

Minutes

Auburn Housing Needs Assessment		
		March 7, 2024
Present: Ned Claxton, Michael Dixon, Matt Duvall, Chris Eugley, Katheryn Manson, Celia McGuckian, Rick Whiting		
Topic	Discussion	Next Step(s)
Review of Minutes	General agreement that format and content are adequate	
Possible resources	<p>Discussed what other entities or people might inform our work.</p> <ul style="list-style-type: none"> • State economist – what are the underlying assumptions to the estimates of Auburn population growth? • ME Housing – What granular data is available from the state-level study? What are next steps that Auburn could take to promote housing development? • Gov Office of Innovation& the Future – should we invite them to present any local data they have? • Developer – Would it help to hear about development challenges from private and public developers? 	<p>Ned to contact the office about data process</p> <p>Rick to continue exchange with Christina and Greg Payne</p> <p>Rick & Ned to discuss who might be good resources to invite to a committee meeting</p>
Consider adequacy of data available	Ongoing discussion of how to get to actionable data	
Related considerations	Multiple related issues raised and discussed. How do they fit with our charge vs. what might be of interest/helpful to a permanent Auburn Housing Committee? See list below.	
Data report	Ned presented a draft spreadsheet for summarizing Auburn’s housing needs.	Several suggestions were made and Ned will incorporate them in the next draft.
Next meetings		4/4 and 4/18
Terms to be clearly defined: <ul style="list-style-type: none"> • Affordable • Area median income • AVCOG • Attainable • Accessible • Section 8 • Vouchers • FHA funding 	Needs identified so far: <ul style="list-style-type: none"> • Larger apartments – more than 2 or 3 bedrooms, for larger families coming to town • Smaller housing units available to seniors wishing to sell homes and down-size. Too many are ‘house rich and cash poor’ with limited options for a smaller home • Rental housing - entrée and middle-income level, especially. Market rate rentals are much more common than they were but many in the 80 – 120% of area median income earners struggle to find and afford rental housing. • Auburn Housing Committee – given the long-term need (the 217 homes added in 2023 was the best of the last 4 years), there should be an Auburn standing committee working to facility growth in that number. 	

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<ul style="list-style-type: none">• HUD 202 program• VHA funding• Rural Development funds• Workforce housing• Senior housing• Subsidized• LD 2003• CDBG• H.O.M.E.• Fed & State funding streams	<ul style="list-style-type: none">• The Housing Cmte and Homeless Cmte need to work closely together <p>Possible Considerations:</p> <ul style="list-style-type: none">• Mobile and manufactured homes – are there barriers in Auburn?• What city property might be available for affordable housing development?• Landlord registry – should Auburn have 1? Catherine to explore Portland experience• Are there opportunities to encourage “co-housing”?• Is there a future for Co-op housing in Auburn?• Re: housing safety – is there more that can be done to address lead exposure?• What are the condo options in Auburn? Are there barriers?• How has Androscoggin Bank structured some of its loans to be compliant with religious constraints?• Is there an opportunity to collaborate with Lewiston in this work?• What can be done to provide easy access to small scale rehab/repair to increase housing? To make housing more stable for those who are vulnerable to being un-housed.• What lead to the rejection of affordable housing effort in 2 communities?• The impact of current zoning restrictions.
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