

**City Council Special Meeting
Agenda
October 23, 2023
Auburn Hall, Council Chambers**

5:30 P.M. City Council Special Meeting - Roll call votes will begin with Councilor Hawes

Pledge of Allegiance

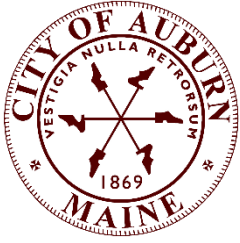
Executive Session - Personnel Matter, pursuant to 1 M.R.S.A. §405(6)(A), with possible action to follow.
Requires at least a 3/5 vote of the members present and voting.

- I. **Consent Items** – All items with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
 1. **Order 137-10232023***
Re-appointing Timothy Cogle to the Parks & Recreation Advisory Board with a term expiration of 10-01-2025.
 2. **Order 138-10232023***
Appointing Julia Bergeron-Smith to the Parks & Recreation Advisory Board with a term expiration of 10-01-2025.
 3. **Order 139-10232023***
Re-appointing Celia McGuckian to the Auburn Housing Authority Board of Trustees with a term expiration of 10-01-2028.
 4. **Order 140-10232023***
Appointing Jonathan LaBonté to the Airport Board with a term expiration of 01-01-2026.
- II. **Communications, Presentations and Recognitions**
 - Recognition of Dan Campbell, the 2023 recipient of The John Jenkins Hands & Hearts Leadership & Service Award
 - September Finance Report – Jill Eastman, Finance Director
- III. **Unfinished Business**
 1. **Order 131-10162023**
Authorizing bonds for the Public Safety Building. Second reading.
Requires an affirmative vote of five.
- IV. **New Business**

1. Order 141-10232023

Directing the City Manager to execute all documents necessary to apply for the PRO Housing Grant. **Public hearing and vote.**

V. Adjournment



City of Auburn City Council Information Sheet

Council Workshop or Meeting Date: October 23, 2023

Subject: Executive Session

Information: Personnel matter, pursuant to 1 M.R.S.A. Section 405(6) (A).

Executive Session: On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

- (1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;
- (2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;
- (3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and
- (4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present. This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

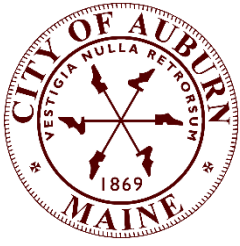
D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 23, 2023

Orders: 137-10232023 and 140-10232023

Author: Sue Clements-Dallaire, City Clerk

Subject: Board and Committee Appointments

The Appointment Committee met on October 16, 2023, to review applications and make their nominations for various boards and committees of the City as follows:

Parks & Recreation Advisory Board – Julia Bergeron-Smith, new appointment, term expiration of 10/1/2025 and Timothy Cogle, re-appointment, term expiration of 10/01/2025.

Auburn Housing Authority – Celia McGuckian, re-appointment, term expiration of 10/1/2028.

Auburn-Lewiston Airport Board – Jonathan LaBonté, new appointment, term expiration of 01-01-2026.

City Budgetary Impacts: None

Staff Recommended Action: Motion to appoint members as recommended by the Appointment Committee.

Previous Meetings and History: The Appointment Committee met on October 16, 2023 to make their recommendations.

City Manager Comments:



I concur with the recommendation. Signature:

Attachments: Vacancies, Application Spreadsheet, Applications, Orders

October 10, 2023

Applicant List

Board or Committee	Ward	Last Name	First Name	Address
Airport Board	2	LaBonte	Jonathan	39 Coachman Avenue
Auburn Housing Authority	3	*McGuckian	Celia	10 Fairmount Avenue
	5	Westbye	Andrea	102 Second Street
Parks & Rec Advisory Board	5	Bergeron-Smith	Julia	1301 Jordan School Road
	1	*Cogle	Timothy	368 N. Auburn Road

* Indicates this applicant is seeking re-appointment

** Indicates this person is an associate/alternate member seeking full member status

VACANCIES

Auburn Housing Authority - 1 vacancy with a term expiration of 10/01/2028

Auburn - Lewiston Airport Board - 1 vacancy with a term expiration of 01/01/2026

Auburn Sewer District Board of Trustees - 1 vacancy with a term expiration of 03/01/2025

City Council Student Representative - 2 appointments

Parks & Recreation Advisory Board - 4 vacancies, three with term expirations of 10/01/2025, and one with a term expiration of 10/01/2024

Registration Appeals Board Chair - 1 vacancy with a 4 year term

Regulatory Advisory Board - 5 vacancies, two with term expirations of 6/1/2025, and three with term expirations of 6/1/2026

From: [Susan Clements-Dallaire](#)
To: [Jonathan P LaBonte](#)
Subject: FW: [External]A New Form Has Been Submitted - Board/Committee Application
Date: Tuesday, October 10, 2023 2:37:00 PM

Received - thank you!

-----Original Message-----

From: donotreply@auburnmaine.gov <donotreply@auburnmaine.gov>
Sent: Tuesday, October 10, 2023 2:36 PM
To: Susan Clements-Dallaire <sdallaire@auburnmaine.gov>
Subject: [External]A New Form Has Been Submitted - Board/Committee Application

The following form has been submitted by an end-user of the website: Board/Committee Application

First Name: Jonathan

Middle Initial:

Last Name: LaBonte

Residence Address: 39 Coachman Avenue

Ward: Ward 2

City: Auburn

Home Phone: 2075775356

Cell Phone: 2075775356

E-mail Address: jlabonte08@gmail.com

Current Occupation: Transportation Systems

Previous Occupation (if retired or no longer working):

Education and/or experience: Engineering and Public Administration

Please check which board or committee you are interested in serving on. Individual applications for each board or committee (if you wish to serve on more than one): Airport Board

OTHER (Ad-Hoc Committees not on the list above):

This application is for a... (choose one): New appointment

Briefly describe why you want to serve on a board/committee (1,000 character limit): To assist with the development and improved financial performance of the regional airport

What do you hope to accomplish?: Improved governance and management systems, improved financial transparency and accountability through the development of a business plan

Are you presently serving on a City or Community Board or Committee? If so, which one(s)?: Lewiston and Auburn Railroad Company, Auburn Lewiston Airport

Have you previously served on a City or Community Board or Committee? If so, which one(s)?: Comprehensive Plan Update Committee (2010, 2021)

Dates served (if known):

How did you learn of this vacancy?: City website

I certify that this information is true to the best of my knowledge and agree to the terms and conditions set forth above. By typing your full name below, you are "signing" this electronic application.: Jonathan P. LaBonte

Date of Electronic Signature: October 10, 2023

Susan Clements-Dallaire

From: donotreply@auburnmaine.gov
Sent: Monday, September 25, 2023 2:54 PM
To: Susan Clements-Dallaire
Subject: [External]A New Form Has Been Submitted - Board/Committee Application

The following form has been submitted by an end-user of the website: Board/Committee Application

First Name: Andrea

Middle Initial:

Last Name: Westbye

Residence Address: 102 Second Street

Ward: Ward 5

City: Auburn

Home Phone: 207-514-4307

Cell Phone: 207-514-4307

E-mail Address: awestbye@gmail.com

Current Occupation: Senior Real Estate Underwriter

Previous Occupation (if retired or no longer working):

Education and/or experience: MA Community Planning and Development from Muskie School of Public Service; work experience includes MSHA

Please check which board or committee you are interested in serving on. Individual applications for each board or committee (if you wish to serve on more than one): Auburn Housing Authority Board

OTHER (Ad-Hoc Committees not on the list above)::

This application is for a... (choose one): New appointment

Briefly describe why you want to serve on a board/committee (1,000 character limit): To contribute to my community and gain a deeper understanding of affordable housing issues

What do you hope to accomplish?: To preserve and expand affordable housing options and help residents with self-sufficiency and resilience opportunities.

Are you presently serving on a City or Community Board or Committee? If so, which one(s)?: No

Have you previously served on a City or Community Board or Committee? If so, which one(s)?: Board of Assessment Review- alternate member

Dates served (if known): Unknown- 10+ years ago, I believe

How did you learn of this vacancy?: City of Auburn website

I certify that this information is true to the best of my knowledge and agree to the terms and conditions set forth above. By typing your full name below, you are "signing" this electronic application.: Andrea Westbye

Date of Electronic Signature: 09/25/2023

Susan Clements-Dallaire

From: donotreply@auburnmaine.gov
Sent: Tuesday, September 5, 2023 10:49 AM
To: Susan Clements-Dallaire
Subject: [External]A New Form Has Been Submitted - Board/Committee Application

The following form has been submitted by an end-user of the website: Board/Committee Application

First Name: Celia

Middle Initial:

Last Name: McGuckian

Residence Address: 10 Fairmount Ave.

Ward: Ward 3

City: Auburn

Home Phone: 207-786-3979

Cell Phone: 207-2407511

E-mail Address: mainedeja@yahoo.com

Current Occupation: retired

Previous Occupation (if retired or no longer working): Retired college instructor

Education and/or experience: M.A. Liberal Arts, Un. of Richmond, VA; 22+ yr career at VA state housing authority including emphasis on affordable housing initiatives and community relations; served on international panel as sole U.S. representative to government of Mauritania

Please check which board or committee you are interested in serving on. Individual applications for each board or committee (if you wish to serve on more than one).: Auburn Housing Authority Board

OTHER (Ad-Hoc Committees not on the list above)::

This application is for a... (choose one): Reappointment

Briefly describe why you want to serve on a board/committee (1,000 character limit): To continue serving the community to create and maintain affordable housing

What do you hope to accomplish?: Create more affordable housing opportunities

Are you presently serving on a City or Community Board or Committee? If so, which one(s)?: yes

Have you previously served on a City or Community Board or Committee? If so, which one(s)?: serving on Auburn Housing Authority board

Dates served (if known): ? to current

How did you learn of this vacancy?: Housing Authority

I certify that this information is true to the best of my knowledge and agree to the terms and conditions set forth above. By typing your full name below, you are "signing" this electronic application.: Celia McGuckian

Date of Electronic Signature: Sept. 5, 2023

Susan Clements-Dallaire

From: donotreply@auburnmaine.gov
Sent: Monday, May 22, 2023 5:47 PM
To: Susan Clements-Dallaire
Subject: A New Form Has Been Submitted - Board/Committee Application

The following form has been submitted by an end-user of the website: Board/Committee Application

First Name: Julia

Middle Initial: J

Last Name: Bergeron-Smith

Residence Address: 1301 Jordan School Road

Ward: Ward 5

City: Auburn

Home Phone: 2075132336

Cell Phone: 2075132336

E-mail Address: julia.bergeronsmith@gmail.com

Current Occupation: Policy Associate

Previous Occupation (if retired or no longer working):

Education and/or experience: Master of Policy, Planning, and Management, Master of Social Work, Bachelor of Arts

Please check which board or committee you are interested in serving on. Individual applications for each board or committee (if you wish to serve on more than one): Parks & Recreation Advisory Board

OTHER (Ad-Hoc Committees not on the list above)::

This application is for a... (choose one): New appointment

Briefly describe why you want to serve on a board/committee (1,000 character limit): I was born and raised in the LA area and first engaged in Recreation Department programming as 4 years old through the youth tennis program. Because of participating in that program every summer for the next 10 years, I went on to play high school and D3 college tennis. Being a tennis instructor for the Rec Department was actually my first job at 15. Through this experience as well as others, it is evident to me how important recreation resources and facilities are to communities. They bring people together, create an environment of growth, and often foster learning for everyone that engages in the programming. What is equally clear is that programming does not just happen by chance but is the product of hard work, teamwork, policies, and planning. I moved back to LA 4 years ago and I am eager to get more involved in the community now that we have settled. I believe I have the skillset and enthusiasm needed for this role.

