes the use of certified professionals to conduct inspections, risk assessments, and any required hazard reduction activities.

The City also coordinates with state and local health agencies that monitor childhood lead exposure and provide guidance to property owners and residents regarding lead safety practices. These partnerships help ensure that residents and landlords are informed about potential lead hazards and the steps necessary to address them.

In addition, housing stability and rental assistance programs administered by the City require that assisted units meet applicable housing quality standards. These inspections help identify potential safety issues, including deteriorated paint conditions that may present lead exposure risks. Property owners receiving assistance are required to correct identified deficiencies before assistance can be provided.

Through these regulatory compliance procedures, inspections, and coordination with public health partners, the City works to reduce the risk of lead exposure in older housing and promote safer living environments for low and moderate income residents.

Actions planned to reduce the number of poverty-level families

During the program year, the City will implement actions that help reduce the number of families living in poverty by strengthening connections between housing stabilization, employment services, and supportive programs. Recognizing that housing instability and poverty are closely linked, the City's strategy focuses on improving access to services that support financial stability and long-term self-sufficiency.

A key component of this effort is the integration of employment and education services within the Auburn Resource Center. Workforce development partners provide job readiness support, vocational services, and training opportunities to individuals seeking to improve their employment prospects. Recent initiatives include the provision of HiSET testing and educational programming through Auburn Adult Education and vocational training services delivered by Goodwill of Northern New England at the ARC. These services help residents build skills, improve employability, and access higher-wage employment opportunities.

The City also supports housing stabilization programs that allow low-income households to maintain housing while pursuing employment and income growth. Tenant based rental assistance and housing navigation services provide temporary support that reduces housing cost burdens and allows families to

focus on employment, education, and financial planning.

In addition, the City coordinates with regional organizations that provide financial counseling, workforce development services, childcare assistance, and other programs that support working families. By improving access to these services and strengthening coordination among providers, the City helps residents overcome barriers to employment and economic mobility.

Through these combined efforts, the City works to reduce poverty by supporting pathways to employment, stabilizing housing situations for low-income families, and improving access to the resources necessary for long-term financial independence.

Actions planned to develop institutional structure

During the program year, the City will continue to strengthen the institutional structure that supports housing stabilization, homelessness response, and community development activities. This effort focuses on improving coordination among public agencies, housing providers, and community organizations that deliver services to low and moderate income residents.

A key component of this strategy is the continued development of the Auburn Resource Center as a centralized location for service coordination and program delivery. The ARC provides a shared space where service providers, housing navigators, workforce development partners, and other community organizations can connect residents to housing assistance, employment services, behavioral health support, and other stabilization resources. By bringing multiple partners together in a single location, the City improves communication among providers and simplifies access to services for residents.

The City will also maintain active participation in regional planning and coordination efforts, including the Maine Continuum of Care and partnerships with the Auburn Housing Authority, Maine State Housing Authority, and local service providers. These partnerships allow the City to align local initiatives with regional housing strategies and improve coordination across the housing and homelessness response system.

In addition, the City will continue to use its program operations manual, developed in consultation with HUD staff, to guide the administration and oversight of federal programs. This framework establishes clear procedures for program implementation, financial management, and compliance monitoring, ensuring that funded activities are delivered effectively and in accordance with federal requirements.

Through these efforts, the City works to strengthen collaboration among institutions, improve service coordination, and build a more effective system for delivering housing and community development resources to residents in need.

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

service agencies

During the program year, the City will continue to strengthen coordination between public housing providers, private housing partners, and social service agencies in order to improve access to housing resources and supportive services for residents experiencing housing instability. Effective coordination among these organizations is essential to ensuring that individuals and families can move efficiently through the housing stabilization system and access the services necessary to maintain long-term housing.

The Auburn Resource Center serves as a primary platform for collaboration among housing and service providers. Through the ARC, multiple agencies are able to connect directly with residents seeking assistance and coordinate referrals to housing programs, employment services, behavioral health providers, and other supportive services. The co-location of service providers allows agencies to share information, streamline referrals, and reduce duplication of services.

The City also maintains coordination with the Auburn Housing Authority and Maine State Housing Authority to support access to public housing, Housing Choice Voucher programs, and supportive housing opportunities. Collaboration with these agencies helps ensure that individuals transitioning out of homelessness or experiencing housing instability can be referred to appropriate housing programs when units or vouchers become available.

In addition, the City works closely with nonprofit organizations, healthcare providers, workforce development partners, and regional service agencies that assist residents with housing navigation, financial counseling, employment support, and other stabilization services. These partnerships help ensure that housing assistance is integrated with the supportive services necessary to sustain long-term housing stability.

Through continued coordination among housing providers and service agencies, the City works to improve communication across programs, strengthen referral systems, and ensure that residents can access a coordinated network of housing and supportive services during the program year.