What do you hope to accomplish?: I have a professional background in research, policy, community needs assessments, management, grant writing, customer service, and event planning. It is my hope that I can leverage these skills alongside the vast experience that already exists on the board to support special events, assess concerns and develop solutions, and collaborate with the board to envision long-range programming and community recreation.

Are you presently serving on a City or Community Board or Committee? If so, which one(s)?: No

Have you previously served on a City or Community Board or Committee? If so, which one(s)?: No

Dates served (if known):

How did you learn of this vacancy?: April 20th Email from Sue Clements-Dallaire

I certify that this information is true to the best of my knowledge and agree to the terms and conditions set forth above. By typing your full name below, you are "signing" this electronic application.: Julia Bergeron-Smith

Date of Electronic Signature: 5/22/23

Susan Clements-Dallaire

From: donotreply@auburnmaine.gov
Sent: Tuesday, September 19, 2023 8:42 AM
To: Susan Clements-Dallaire
Subject: [External]A New Form Has Been Submitted - Board/Committee Application

The following form has been submitted by an end-user of the website: Board/Committee Application

First Name: Timothy

Middle Initial: A

Last Name: Cogle

Residence Address: 368 N. Auburn Road

Ward: Ward 1

City: Auburn

Home Phone: 2075772185

Cell Phone: 2075772185

E-mail Address: tcogle@auburnmaine.gov

Current Occupation: Deputy Police Chief

Previous Occupation (if retired or no longer working):

Education and/or experience: 4 year degree from University of Southern Maine

Please check which board or committee you are interested in serving on. Individual applications for each board or committee (if you wish to serve on more than one): Parks & Recreation Advisory Board

OTHER (Ad-Hoc Committees not on the list above)::

This application is for a... (choose one): Reappointment

Briefly describe why you want to serve on a board/committee (1,000 character limit): Continue to advocate for a diverse range of recreational opportunities throughout Auburn. Providing my own experience and insights regarding the various recreational opportunities available to our city.

What do you hope to accomplish?: I hope to serve long enough to see Auburn truly become a destination for recreation activity in our region. Weather this be through sport tourism, unique to Auburn indoor and outdoor recreation opportunities such as aquatics, downtown EV bike rentals that connect our downtown to an extensive trail networks leading to and around Lake Auburn. I would like see the committee continue to work on a dog park located near Gracelawn Rd, Lastly an extension of the Riverwalk north along Center St.

Are you presently serving on a City or Community Board or Committee? If so, which one(s)? Parks and Rec Advisory Board

Have you previously served on a City or Community Board or Committee? If so, which one(s)? Parks and Red Advisory Board

Dates served (if known):

How did you learn of this vacancy?:

I certify that this information is true to the best of my knowledge and agree to the terms and conditions set forth above. By typing your full name below, you are "signing" this electronic application.: Timothy Cogle

Date of Electronic Signature: 09/19/2023



ORDER 137-10232023

City Council Order

IN CITY COUNCIL

ORDERED, that the City Council hereby re-appoints Timothy Cogle to the Parks and Recreation Advisory Board, with a 10/01/2025 term expiration as nominated by the Appointment Committee.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDER 138-10232023

City Council Order

IN CITY COUNCIL

ORDERED, that the City Council hereby appoints Julia Bergeron-Smith to the Parks & Recreation Advisory Board, with a 10/01/2025 term expiration as nominated by the Appointment Committee.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDER 139-10232023

City Council Order

IN CITY COUNCIL

ORDERED, that the City Council hereby re-appoints Celia McGuckian to the Auburn Housing Authority Board of Trustees, with a 10/01/2028 term expiration as nominated by the Appointment Committee.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDER 140-10232023

City Council Order

IN CITY COUNCIL

ORDERED, that the City Council hereby appoints Jonathan LaBonté to the Auburn-Lewiston Airport Board, with a 01/01/2026 term expiration as nominated by the Appointment Committee.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



THE MAYOR JOHN JENKINS HANDS & HEARTS LEADERSHIP & SERVICE AWARD

The City of Auburn is honored to present the third annual “Hands & Hearts Leadership & Service Award.” This distinguished community service award is named in honor of Auburn Mayor John Jenkins, who passed away in 2020.

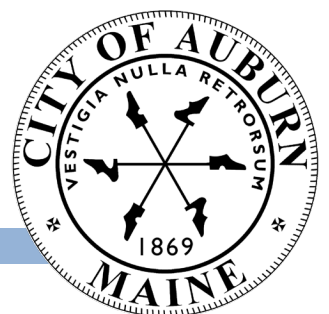
Each year, this prestigious award recognizes an Auburn resident, group, or organization for their significant impact on the quality of life in our great city. Like former Mayor Jenkins, recipients of this notable award will demonstrate one or more of the following qualities:

- Significant and meaningful service to the community
- Exceptional commitment to volunteerism
- Unselfish leadership and collaboration
- Creativity, cooperation, and hard work in service to others
- Inspiration to others as a role model, especially youth and
- Exemplary leadership in civic activities

The inaugural Hands & Hearts Award was presented in 2021 to Deputy Fire Chief Matthew Fifield. And the 2022 award was presented to ELHS Coach Mike Adams.

This year’s recipient is a much-loved member of our community, and like John Jenkins himself, he has been a mentor, a coach, and a loyal friend. Dan Campbell is a longtime high school running/track coach, and a former drug abuse counselor. Most recently, Dan has been pouring his heart and soul into our homeless community, providing rides, food, supplies, and on nights of bad weather, a free night in a hotel to stay dry. He is also in the fight of his life against cancer.

Our 2023 Jenkins Award recipient embodies the qualities of service, integrity, inspiration, hard work, and commitment. He cares deeply for the people of our community, and we are honored to celebrate and recognize Dan Campbell.



City of Auburn, Maine

"Maine's City of Opportunity"

Financial Services

TO: Phillip Crowell, City Manager
FROM: Jill Eastman, Finance Director
REF: September 2023 Financial Report
DATE: October 16, 2023

The following is a discussion regarding the significant variances found in the City's September financial report. Please note that although the monthly financial report contains amounts reported by the School Department, this discussion is limited to the City's financial results and does not attempt to explain any variances for the School Department.

The City has completed its third month of the current fiscal year. As a guideline for tracking purposes, revenues and expenditures should amount to approximately 25.0% of the annual budget. However, not all costs and revenues are distributed evenly throughout the year; individual line items can vary based upon cyclical activity.

Revenues

Revenues, for the City, collected through September 30 were \$31,500,446, or 42.63%, of the budget, which is a higher percentage than last year at this time. The percentage difference is 1.28% higher, and the dollar amount of collection is higher by \$2,399,525. Accounts listed below are noteworthy.

- A. Excise taxes of \$1,250,908-up \$27,834 from last year.
- B. Property tax revenue of \$26,010,967 an increase over last year of \$540,877.
- C. Homestead Exemption Reimbursement for the month of September is 74.62% or \$1,320,847. This is an increase of the total amount due to receiving this payment earlier than last year.

Expenditures

City expenditures through September 30th were \$9,444,002, or 17.46%, of the budget as compared to last year at \$10,653,027 or 20.76%. Noteworthy variances are:

In the current fiscal year, the percentage of expenditures is less than last year by 3.30% or \$1,209,025 less. The major differences are the timing of County Tax payment. County Tax will be posted in October this year not September like it was last year. Most of the departments are in line with last year's expenditures.

Investments

This section contains an investment schedule as of September 30th with a comparison to August 31st. Currently the City's funds are earning an average interest rate of 4.12% this year compared to 0.45% last year at this time.

Respectfully submitted,

A handwritten signature in black ink that reads "Jill M. Eastman". The signature is written in a cursive, flowing style.