Discussion

The actions described in this section reflect the City's continued emphasis on coordination among housing providers, social service agencies, and public institutions. Addressing housing instability and community development needs requires collaboration across multiple systems, including housing assistance programs, employment services, healthcare providers, and behavioral health organizations.

The Auburn Resource Center serves as a central platform for this coordination by providing a consistent location where service providers can interact directly with residents and with each other. Through this shared space, agencies are able to improve communication, streamline referrals, and ensure that individuals and families are connected to the most appropriate housing and supportive services

available.

Partnerships with the Auburn Housing Authority, Maine State Housing Authority, regional service providers, and workforce development organizations further strengthen the City's institutional capacity to address housing and community development needs. These collaborations help align local initiatives with regional strategies, improve access to housing resources, and support long-term housing stability for low and moderate income residents.

By maintaining strong relationships among public and private partners and continuing to develop coordinated service delivery systems, the City is better positioned to respond to evolving community needs and implement the goals of the Consolidated Plan during the program year.

Program Specific Requirements

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

Introduction

The actions described in this section reflect the City’s continued emphasis on coordination among housing providers, social service agencies, and public institutions. Addressing housing instability and community development needs requires collaboration across multiple systems, including housing assistance programs, employment services, healthcare providers, and behavioral health organizations.

The Auburn Resource Center serves as a central platform for this coordination by providing a consistent location where service providers can interact directly with residents and with each other. Through this shared space, agencies are able to improve communication, streamline referrals, and ensure that individuals and families are connected to the most appropriate housing and supportive services available.

Partnerships with the Auburn Housing Authority, Maine State Housing Authority, regional service providers, and workforce development organizations further strengthen the City’s institutional capacity to address housing and community development needs. These collaborations help align local initiatives with regional strategies, improve access to housing resources, and support long-term housing stability for low and moderate income residents.

By maintaining strong relationships among public and private partners and continuing to develop coordinated service delivery systems, the City is better positioned to respond to evolving community needs and implement the goals of the Consolidated Plan during the program year.

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. 0.00%

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:

During the program year, the City does not anticipate the use of additional forms of HOME investment beyond those authorized under Section 92.205. HOME funds will primarily be used to support tenant based rental assistance and housing stabilization activities that assist low and moderate income households in maintaining stable housing.

In addition to direct HOME funded activities, the City coordinates housing investments with other public and private resources to support affordable housing and supportive housing initiatives within the community. These complementary resources may include state housing programs administered by Maine State Housing Authority, local municipal funding, and supportive services provided by nonprofit organizations and regional partners.

An example of this coordinated approach is the supportive housing development supported through the HOME 4 Good program in partnership with Maine State Housing Authority and the Auburn Housing Authority. While HOME entitlement funds are not directly financing the construction of these units, the City supports the project through coordination, planning, and use of City-owned land to facilitate development.

Through this combination of federal resources, state housing programs, and local partnerships, the City works to maximize the impact of available funding and expand housing opportunities for residents experiencing housing instability.

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:

During the program year, the City does not anticipate using HOME funds for homebuyer assistance activities. As a result, resale or recapture provisions related to homebuyer activities are not currently applicable.

If HOME funds are used for homebuyer assistance in the future, the City will adopt and implement resale or recapture guidelines in accordance with the requirements of 24 CFR 92.254. These guidelines would ensure that the HOME investment remains protected during the required affordability period and that program funds are recaptured or reinvested in eligible affordable housing activities if the property is sold or transferred prior to the end of the affordability period.

Any future homebuyer assistance program would include written agreements and recorded restrictions that clearly define affordability requirements, the applicable affordability period, and the procedures for recapture or resale consistent with federal HOME program regulations.

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:

The City does not currently administer HOME-funded homebuyer assistance or acquisition activities and therefore does not have active resale or recapture requirements associated with such projects. HOME funds administered by the City are currently directed toward tenant based rental assistance and housing stabilization activities rather than homeownership assistance.

If the City elects to use HOME funds for homebuyer assistance or acquisition activities in the future, it will establish resale or recapture provisions consistent with the requirements of 24 CFR 92.254. These provisions would be designed to ensure that the HOME investment supports long-term housing affordability and that public funds are protected during the required affordability period.

Under such a program, the City would execute written agreements with participating homebuyers that outline the applicable affordability period, occupancy requirements, and the conditions under which HOME funds must be repaid or reinvested. Deed restrictions, covenants, or other recorded instruments would be used to enforce affordability requirements and ensure compliance with federal regulations.

These procedures would ensure that any units assisted with HOME funds remain affordable to eligible households for the required period or that the HOME investment is recaptured and returned to the program for future eligible housing activities.

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:

During the program year, the City does not plan to use HOME funds to refinance existing debt secured by multifamily housing in connection with rehabilitation activities. HOME funds administered by the City are currently directed toward tenant based rental assistance and housing stabilization efforts rather than multifamily housing rehabilitation or refinancing projects.