Jill M. Eastman
Finance Director

CITY OF AUBURN, MAINE
BALANCE SHEET - CITY GENERAL FUND AND WORKERS COMP FUND
AS of September 2023, August 2023, and June 2023

	September 30 2023	August 31 2023	Increase (Decrease)	Unaudited JUNE 30 2023
ASSETS				
CASH	\$ 51,169,520	\$ 37,004,201	\$ 14,165,319	\$ 43,592,529
RECEIVABLES			-	
ACCOUNTS RECEIVABLES	564,821	658,389	(93,568)	2,703,976
TAXES RECEIVABLE-CURRENT	25,021,659	47,282,178	(22,260,519)	949,747
DELINQUENT TAXES	612,849	668,420	(55,571)	442,839
TAX LIENS	907,003	945,322	(38,319)	430,056
NET DUE TO/FROM OTHER FUNDS	1,392,247	(3,614,798)	5,007,044	(11,595,819)
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	\$ 79,668,099	\$ 82,943,713	\$ (3,275,614)	\$ 36,523,328
 LIABILITIES & FUND BALANCES				
ACCOUNTS PAYABLE	\$ 953,955	\$ 136,238	\$ 817,717	\$ 901,846
PAYROLL LIABILITIES	(275,240)	(1,398,593)	1,123,353	(350,435)
ACCRUED PAYROLL	43,709	(3,872,012)	3,915,721	(570,829)
STATE FEES PAYABLE	(224,342)	(175,666)	(48,676)	(129,140)
ESCROWED AMOUNTS	(32,562)	(31,062)	(1,500)	(32,462)
DEFERRED REVENUE	(26,517,709)	(48,872,119)	22,354,410	(1,798,833)
DUE TO OTHER FUNDS	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES	\$ (26,052,190)	\$ (54,213,214)	\$ 28,161,023	\$ (1,979,853)
FUND BALANCE - UNASSIGNED/ASSIGNED	\$ (50,617,092)	\$ (25,731,683)	\$ (24,885,409)	\$ (31,544,658)
FUND BALANCE - RESTRICTED	(2,309,553)	(2,309,553)		(2,309,553)
FUND BALANCE - NON SPENDABLE	(689,263)	(689,263)	-	(689,263)
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUND BALANCE	\$ (53,615,908)	\$ (28,730,499)	\$ (24,885,409)	\$ (34,543,474)
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES AND FUND BALANCE	\$ (79,668,099)	\$ (82,943,713)	\$ 3,275,613	\$ (36,523,327)

CITY OF AUBURN, MAINE
REVENUES - GENERAL FUND COMPARATIVE
THROUGH September 30, 2023 VS September 30, 2022

REVENUE SOURCE	FY 2024 BUDGET	ACTUAL REVENUES THRU SEPT 2023	% OF BUDGET	FY 2023 BUDGET	ACTUAL REVENUES THRU SEPT 2022	% OF BUDGET	VARIANCE
TAXES							
PROPERTY TAX REVENUE-	\$ 53,935,348	\$ 26,010,967	48.23%	\$ 52,463,320	\$ 25,470,090	48.55%	\$ 540,877
PRIOR YEAR TAX REVENUE	\$ -	\$ 280,992		\$ -	\$ 62,686		\$ 218,306
HOMESTEAD EXEMPTION REIMBURSEMENT	\$ 1,770,000	\$ 1,320,847	74.62%	\$ 1,770,000	\$ -	0.00%	\$ 1,320,847
EXCISE	\$ 4,535,000	\$ 1,250,908	27.58%	\$ 4,435,000	\$ 1,223,074	27.58%	\$ 27,834
PENALTIES & INTEREST	\$ 80,000	\$ 26,559	33.20%	\$ 120,000	\$ 10,425	8.69%	\$ 16,134
TOTAL TAXES	\$ 60,320,348	\$ 28,890,273	47.89%	\$ 58,788,320	\$ 26,766,275	45.53%	\$ 2,123,998
LICENSES AND PERMITS							
BUSINESS	\$ 240,000	\$ 64,938	27.06%	\$ 190,000	\$ 63,047	33.18%	\$ 1,891
NON-BUSINESS	\$ 199,100	\$ 150,385	75.53%	\$ 195,250	\$ 99,340	50.88%	\$ 51,045
TOTAL LICENSES	\$ 439,100	\$ 215,323	49.04%	\$ 385,250	\$ 162,387	42.15%	\$ 52,936
INTERGOVERNMENTAL ASSISTANCE							
STATE-LOCAL ROAD ASSISTANCE	\$ 400,000	\$ -	0.00%	\$ 400,000	\$ -	0.00%	\$ -
STATE REVENUE SHARING	\$ 5,975,000	\$ 1,644,389	27.52%	\$ 4,504,100	\$ 1,599,744	35.52%	\$ 44,645
WELFARE REIMBURSEMENT	\$ 125,000	\$ 28,509	22.81%	\$ 83,912	\$ 45,023	53.66%	\$ (16,514)
OTHER STATE AID	\$ 94,000	\$ -	0.00%	\$ 32,000	\$ -	0.00%	\$ -
CITY OF LEWISTON	\$ 182,000	\$ -	0.00%	\$ 182,000	\$ -	0.00%	\$ -
TOTAL INTERGOVERNMENTAL ASSISTANCE	\$ 6,776,000	\$ 1,672,898	24.69%	\$ 5,202,012	\$ 1,644,767	31.62%	\$ 28,131
CHARGE FOR SERVICES							
GENERAL GOVERNMENT	\$ 355,550	\$ 44,507	12.52%	\$ 361,400	\$ 31,189	8.63%	\$ 13,318
PUBLIC SAFETY	\$ 26,400	\$ 7,180	27.20%	\$ 30,800	\$ 23,576	76.55%	\$ (16,396)
EMS TRANSPORT	\$ 1,465,000	\$ 362,980	24.78%	\$ 1,350,000	\$ 346,590	25.67%	\$ 16,390
TOTAL CHARGE FOR SERVICES	\$ 1,846,950	\$ 414,668	22.45%	\$ 1,742,200	\$ 401,355	23.04%	\$ 13,313
FINES							
PARKING TICKETS & MISC FINES	\$ 23,000	\$ 7,355	31.98%	\$ 28,000	\$ 6,044	21.59%	\$ 1,311
MISCELLANEOUS							
INVESTMENT INCOME	\$ 45,000	\$ 78,470	174.38%	\$ 30,000	\$ 3,306	11.02%	\$ 75,164
RENTS	\$ 75,000	\$ 6,474	8.63%	\$ 75,000	\$ 6,681	8.91%	\$ (208)
UNCLASSIFIED	\$ 20,000	\$ 13,874	69.37%	\$ 20,000	\$ 38,518	192.59%	\$ (24,644)
COMMERCIAL SOLID WASTE FEES	\$ -	\$ 12,667		\$ -	\$ 12,881		\$ (215)
SALE OF PROPERTY	\$ 100,000	\$ 130,417	130.42%	\$ 100,000	\$ 436	0.44%	\$ 129,981
MMWAC HOST FEES	\$ 240,000	\$ 58,028	24.18%	\$ 240,000	\$ 58,028	24.18%	\$ (0)
TRANSFER IN: TIF	\$ 1,500,000	\$ -	0.00%	\$ 1,140,000	\$ -	0.00%	\$ -
TRANSFER IN: Other Funds	\$ 362,500	\$ -	0.00%	\$ 619,000	\$ -	0.00%	\$ -
ENERGY EFFICIENCY							\$ -
SPONSORSHIPS - COMMUNITY ENGAGEMENT	\$ 40,000	\$ -		\$ -	\$ 38,550		\$ -
CDBG	\$ 588,154	\$ -	0.00%	\$ 588,154	\$ -	0.00%	\$ -
UTILITY REIMBURSEMENT	\$ 20,000	\$ -	0.00%	\$ 20,000	\$ 243	1.22%	\$ (243)
CITY FUND BALANCE CONTRIBUTION	\$ 1,500,000	\$ -	0.00%	\$ 1,500,000	\$ -	0.00%	\$ -
TOTAL MISCELLANEOUS	\$ 4,490,654	\$ 299,929	6.68%	\$ 4,332,154	\$ 158,643	3.66%	\$ 179,836
TOTAL GENERAL FUND REVENUES	\$ 73,896,052	\$ 31,500,446	42.63%	\$ 70,477,936	\$ 29,139,471	41.35%	\$ 2,399,525
SCHOOL REVENUES							
EDUCATION SUBSIDY	\$ 36,663,037	\$ 2,774,816	7.57%	\$ 34,826,024	\$ 4,846,112	13.92%	\$ (2,071,296)
EDUCATION	\$ 611,103	\$ 36,276	5.94%	\$ 489,465	\$ 11,858	2.42%	\$ 24,418
SCHOOL FUND BALANCE CONTRIBUTION	\$ 2,000,000	\$ -	0.00%	\$ 1,251,726	\$ -	0.00%	\$ -
TOTAL SCHOOL	\$ 39,274,140	\$ 2,811,092	7.16%	\$ 36,567,215	\$ 4,857,970	13.29%	\$ (2,046,878)
GRAND TOTAL REVENUES	\$ 113,170,192	\$ 34,311,538	30.32%	\$ 107,045,151	\$ 33,997,441	31.76%	\$ 352,647

CITY OF AUBURN, MAINE
EXPENDITURES - GENERAL FUND COMPARATIVE
THROUGH September 30, 2023 VS September 30, 2022

DEPARTMENT	FY 2024 BUDGET	EXP THRU SEPT 2023	% OF BUDGET	FY 2023 BUDGET	EXP THRU SEPT 2022	% OF BUDGET	VARIANCE
ADMINISTRATION							
MAYOR AND COUNCIL	\$ 171,750	\$ 46,562	27.11%	\$ 170,500	\$ 16,338	9.58%	\$ 30,224
CITY MANAGER	\$ 695,009	\$ 120,482	17.34%	\$ 510,978	\$ 125,114	24.49%	\$ (4,632)
COMMUNICATIONS & ENGAGEMENT	\$ 356,522	\$ 97,258	27.28%	\$ 218,746	\$ 53,405	24.41%	\$ 43,853
CITY CLERK	\$ 290,268	\$ 63,977	22.04%	\$ 257,506	\$ 60,053	23.32%	\$ 3,924
FINANCE	\$ 1,228,112	\$ 382,983	31.18%	\$ 1,138,802	\$ 339,951	29.85%	\$ 43,032
HUMAN RESOURCES	\$ 246,260	\$ 58,425	23.72%	\$ 222,099	\$ 52,343	23.57%	\$ 6,082
INFORMATION TECHNOLOGY	\$ 917,487	\$ 387,748	42.26%	\$ 827,000	\$ 333,978	40.38%	\$ 53,770
TOTAL ADMINISTRATION	\$ 3,905,408	\$ 1,157,435	29.64%	\$ 3,345,631	\$ 981,182	29.33%	\$ 176,253
COMMUNITY SERVICES							
PLANNING & PERMITTING	\$ 682,189	\$ 160,741	23.56%	\$ 666,629	\$ 182,036	27.31%	\$ (21,295)
ECONOMIC DEVELOPMENT	\$ 123,893	\$ 49,032	39.58%	\$ 286,598	\$ 79,479	27.73%	\$ (30,447)
BUSINESS & COMMUNITY DEVELOPMENT	\$ 710,692	\$ 86,269	12.14%	\$ 671,411	\$ 79,191	11.79%	\$ 7,078
HEALTH & SOCIAL SERVICES	\$ 180,825	\$ 130,791	72.33%	\$ 119,875	\$ 15,855	13.23%	\$ 114,936
RECREATION & SPORTS TOURISM	\$ 722,416	\$ 140,999	19.52%	\$ 762,440	\$ 144,237	18.92%	\$ (3,238)
PUBLIC LIBRARY	\$ 1,138,659	\$ 284,664	25.00%	\$ 1,084,437	\$ 90,370	8.33%	\$ 194,294
TOTAL COMMUNITY SERVICES	\$ 3,558,674	\$ 852,496	23.96%	\$ 3,591,390	\$ 591,168	16.46%	\$ 261,328
FISCAL SERVICES							
DEBT SERVICE	\$ 8,334,544	\$ 90,807	1.09%	\$ 8,361,254	\$ 90,807	1.09%	\$ -
CAPITAL INVESTMENT & PURCHASING	\$ 783,252	\$ 143,771	18.36%	\$ 672,473	\$ 132,372	19.68%	\$ 11,399
WORKERS COMPENSATION	\$ 715,400	\$ 715,400	100.00%	\$ 698,000	\$ -	0.00%	\$ 715,400
WAGES & BENEFITS	\$ 8,257,879	\$ 1,743,744	21.12%	\$ 7,876,393	\$ 1,688,542	21.44%	\$ 55,202
EMERGENCY RESERVE (10108062-670000)	\$ 550,000	\$ -	0.00%	\$ 461,230	\$ -	0.00%	\$ -
TOTAL FISCAL SERVICES	\$ 18,641,075	\$ 2,693,722	14.45%	\$ 18,069,350	\$ 1,911,721	10.58%	\$ 782,001
PUBLIC SAFETY							
FIRE & EMS DEPARTMENT	\$ 6,304,713	\$ 1,473,615	23.37%	\$ 5,693,284	\$ 1,307,477	22.97%	\$ 166,138
POLICE DEPARTMENT	\$ 5,207,160	\$ 1,176,526	22.59%	\$ 4,945,034	\$ 1,052,814	21.29%	\$ 123,712
TOTAL PUBLIC SAFETY	\$ 11,511,873	\$ 2,650,141	23.02%	\$ 10,638,318	\$ 2,360,291	22.19%	\$ 289,850
PUBLIC WORKS							
PUBLIC WORKS DEPARTMENT	\$ 6,108,837	\$ 1,487,236	24.35%	\$ 5,600,109	\$ 1,105,306	19.74%	\$ 381,930
SOLID WASTE DISPOSAL*	\$ 1,386,000	\$ 190,616	13.75%	\$ 1,320,000	\$ 198,546	15.04%	\$ (7,930)
WATER AND SEWER	\$ 792,716	\$ 195,301	24.64%	\$ 792,716	\$ 195,301	24.64%	\$ -
TOTAL PUBLIC WORKS	\$ 8,287,553	\$ 1,873,153	22.60%	\$ 7,712,825	\$ 1,499,153	19.44%	\$ 374,000
INTERGOVERNMENTAL PROGRAMS							
AUBURN-LEWISTON AIRPORT	\$ 205,000	\$ 204,555	99.78%	\$ 205,000	\$ 204,593	99.80%	\$ (38)
E911 COMMUNICATION CENTER	\$ 1,287,401	\$ -	0.00%	\$ 1,217,713	\$ 336,199	27.61%	\$ (336,199)
LATC-PUBLIC TRANSIT	\$ 400,079	\$ -	0.00%	\$ 431,811	\$ -	0.00%	\$ -
LA ARTS	\$ 20,000	\$ 12,500	62.50%	\$ 30,000	\$ 7,500	25.00%	\$ -
TAX SHARING	\$ 260,000	\$ -	0.00%	\$ 260,000	\$ -	0.00%	\$ -
TOTAL INTERGOVERNMENTAL	\$ 2,172,480	\$ 217,055	9.99%	\$ 2,144,524	\$ 548,292	25.57%	\$ (331,237)
COUNTY TAX							
TIF (10108058-580000)	\$ 2,972,037	\$ -	0.00%	\$ 2,761,220	\$ 2,761,220	100.00%	\$ (2,761,220)
OVERLAY	\$ 3,049,803	\$ -	0.00%	\$ 3,049,803	\$ -	0.00%	\$ -
	\$ -	\$ -		\$ -	\$ -		\$ -
TOTAL CITY DEPARTMENTS	\$ 54,098,903	\$ 9,444,002	17.46%	\$ 51,313,061	\$ 10,653,027	20.76%	\$ (1,209,025)
EDUCATION DEPARTMENT							
	\$ 59,071,289	\$ 2,252,827	3.81%	\$ 55,732,090	\$ 1,953,966	3.51%	\$ 298,861
TOTAL GENERAL FUND EXPENDITURES	\$ 113,170,192	\$ 11,696,829	10.34%	\$ 107,045,151	\$ 12,606,993	11.78%	\$ (910,164)

**CITY OF AUBURN, MAINE
INVESTMENT SCHEDULE
AS OF September 30, 2023**

INVESTMENT	FUND	BALANCE September 30, 2023	BALANCE August 31, 2023	INTEREST RATE
ANDROSCOGGIN BANK 449	CAPITAL PROJECTS	\$ 7,625,976.90	\$ 3,353,624.99	2.00%
ANDROSCOGGIN BANK 502	SR-TIF	\$ 1,054,561.72	\$ 1,054,627.51	2.00%
ANDROSCOGGIN BANK 836	GENERAL FUND	\$ 15,773,127.67	\$ 5,754,460.17	2.00%
ANDROSCOGGIN BANK 801	WORKERS COMP	\$ 53,458.87	\$ 53,360.12	2.00%
ANDROSCOGGIN BANK 684	EMS CAPITAL RESERVE	\$ 345,649.30	\$ 345,010.72	2.00%
ANDROSCOGGIN BANK 414	INGERSOLL TURF FACILITY	\$ 230,791.79	\$ 229,925.69	2.00%
ANDROSCOGGIN BANK 0888	ELHS FUNDRAISING	\$ 474,647.30	\$ 472,866.14	2.00%
ANDROSCOGGIN BANK	ELHS CONSTRUCTION	\$ 248,574.53	\$ 4,841,158.34	2.00%
NOMURA 2	ELHS Bond Proceeds	\$ 18,564,969.00	\$ 18,564,969.00	2.08%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	4.25%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	3.95%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	4.50%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	4.60%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	4.85%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	4.70%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	4.45%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	4.50%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	4.85%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.00%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.40%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.20%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.15%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.30%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.10%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.15%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.15%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.25%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.30%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.30%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.35%
Northern Capital Securities CD	GENERAL FUND	\$ 250,000.00	\$ 250,000.00	5.30%
GRAND TOTAL		\$ 50,121,757.08	\$ 40,420,002.68	4.12%

EMS BILLING
SUMMARY OF ACTIVITY
July 1, 2023 - June 30, 2024
Report as of September 30, 2023

	Beginning	September 2023					Ending
	Balance 9/1/2023	New Charges	Payments	Refunds	Adjustments	Write-Offs	Balance 8/31/2023
Bluecross	\$ 29,312.46	\$ 11,900.40	\$ (4,077.68)		\$ (3,032.91)		\$ 34,102.27
Intercept	\$ (769.20)	\$ 200.00	\$ (200.00)				\$ (769.20)
Medicare	\$ 265,798.29	\$ 141,352.25	\$ (55,588.99)		\$ (86,343.16)		\$ 265,218.39
Medicaid	\$ 21,469.01	\$ 53,226.00	\$ (34,113.19)		\$ (32,110.73)		\$ 8,471.09
Other/Commercial	\$ 111,556.71	\$ 14,611.00	\$ (22,219.85)		\$ (2,958.30)		\$ 100,989.56
Patient	\$ 90,770.95	\$ 14,580.20	\$ (13,756.26)	\$ 239.21	\$ (2,741.23)	\$ 160.69	\$ 89,253.56
Worker's Comp	\$ (7,271.78)						\$ (7,271.78)
TOTAL	\$ 510,866.44	\$ 235,869.85	\$ (129,955.97)	\$ 239.21	\$ (127,186.33)	\$ 160.69	\$ 489,993.89

EMS BILLING
BREAKDOWN -TOTAL CHARGES
July 1, 2023 - June 30, 2024
Report as of September 30, 2023

	July 2023	August 2023	Sept 2023	Totals	% of Total
Bluecross	\$ 12,163.20	\$ 17,050.40	\$ 11,900.40	\$ 41,114.00	5.06%
Intercept	\$ -	\$ (969.20)	\$ 200.00	\$ (769.20)	-0.09%
Medicare	\$ 144,760.40	\$ 176,422.00	\$ 141,352.25	\$ 462,534.65	56.87%
Medicaid	\$ 61,035.00	\$ 82,884.40	\$ 53,226.00	\$ 197,145.40	24.24%
Other/Commercial	\$ 17,128.40	\$ 36,769.30	\$ 14,611.00	\$ 68,508.70	8.42%
Patient	\$ 13,258.80	\$ 16,885.60	\$ 14,580.20	\$ 44,724.60	5.50%
Worker's Comp				\$ -	0.00%
TOTAL	\$ 248,345.80	\$ 329,042.50	\$ 235,869.85	\$ 813,258.15	100.00%

EMS BILLING
BREAKDOWN -TOTAL COUNT
July 1, 2023 - June 30, 2024
Report as of September 30, 2023

	July 2023	August 2023	Sept 2023	Totals	% of Total
Bluecross	12	27	12	51	4.93%
Intercept	0	3	2	5	0.48%
Medicare	178	236	172	586	56.62%
Medicaid	72	112	59	243	23.48%
Other/Commercial	17	63	18	98	9.47%
Patient	16	20	16	52	5.02%
Worker's Comp			0	0	0.00%
TOTAL	295	461	279	1035	100.00%