If the City elects to undertake multifamily rehabilitation activities with HOME funds in the future, any refinancing of existing debt would be conducted in accordance with the requirements of 24 CFR 92.206(b). In such cases, refinancing would only be considered when it is necessary to reduce overall housing costs, make rehabilitation financially feasible, and ensure the long-term affordability of the housing units.

Any refinancing guidelines adopted by the City would include provisions to ensure that the HOME investment contributes to the preservation of affordable housing, that the amount of HOME funds used is reasonable and necessary, and that the property remains affordable to low-income households for the required affordability period. These guidelines would also ensure that the refinancing does not displace existing tenants and that rehabilitation activities meet all applicable federal requirements.

At this time, no HOME-funded refinancing activities are anticipated during the program year.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City does not establish a formal preference for any specific category of disability or special needs population within its HOME-funded tenant based rental assistance program. Assistance is made available to eligible low and moderate income households that demonstrate housing instability or risk of homelessness, consistent with HOME program requirements and fair housing regulations.

While no specific preference category is established, the program prioritizes households with demonstrated housing stabilization needs, including individuals and families referred through local service providers, coordinated entry partners, and the Auburn Resource Center. Participants may include persons with disabilities, individuals experiencing behavioral health or substance use challenges, veterans, or others requiring supportive services in order to maintain stable housing.

All program participants are evaluated based on eligibility criteria, housing need, and the availability of rental assistance resources. Households receiving assistance are connected to housing stability

coaching and supportive services through partnerships with local providers. This coordinated approach ensures that individuals with higher service needs can access both housing assistance and the support services necessary to maintain housing.

By maintaining an open and referral-based process, the City ensures that tenant based rental assistance remains accessible to a broad range of eligible households while complying with federal fair housing requirements and supporting housing stabilization for those most in need.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The City does not establish a specific preference within its HOME-funded tenant based rental assistance program for any particular category of individuals with disabilities, such as persons with HIV/AIDS or chronic mental illness. Assistance is made available to eligible low and moderate income households experiencing housing instability based on demonstrated need and program eligibility requirements.

Because no disability-specific preference is established, the program does not target a single disability group for prioritized assistance. Instead, the City works with local service providers, healthcare organizations, and regional housing partners to ensure that individuals with disabilities who are experiencing housing instability are able to access tenant based rental assistance and supportive services through the existing referral and coordinated service network.

Individuals with disabilities may access the program through referrals from service providers, the coordinated entry system, or through direct engagement with the Auburn Resource Center. Once enrolled, participants may receive housing stability coaching and referrals to behavioral health services, healthcare providers, and other supportive programs that help address individual needs and support long-term housing stability.

By maintaining a coordinated referral network and pairing housing assistance with supportive services, the City works to ensure that individuals with disabilities are able to access available housing resources while complying with federal fair housing requirements and maintaining equitable access to program benefits.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The Auburn Lewiston HOME Consortium does not establish project specific preferences or limitations for rental housing projects funded through the HOME program during the program year. HOME resources administered by the consortium are primarily directed toward tenant based rental assistance and supportive housing initiatives rather than the development or rehabilitation of general rental housing projects.

For projects that include supportive housing, units may be targeted to individuals or households experiencing homelessness or those with supportive service needs, consistent with program design and funding requirements. These preferences are implemented through coordinated entry and referral systems and are based on housing need and eligibility criteria rather than protected characteristics.

All rental housing activities supported through the HOME program are administered in compliance with federal fair housing and nondiscrimination requirements. Preferences, where applied, are structured to ensure that they do not limit housing opportunities on the basis of race, color, religion, sex, national origin, familial status, disability, or any other protected class as defined under 24 CFR 5.105(a).

The consortium will continue to ensure that all HOME assisted rental housing activities promote equitable access and are consistent with applicable federal regulations.

The HOME-funded activities described in this section reflect the City's approach to using limited federal housing resources in a manner that supports housing stability while maintaining compliance with federal program requirements. Current HOME investments are focused on tenant based rental assistance and housing stabilization activities that help low and moderate income households remain housed and avoid entering the homelessness response system.

At this time, the City does not administer HOME-funded homebuyer assistance, multifamily refinancing, or rental housing development projects. As a result, several program provisions related to resale, recapture, refinancing, or project-specific preferences are not currently applicable. If these activities are pursued in future program years, the City will establish the appropriate policies and procedures in accordance with federal HOME program regulations.

The City continues to coordinate its HOME activities with regional housing partners, including the Auburn Housing Authority and Maine State Housing Authority, as well as local service providers that assist residents experiencing housing instability. This coordination ensures that rental assistance and housing stabilization programs are integrated with supportive services and other housing resources available within the community.

Through careful administration of HOME funds and continued coordination with housing and service partners, the City works to maximize the impact of available resources and support long-term housing stability for eligible residents.