CITY OF AUBURN
SPECIAL REVENUE FUNDS REVENUE AND EXPENDITURES
As of September 30, 2023

	1902 Riverwatch	1910 Community Service	1914 Oak Hill Cemeteries	1917 Wellness Grant	1928 Vending	2003 Byrne JAG	2005 MDOT	2008 Homeland Security	2009 PD Evidence Money Deposits	2010 State Drug Money	2011 PD Capital Reserve	2014 Speed Grant	2015 AARP Walkability Grant	2016 Pedestrian Safety	2018 Nat Opioid Settlement	2019 Law Enforcement Training		
Fund Balance 7/1/23	\$ 419,018.01	\$ 7,337.93	\$ 37,205.06	\$ 7,041.18	\$ -	\$ 2,808.57	\$ (862,167.55)	\$ (101,432.52)	\$ 212,779.28	\$ 8,224.66	\$ 31,585.83	\$ 5,736.24	\$ -	\$ 545.31	\$ 212,510.51	\$ (8,205.29)	\$ (27,012.78)	
Revenues FY24	\$ 23,070.70	\$ 63.00	\$ 502.46				\$ -		\$ 2,301.00			\$ 721.36			\$ 41,251.49		\$ 67,910.01	
Expenditures FY24				\$ (1,217.78)	\$ 95.92	\$ 6,457.99	\$ 887,269.15		\$ (2,250.00)	\$ 6,232.57		\$ 8,638.77					\$ 905,226.62	
Fund Balance 9/30/2023	\$ 442,088.71	\$ 7,400.93	\$ 37,707.52	\$ 8,258.96	\$ (95.92)	\$ (3,649.42)	\$ (1,749,436.70)	\$ (101,432.52)	\$ 217,330.28	\$ 1,992.09	\$ 31,585.83	\$ (2,181.17)	\$ -	\$ 545.31	\$ 253,762.00	\$ (8,205.29)	\$ (864,329.39)	
	2020 CDBG	2025 Community Cords	2026 State Grant Non-GA Heat Asst	2030 Parking	2037 Bulletproof Vests	2040 Great Falls TV	2041 Blanche Stevens	2043 DOJ Covid 19 Preventative	2044 Federal Drug Money	2047 American Firefighter Grant	2048 TD Tree Days	2051 Project Canopy	2054 EMS Transport Capital Reserve	2059 Distracted Driving	2068 Northern Borders Grant			
Fund Balance 7/1/23	\$ 1,207,031.43	\$ 30,379.80	\$ 25,064.37	\$ 40,215.76	\$ 3,374.73	\$ 20,536.23	\$ 21,618.18	\$ -	\$ 110,525.79	\$ (1,695.00)	\$ 2,213.05	\$ (1,522.60)	\$ 288,581.46	\$ 802.57	\$ 178,046.71	\$ 1,925,172.48		
Revenues FY24	\$ 269,900.50			\$ 47,203.50					\$ 17,121.34				\$ 657.34			\$ 334,882.68		
Expenditures FY24	\$ 240,977.69		\$ 7,304.87	\$ 1,247.37	\$ 1,291.00		\$ 100.00		\$ 14,228.56							\$ 265,149.49		
Fund Balance 9/30/2023	\$ 1,235,954.24	\$ 30,379.80	\$ 17,759.50	\$ 86,171.89	\$ 2,083.73	\$ 20,536.23	\$ 21,518.18	\$ -	\$ 113,418.57	\$ (1,695.00)	\$ 2,213.05	\$ (1,522.60)	\$ 289,238.80	\$ 802.57	\$ 178,046.71	\$ 1,994,905.67		
	2071 Com Engage Spec Events	2080 Futsal Court Project	2085 Edna Hodakin Crowley Park	2300 ARPA Grant	2400 NRPA Youth Mentoring	2405 Elmina B Sewall Grant	2500 Parks & Recreation											
Fund Balance 7/1/23	\$ 48,854.00	\$ 25,353.61	\$ 6,053.02	\$ 11,279,077.49	\$ 482.09	\$ 82,000.00	\$ 228,248.69											\$ 11,670,068.90
Revenues FY24				\$ 31,762.32	\$ 9,285.89		\$ 96,915.03											\$ 137,963.24
Expenditures FY24				\$ 588,932.80	\$ 3,917.51		\$ 203,220.78											\$ 796,071.09
Fund Balance 9/30/2023	\$ 48,854.00	\$ 25,353.61	\$ 6,053.02	\$ 10,721,907.01	\$ 5,850.47	\$ 82,000.00	\$ 121,942.94											\$ 11,011,961.05
	2600 Tambrands II TIF 6	2600 Mall TIF 9	2600 Downtown TIF 10	2600 Auburn Industrial TIF 12	2600 Auburn Plaza TIF 13	2600 Auburn Plaza II TIF 14	2600 Webster School TIF 16	2600 Hartt Transport TIF 19	2600 62 Spring St TIF 20	2600 Minot Ave TIF 21	2600 48 Hampshire St TIF 22	2600 Auburn Memory Care Facility TIF 23	2600 Millbran TIF 24	2600 Futurguard TIF 25	2600 W Shore Landing TIF 26	Total Special Revenues	TIF Totals	
Fund Balance 7/1/23	\$ 126,694.39	\$ 806,274.01	\$ 786,690.71	\$ (627,211.49)	\$ 623,092.36	\$ (662,615.38)	\$ 19,435.74	\$ 27,952.81	\$ 1,120.91	\$ 74,350.62	\$ 132,062.18	\$ (28,481.47)	\$ 13,914.35	\$ (76,544.08)	\$ 59,527.65	\$ 14,844,491.91	\$ 1,276,263.31	
Revenues FY24																\$ 875,638.61	\$ -	
Expenditures FY24		\$ -	\$ 3,192.50											\$ 37.50	\$ -	\$ 1,969,677.20	\$ 3,230.00	
Fund Balance 9/30/2023	\$ 126,694.39	\$ 806,274.01	\$ 783,498.21	\$ (627,211.49)	\$ 623,092.36	\$ (662,615.38)	\$ 19,435.74	\$ 27,952.81	\$ 1,120.91	\$ 74,350.62	\$ 132,062.18	\$ (28,481.47)	\$ 13,914.35	\$ (76,581.58)	\$ 59,527.65	\$ 13,415,570.64	\$ 1,273,033.31	

City of Auburn, Maine

"Maine's City of Opportunity"

Financial Services

To: Phillip Crowell, City Manager
From: Jill Eastman, Finance Director
Re: Financial Reports for September 30, 2023



Attached you will find a Statement of Net Assets and a Statement of Activities and budget to actual reports for Ingersoll Turf Facility for revenue and expenditures as of September 30, 2023.

INGERSOLL TURF FACILITY

Statement of Net Assets:

The Statement of Net Assets lists current assets, noncurrent assets, liabilities and net assets as of September 30, 2023.

Current Assets:

As of the end of September 2023 the total current assets of Ingersoll Turf Facility were \$365,731. This consisted of cash and cash equivalents of \$230,364 and interfund receivables of \$134,731.

Noncurrent Assets:

Ingersoll's noncurrent assets are the building and equipment that was purchased, less depreciation. The total value of the noncurrent assets as of September 30, 2023, were \$34,044.

Liabilities:

Ingersoll had no accounts payable and no interfund payables as of September 30, 2023.

Statement of Activities:

The statement of activities shows the current operating revenue collected for the fiscal year and the operating expenses as well as any nonoperating revenue and expenses.

The operating revenues for Ingersoll Turf Facility through September 2023 are \$24,921. This revenue comes from the sponsorships, programs, rental income and batting cages.

The operating expenses for Ingersoll Turf Facility through September 2023 were \$8,191. These expenses include supplies, utilities, capital purchases and maintenance.

As of September 30, 2023, Ingersoll has an operating gain of \$16,730.

As of September 30, 2023, Ingersoll has an increase in net assets of \$17,169

The budget to actual reports for revenue and expenditures, show the revenue and expenditures for FY23 compared to the same period in FY22.

Statement of Net Assets
Ingersoll Turf Facility
September 30, 2023
Business-type Activities - Enterprise Fund

	September 30 2023	August 31 2023	Increase/ (Decrease)
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 230,364	\$ 229,926	\$ 438
Interfund receivables/payables	\$ 134,731	\$ 129,265	5,466
Accounts receivable	-	-	-
Total current assets	365,095	359,191	5,904
Noncurrent assets:			
Capital assets:			
Buildings	672,279	672,279	-
Equipment	119,673	119,673	-
Land improvements	18,584	18,584	-
Less accumulated depreciation	(776,492)	(776,492)	-
Total noncurrent assets	34,044	34,044	-
Total assets	399,139	393,235	5,904
LIABILITIES			
Accounts payable	\$ -	\$ 160	(160)
Interfund payable	\$ -	\$ -	-
Total liabilities	-	160	(160)
NET ASSETS			
Invested in capital assets	\$ 34,044	\$ 34,044	\$ -
Unrestricted	\$ 365,095	\$ 359,031	\$ 6,064
Total net assets	\$ 399,139	\$ 393,075	\$ 6,064

CITY OF AUBURN, MAINE
Statement of Revenues, Expenses and Changes in Net Assets
Ingersoll Turf Facility
Business-type Activities - Enterprise Funds
Statement of Activities
September 30, 2023

	Ingersoll Turf Facility
<hr/>	
Operating revenues:	
Charges for services	\$ 24,921
<hr/>	
Operating expenses:	
Personnel	-
Supplies	-
Utilities	176
Repairs and maintenance	
Rent	-
Depreciation	-
Capital expenses	7,455
Other expenses	560
Total operating expenses	8,191
<hr/>	
Operating gain (loss)	16,730
<hr/>	
Nonoperating revenue (expense):	
Interest income	439
Interest expense (debt service)	-
Total nonoperating expense	439
<hr/>	
Gain (Loss) before transfer	17,169
<hr/>	
Transfers out	-
<hr/>	
Change in net assets	17,169
<hr/>	
Total net assets, July 1	381,970
<hr/>	
Total net assets, September 30, 2023	\$ 399,139
<hr/>	

CITY OF AUBURN, MAINE
REVENUES - INGERSOLL TURF FACILITY
Through September 30, 2023 compared to September 30, 2022

REVENUE SOURCE	FY 2024 BUDGET	ACTUAL REVENUES THRU SEPT 2023	% OF BUDGET	FY 2023 BUDGET	ACTUAL REVENUES THRU SEPT 2022	% OF BUDGET
CHARGE FOR SERVICES						
Sponsorship		\$ 5,525			\$ 1,000	
Batting Cages		\$ 2,752			\$ 750	
Programs		\$ 3,468			\$ 1,210	
Rental Income		\$ 12,737			\$ 8,965	
TOTAL CHARGE FOR SERVICES	\$ -	\$ 24,482		\$ -	\$ 11,925	
INTEREST ON INVESTMENTS	\$ -	\$ 439		\$ -	\$ 87	
GRAND TOTAL REVENUES	\$ -	\$ 24,921		\$ -	\$ 12,012	

City of Auburn, Maine

"Maine's City of Opportunity"

Financial Services

To: Phillip Crowell, City Manager
From: Jill Eastman, Finance Director
Re: Arena Financial Reports for September 30, 2023

Attached you will find a Statement of Net Assets and a Statement of Activities and budget to actual reports for Norway Savings Bank Arena for revenue and expenditures as of September 30, 2023.

NORWAY SAVINGS BANK ARENA

Statement of Net Assets:

The Statement of Net Assets lists current assets, noncurrent assets, liabilities and net assets and shows a comparison to the previous month, in this case, August 31, 2023.

Current Assets:

As of the end of September 2023 the total current assets of Norway Savings Bank Arena were (\$1,390,843). These consisted of cash and cash equivalents of \$280,968, accounts receivable of \$138,181, and an interfund payable of \$1,809,992.

Noncurrent Assets:

Norway's noncurrent assets are equipment that was purchased, less depreciation (depreciation is posted at year end). The total value of the noncurrent assets as of September 30, 2023 was \$102,173.

Liabilities:

Norway Arena had accounts payable \$998 as of September 30, 2023.

Statement of Activities:

The statement of activities shows the current operating revenue collected for the fiscal year and the operating expenses as well as any nonoperating revenue and expenses.

The operating revenues for Norway Arena through September 2023 are \$260,225. This revenue comes from sign advertisements, pro shop lease, youth programming, shinny hockey, public skating and ice rentals.

The operating expenses for Norway Arena through September 2023 were \$239,858. These expenses include personnel costs, supplies, utilities, repairs, rent, capital purchases and maintenance.

As of September 2023, Norway Arena has an operating gain of \$20,367.

The budget to actual reports for revenue and expenditures, with comparison to the same period last year show that revenue for FY23 is \$101,471 more than in FY22 and expenditures in FY23 are \$75,577 more than last year in September.

CITY OF AUBURN, MAINE
Statement of Net Assets
Norway Savings Bank Arena
September 30, 2023
Business-type Activities - Enterprise Fund

	September 30 2023	August 31 2023	Increase/ (Decrease)
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 280,968	\$ 281,103	\$ (135)
Interfund receivables	\$ (1,809,992)	\$ (1,309,283)	\$ (500,709)
Prepaid Rent			\$ -
Accounts receivable	138,181	68,725	\$ 69,456
Total current assets	(1,390,843)	(959,455)	(431,388)
Noncurrent assets:			
Capital assets:			
Buildings	58,223	58,223	-
Equipment	517,049	517,049	-
Land improvements	-	-	-
Less accumulated depreciation	(473,099)	(473,099)	-
Total noncurrent assets	102,173	102,173	-
Total assets	(1,288,670)	(857,282)	(431,388)
LIABILITIES			
Accounts payable	\$ 998	\$ 2,345	\$ (1,347)
Net OPEB liability	\$ 64,614	\$ 64,614	\$ -
Net pension liability	(52,355)	(52,355)	-
Total liabilities	13,257	14,604	(1,347)
NET ASSETS			
Invested in capital assets	\$ 102,173	\$ 102,173	\$ -
Unrestricted	\$ (1,404,100)	\$ (974,059)	\$ (430,041)
Total net assets	\$ (1,301,927)	\$ (871,886)	\$ (430,041)

CITY OF AUBURN, MAINE
Statement of Revenues, Expenses and Changes in Net Assets
Norway Savings Bank Arena
Business-type Activities - Enterprise Funds
Statement of Activities
September 30, 2022

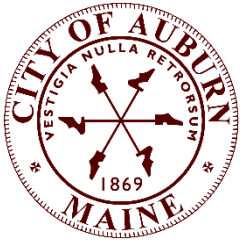
	Norway Savings Arena
Operating revenues:	
Charges for services	\$ 260,225
Operating expenses:	
Personnel	91,863
Supplies	16,857
Utilities	13,723
Repairs and maintenance	10,367
Insurance Premium	-
Depreciation	
Capital expenses	99,185
Other expenses	7,863
Total operating expenses	239,858
Operating gain (loss)	20,367
Nonoperating revenue (expense):	
Interest income	-
Interest expense (debt service)	-
Total nonoperating expense	-
Gain (Loss) before transfer	20,367
Transfers out	-
Change in net assets	20,367
Total net assets, July 1	(1,322,294)
Total net assets, September 30, 2022	\$ (1,301,927)

CITY OF AUBURN, MAINE
REVENUES - NORWAY SAVINGS BANK ARENA
Through September 30, 2023 compared to September 30, 2022

REVENUE SOURCE	FY 2024 BUDGET	ACTUAL REVENUES THRU SEPT 2023	% OF BUDGET	FY 2023 BUDGET	ACTUAL REVENUES THRU SEPT 2022	% OF BUDGET	VARIANCE
CHARGE FOR SERVICES							
Concissions	\$ 16,500		0.00%	\$ 16,500		0.00%	\$ -
Skate Rentals	\$ 6,000	\$ 400	6.67%	\$ 6,000		0.00%	\$ 400
Pepsi Vending Machines	\$ 2,000	\$ 125	6.25%	\$ 2,000	\$ 265	13.25%	\$ (140)
Games Vending Machines	\$ 3,000		0.00%	\$ 3,000	\$ -	0.00%	\$ -
Vending Food	\$ 2,000	\$ 87	4.35%	\$ 2,000	\$ 54	2.70%	\$ 33
Sponsorships	\$ 230,000	\$ 91,148	39.63%	\$ 230,000	\$ 59,865	26.03%	\$ 31,283
Pro Shop	\$ 7,000	\$ 507	7.24%	\$ 7,000		0.00%	\$ 507
Programs	\$ 20,000		0.00%	\$ 20,000		0.00%	\$ -
Rental Income	\$ 702,000	\$ 156,398	22.28%	\$ 702,000	\$ 70,770	10.08%	\$ 85,628
Camps/Clinics	\$ 50,000	\$ 11,560	23.12%	\$ 50,000	\$ 16,850	33.70%	\$ (5,290)
Tournaments	\$ 50,000	\$ -	0.00%	\$ 50,000	\$ 10,950	21.90%	\$ (10,950)
TOTAL CHARGE FOR SERVICES	\$ 1,088,500	\$ 260,225	23.91%	\$ 1,088,500	\$ 158,754	14.58%	\$ 101,471

CITY OF AUBURN, MAINE
EXPENDITURES - NORWAY SAVINGS BANK ARENA
Through September 30, 2022 compared to September 30, 2021

DESCRIPTION	ACTUAL			ACTUAL			VARIANCE
	FY 2024 BUDGET	EXPENDITURES THRU SEPT 2023	% OF BUDGET	FY 2023 BUDGET	EXPENDITURES THRU SEPT 2022	% OF BUDGET	
Salaries & Benefits	\$ 291,095	\$ 91,863	31.56%	\$ 291,095	\$ 81,989	28.17%	\$ 9,874
Purchased Services	\$ 136,900	\$ 18,230	13.32%	\$ 136,900	\$ 39,956	29.19%	\$ (21,726)
Supplies	\$ 76,562	\$ 16,857	22.02%	\$ 76,562	\$ 9,590	12.53%	\$ 7,267
Utilities	\$ 267,000	\$ 13,723	5.14%	\$ 267,000	\$ 14,160	5.30%	\$ (437)
Capital Outlay	\$ 50,000	\$ 99,185	198.37%	\$ 50,000	\$ 18,586	37.17%	\$ 80,599
Rent	\$ -	\$ -		\$ -	\$ -		\$ -
	\$ 821,557	\$ 239,858	29.20%	\$ 821,557	\$ 164,281	20.00%	\$ 75,577
GRAND TOTAL EXPENDITURES	\$ 821,557	\$ 239,858	29.20%	\$ 821,557	\$ 164,281	20.00%	\$ 75,577



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 23, 2023

Order: 131-10162023

Author: Jill M. Eastman, Finance Director

Subject: Authorizing Issuance of General Obligation Bonds and A Tax Levy Therefor

Information: This is the Public Safety Building Project for FY 23-24 that we are recommending for bonding. Please see attached sheet that describes the project being funded. This Bond Issue will be on the November 2023 ballot to be approved by the citizens of Auburn due to the charter. This Bond issue needs to be approved by Council before the voting takes place.

City Budgetary Impacts: This is a 20-year bond, interest only for FY 25 and principal and interest payments for 20 years.

Staff Recommended Action: Recommend passage of the second and final reading. Passage requires an affirmative vote of 5.

Previous Meetings and History: Public hearing and passage of first reading on 10/16/2023.

City Manager Comments:

Phillip Crowell Jr.

I concur with the recommendation. Signature:

Attachments:

Copy of the Order.

**CITY OF AUBURN
NOTICE OF PUBLIC HEARING**

Pursuant to Section 8.13 of the City Charter, notice is hereby given that the Auburn City Council will hold a public hearing and first reading on Monday, October 16, 2023, at 7:00 p.m. in the Council Chambers, Auburn Hall, 60 Court Street on a proposed order authorizing the City's general obligation bonds in the principal amount not to exceed \$45,000,000 to finance a new public safety facility to house the headquarters of the City's Police Department and Fire Department. The order is available for inspection on the City's website: www.auburnmaine.gov/pages/government/budget-fy24.

Following the public hearing and first reading, the City Council expects to conduct a second reading and take final action on the order at its October 23, 2023 meeting.

Members of the public that attend and would like to offer public comment during the meeting, you may do so by speaking at the podium located in Council Chambers.

Written comments may be sent via email to: comments@auburnmaine.gov. Your comments will be included in the meeting minutes.

The City Council meeting will also be broadcast on Great Falls TV (cable channel 11) and on the City of Auburn YouTube channel.



City Council Order

IN CITY COUNCIL

TITLE: ORDER AUTHORIZING ISSUANCE OF GENERAL OBLIGATION BONDS AND A TAX LEVY THEREFOR

WHEREAS, pursuant to Order 119-09052023 (the "Bond Referendum Order"), the City Council submitted a referendum question to the voters of the City of Auburn to see if they would authorize the issuance of the City's general obligation bonds (and notes in anticipation thereof) in the principal amount not to exceed \$45,000,000 to finance a new public safety facility to house the headquarters of the City's Police Department and Fire Department (referred to as the "Public Safety Building Project"); and

WHEREAS, the City Council now desires to supplement the Bond Referendum Order to hold a public hearing with respect to the Public Safety Building Project and the bonds prior to the referendum vote and to establish certain details of the bonds, if approved by the voters;

NOW, THEREFORE, be it hereby ORDERED by the Auburn City Council, following a public hearing duly called and held as required by Section 8.13 of the Auburn City Charter:

THAT subject to and conditioned on an approving vote of the voters of the City pursuant to the Referendum Order and Section 8.13(C)(2) of the City Charter, there is hereby authorized the issuance and sale of the City's general obligation bonds and notes in anticipation thereof in the principal amount not to exceed \$45,000,000, the proceeds of which, including original issue premium and investment earnings thereon, if any, are hereby appropriated to finance the Public Safety Building Project.

Be It Further Ordered by the Auburn City Council:

THAT the Finance Director is hereby authorized, in the name of and on behalf of the City, to prepare, issue, and sell the City's bonds and notes in the aggregate amount of \$45,000,000, which issuance and sale may be at one time or from time to time as one or more separate bond issues, or consolidated with any other issue of bonds and notes authorized to be issued by the City Council, as term bonds or serial bonds, through a public offering or a private placement, on a competitive or negotiated basis, or some combination of any of the foregoing, all as the Finance Director shall determine to be appropriate in her sole discretion.

THAT the Finance Director is hereby authorized, in the name of and on behalf of the City, to establish, determine and approve the form, dates, maturities (not to exceed the maximum term permitted by law), denominations, interest rates, place of payment, provisions for redemption prior to the stated maturity date(s), with or without a premium, as provided in Title 30-A, §5772(6) of the Maine Revised Statutes, as amended, and all other details of the bonds and notes.

THAT the bonds and notes shall be executed in the name of and on behalf of the City by the City's Finance Director and its Treasurer, either or both of whose signatures may be by facsimile to the extent permitted by law, and shall bear the City seal thereon, attested by its Clerk.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City Council Order

THAT in each year the bonds remain outstanding, there shall be levied a tax in an amount that, with other revenues, if any, available for that purpose, shall be sufficient to pay the principal and interest then coming due on the bonds.

THAT the Finance Director is hereby authorized, in the name of and on behalf of the City, to do or cause to be done all such acts and things, including to approve, execute and deliver such contracts, agreements, loan agreements (including but not limited to one or more loan agreements with the Maine Municipal Bond Bank), investment agreements, bond purchase agreements, continuing disclosure agreements, official statements, certificates, tax certificates, instruments, a Letter of Representation or other agreement required to allow the bonds or notes to be issued through the Depository Trust Company Book-Entry Only System, and such other documents (all collectively, the "Bond Documents"), as may be necessary or advisable in order to accomplish the issuance of the bonds and notes and the investment of the proceeds thereof, to maintain the tax-exempt status of such bonds and notes, and, to the extent available under the Internal Revenue Code of 1986, as amended (the "Code"), to designate the bonds and notes as qualified tax-exempt obligations for purposes of Section 265(b) of the Code, which Bond Documents may be in such form and contain such terms and provisions including, without limitation, the waiving of the City's sovereign or governmental immunity with respect to the enforceability of any of the forgoing, and such other details as she shall approve, such approval to be conclusively evidenced by the execution thereof.

THAT if the Finance Director, Treasurer, or Clerk are for any reason unavailable to approve and execute the bonds, notes or any Bond Document, the person or persons then acting in any such capacity, whether on an interim or acting or temporary basis, as an assistant, a deputy, or otherwise, is authorized to act for such official, in the name of and on behalf of the City, with the same force and effect as if such official had himself or herself performed such act

THAT if any of the officers or officials of the City who have signed or sealed the bonds or notes shall cease to be such officers or officials before the bonds or notes so signed and sealed shall have been actually authenticated or delivered by the City, such bonds or notes nevertheless may be authenticated, issued, and delivered with the same force and effect as though the person or persons who signed or sealed such bonds or notes had not ceased to be such officer or official; and also any such bonds or notes may be signed and sealed on behalf of the City by those persons who, at the actual date of the execution of such bonds or notes, shall be the proper officers and officials of the City, although at the nominal date of such bonds or notes any such person shall not have been such officer or official.

THAT the City may pay certain costs of the projects prior to the issuance of the bonds and notes (referred to as "original expenditures"); to that end, the City hereby declares its official intent to reimburse itself for such original expenditures from the proceeds of such bonds and notes, and this Order shall constitute the City's declaration of official intent pursuant to Treasury Regulation §1.150-2.

THAT during the term any of the bonds are outstanding, the Finance Director and Treasurer of the City are hereby authorized, in the name of and on behalf of the City, to issue and deliver refunding bonds on either a current or advance refunding basis, to refund some or all of the bonds then outstanding, and to

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City Council Order

determine the date, form, interest rate, maturities (not to exceed 30 years from the date of issuance of the original bonds) and all other details of such refunding bonds, which may be made callable, with or without premium, prior to their stated date(s) of maturity, and to determine the form and manner of their sale and award, which refunding bonds shall be signed in like manner as the bonds.

THAT during the term any of the bonds are outstanding, all authority granted pursuant to this Order shall be, remain, and continue in full force and effect without the necessity of any further action of the City Council.

THAT the referendum question submitted to the voters pursuant to the Referendum Order shall be substantially as set forth therein but, shall be accompanied by the financial statement required pursuant to Title 30-A, §5772(2-A) of the Maine Revised Statutes.

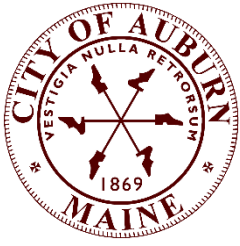
A public notice describing the general purpose of the borrowing and the terms thereof and the times and places where copies of the bond proposal were available for inspection by the public was published on or before September 28, 2023, in the Lewiston Sun-Journal, a daily newspaper published in the City of Auburn and in Androscoggin County.

A public hearing was held on October 16, 2023.

Richard Whiting, Ward One
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Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: October 23, 2023

Order: 141-10232023

Author: Glen E. Holmes, Director of Business & Community Development

Subject: Winter Oaks Concept Plan and PRO Housing Grant Application

Information:

The City of Auburn is collaborating with key partners, including Homes For All, LLC, Androscoggin Land Trust, Androscoggin Savings Bank, Androscoggin County Emergency Management Agency, and the Auburn-Lewiston YMCA, to transform a 62-acre city-owned parcel into a mixed-use, mixed-income community. This initiative combines environmental conservation, outdoor education, affordable housing, childcare, and community enrichment programs.

The project involves creating 100 new residential units, comprised of 48 single-family homes, 8 owner-occupied duplexes, and three 12-unit apartment buildings on city owned property. This project will seamlessly connect with existing city sidewalks and bike lanes, extending to 25 acres of conserved natural land and hiking trails. Additionally, the development will provide infrastructure for an outdoor environmental education center, on-site childcare, and a multi-use community space which will double as an emergency shelter facility for regional residents.

The City of Auburn's Business & Community Development department seeks Council support to secure a \$9.5 million grant from the Pathways to Removing Obstacles to Housing (PRO Housing) program. These funds will cover construction costs for new public roads and utilities, including sidewalks, sewer, and water services within the development.

City Budgetary Impacts:

The \$4 million in applicant matching funds will be primarily covered by staff time of key city employees over a 5-year development plan, a significant portion of which is already funded by existing entitlement funds from the U.S. Department of Housing & Urban Development. Furthermore, additional funds from a forthcoming affordable housing Tax Increment Finance district will offer additional development incentives and support operational costs for on-site childcare and the Androscoggin Land Trust.

Staff Recommended Action:

Hold a public hearing and recommend passage of order as presented

Previous Meetings and History:

October 16, 2023 Council Workshop

City Manager Comments:

I concur with the recommendation. Signature:

Attachments: DRAFT PRO Housing Application

US Department of Housing
& Urban Development



Pathways to Removing Obstacles to Housing [PRO Housing]

OPPORTUNITY NUMBER: FR-6700-N-98
LISTING NUMBER: 14.023

City of Auburn, Maine

Business & Community Development Department
Glen E. Holmes, Director
207.333.6601 X1159
60 Court Street | Auburn, ME 04210
GHolmes@auburnmaine.gov





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A. EXECUTIVE SUMMARY EXHIBIT

City of Auburn, Maine

DRAFT

Exhibit A: Executive Summary

The city of Auburn is partnering with Homes For All, LLC., The Androscoggin Land Trust, Androscoggin Savings Bank, Androscoggin County Emergency Management Agency, and the Auburn-Lewiston YMCA to develop a 62-acre city-owned parcel into a mixed-use, mixed-income neighborhood which incorporates environmental conservation, outdoor education, affordable housing, child-care, and community enrichment programs.



i. Project Description

The proposed project entails the development of 100 new residential units, consisting of 48 single-family residences, 8 owner-occupied duplexes, and three 12-unit apartment buildings, situated on a 37-acre parcel within a forthcoming city-planned residential community. This development project will seamlessly integrate existing city sidewalks and bike lanes through the proposed development to an additional 25 acres of conserved natural land and hiking trails. Furthermore, the development will provide essential infrastructure to support an outdoor environmental education center, on-site childcare facilities, and an indoor community space designed to function as an emergency warming and cooling center for regional residents.

Funding provided by the PRO Housing grant program will be utilized to install necessary public roads, utilities, and pedestrian infrastructure. Current market-driven construction costs and developer capacity have made developing this existing city-owned property challenging, with multiple attempts stalling due to a lack of available funds.

Developer Background: Homes For All, LLC is a woman and minority-owned business founded by Fatuma Hussein, an Auburn resident with a strong background in addressing housing disparities. Ms. Hussein has a history of providing translation and social services and has played a pivotal role at the Immigrant Resource Center of Maine, offering culturally and linguistically sensitive support to refugee and immigrant communities. She has also founded Homes For All, LLC and employs an advisory council of experienced housing developers from nonprofit and for-profit backgrounds.

Fatuma Hussein is a model for future generations of developers in Maine. Homes For All aims to address housing policies and practices that historically disproportionately affected communities of color. It holistically employs an advisory council of experienced housing developers with various backgrounds.

As a long-term Auburn resident, Ms. Hussein has decades of experience in servicing disenfranchised communities. She has set a foundation in Lewiston and Auburn for culturally specific system advocacy, training, and targeted education. In 2016, she founded and is the CEO of the Immigrant Resource Center of Maine, a leading regional provider for underrepresented communities. In 2022, she became the first woman of color to administer Emergency Rental Assistance funds in the state. Leading through Homes for All ensures equitable housing structures and contributes to providing economic opportunities to improve the lives of Auburn residents.

Home Ownership: Seventy percent of the newly constructed single-family residences and duplexes will be allocated to households that meet income qualification criteria established within the PRO Housing Program. These homes will include deed restrictions ensuring a 20-year, HUD-approved resale and recapture provision to maintain the program's long-term objectives. Additionally, we have established a strategic partnership with a financial institution specializing in Sharia-compliant and culturally sensitive home loans to help us advance our goals of promoting racial equity. The City of Auburn services a variety of religions, however, we are aware of the large populations of Muslim faith brought about by the migration of 2001. The traditional banking system has adversely impacted the economic growth of these populations.

Affordable Housing: Seventy percent of the apartments within this development will be made available for rent to applicants who meet income qualification criteria, with a 20-year commitment to maintaining affordability. These rental units will be subject to oversight by the City of Auburn in strict compliance with the established monitoring protocols and guidelines governing HOME program units.

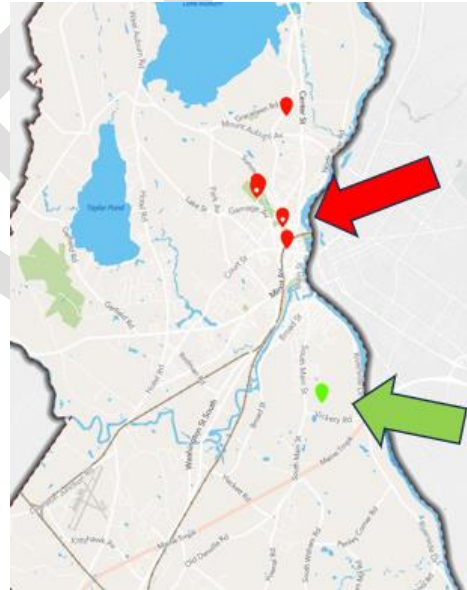
Childcare Services: Childcare services will be conveniently offered by the Auburn-Lewiston YMCA, located within one of the mixed-use, multi-unit buildings. Operational expenses for childcare subsidies will be extended to residents of the project who meet income qualification criteria and will be funded as part of a Tax Increment Financing (TIF) district-authorized project cost, in accordance with Maine state statute Title 30-A, Section 5225 (1)(C)(5).

Public Green Spaces and Conservation: A substantial portion of this development will be dedicated to publicly accessible conservation land and green spaces. Already, 25 acres have been transferred to the Androscoggin Land Trust. In addition, space within the development will be set aside for the inclusion of public parks that will showcase art installations and provide bicycle lanes, walking trails, public parking, and facilities for an outdoor educational center and trailhead. These amenities are designed to promote broader community engagement and use.

With race and ethnic equity at the forefront, acknowledging the inclusion of green space access is vital for disenfranchised communities. These amenities aid in narrowing the health inequalities between high and low-income groups as well as among racial groups. Procedures of racial residential segregation have operated through explicit codification in zoning laws to allow hazardous conditions for underserved populations. This serves as an intentional opportunity to change historic redlining practices.

Emergency Preparedness and Resiliency Planning:

Earlier this year, the City of Auburn hosted the Androscoggin County Natural Hazard Mitigation project planning workshop in collaboration with the Androscoggin Emergency Management Agency. This meeting emphasized the growing need to expand emergency shelter facilities across the city. Currently, three of the five existing facilities managed by the city for emergency shelters are situated on the same property, and an additional one has yet to be constructed. However, all the existing and proposed shelter facilities are located within a 2-mile radius of each other, making them centrally consolidated in a city that stretches over 15 miles from North to South.

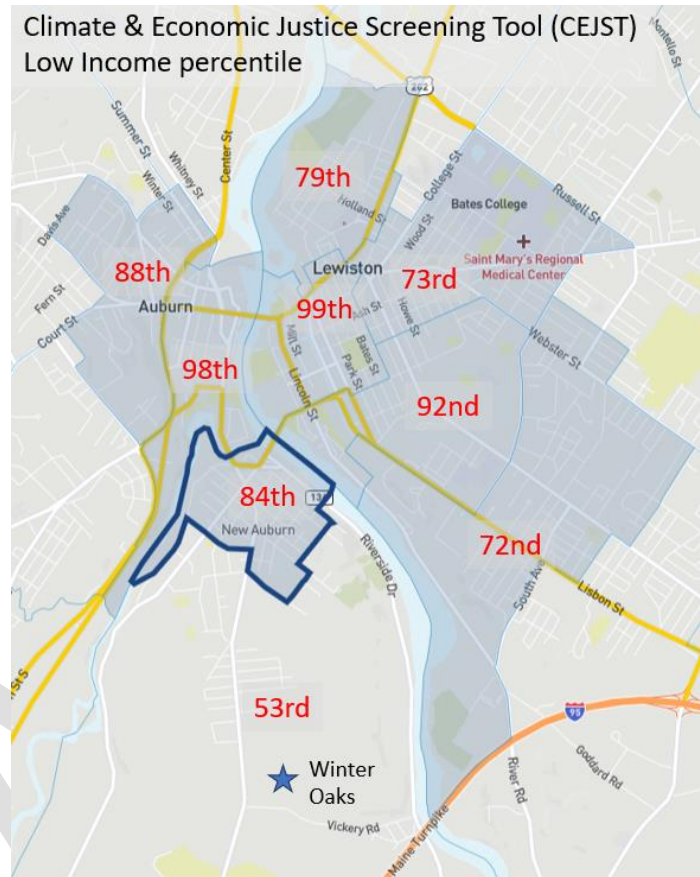


The proposed emergency shelter to be integrated into the Winter Oaks development will be the sole municipal facility positioned south of the Little Androscoggin River, a winding marshy waterway that bisects the entire city. A key partner in this project, which prioritizes sustainable community development in the context of natural hazard mitigation planning, is the Androscoggin County Emergency Management Agency. Together, we are submitting additional applications for state Building Resilient Infrastructure and Communities (BRICS) grants to secure the necessary resources for building and supporting the establishment of a new emergency shelter to serve the broader South Auburn community.

ii. National Objective

The national objectives met within this project pursuant to section 101(c) of the Housing and Community Development Act of 1974 include, but are not limited to, the following:

Benefitting low- and moderate-income persons. The Climate and Economic Justice Screening Tool (CEJST) has identified three downtown census tracts in Auburn and five downtown census tracts in Lewiston as disadvantaged. The image to the right visually illustrates the concentration of low-income residents within these two urban cores. The average of the eight separate census tracts ranks at the 85th percentile when compared to the established threshold of concern, which is set at 65.



This project aims to establish 100 new residential units outside the urban cores, where affordable housing has historically and unfairly been concentrated. By dedicating 70 percent of these newly created homes and apartments to households qualifying at or below 100% of the Area Median Income (AMI) for a minimum of 20 years, with a particular focus on underserved communities, we seek to address equity issues and promote economic justice.

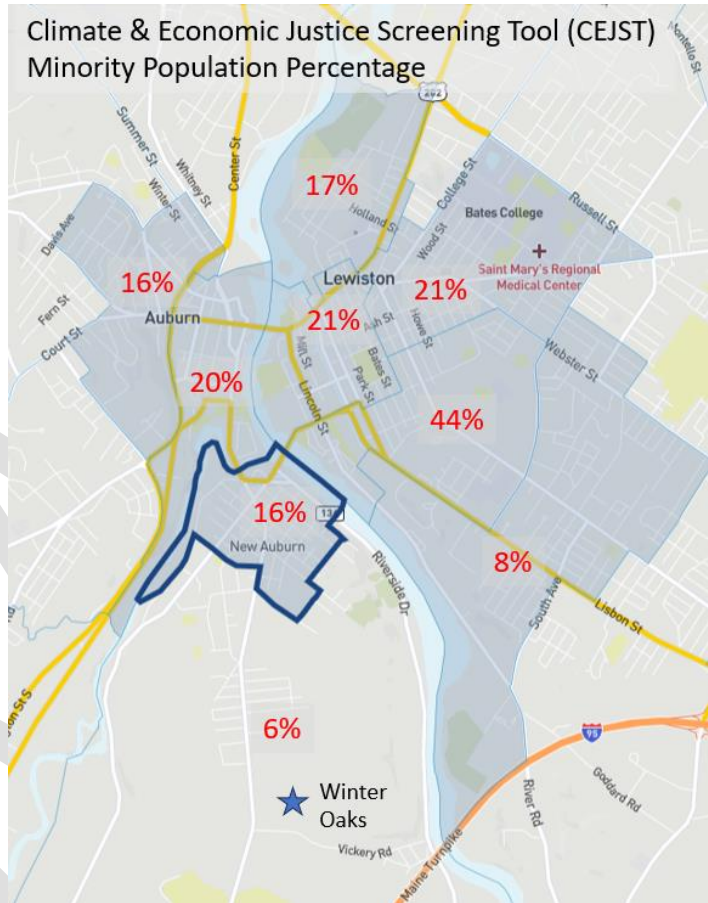
Preventing or eliminating slums or blight by de-centralizing the development of affordable housing. The proposed location does not currently fall within a low- to moderate-income qualified census block. It will feature planned green spaces with public art installations. This site, situated in a semi-rural environment and adjacent to 25 acres of conservation land, aligns with the city's commitment to deconcentrating affordable housing while improving access to outdoor spaces for affordable housing residents.

Meet other urgent community needs because of immediate threats to the health or welfare of the community.

Racial discrimination, poverty, and the exclusionary zoning laws all undermine the housing market power residents and communities need to receive quality services from government and the private sector. This has impacted the upward economic mobility, educational opportunities, and wealth building necessary for communities to thrive. Byproducts of these laws have impacted the overall health, crime rates, lead exposure and other environmental toxins, lack of green space, involvement with the justice system, and overall standard living. The critical role of place in shaping children’s economic trajectories is an immediate and long-term threat. Better-resourced diverse neighborhoods improve economic outcomes, especially for children who are removed from disinvested communities at a young age resulting in positive impacts for generations to come.

This project addresses a pressing need by establishing an emergency shelter in a neighborhood where such a resource is currently unavailable.

The rising frequency of natural hazard events necessitating backup power or the activation of warming/cooling centers for Auburn residents has strained existing response systems. The inclusion of a new community space that can also serve as an emergency center enhances neighborhood resilience and promotes equitable allocation of these critical resources.



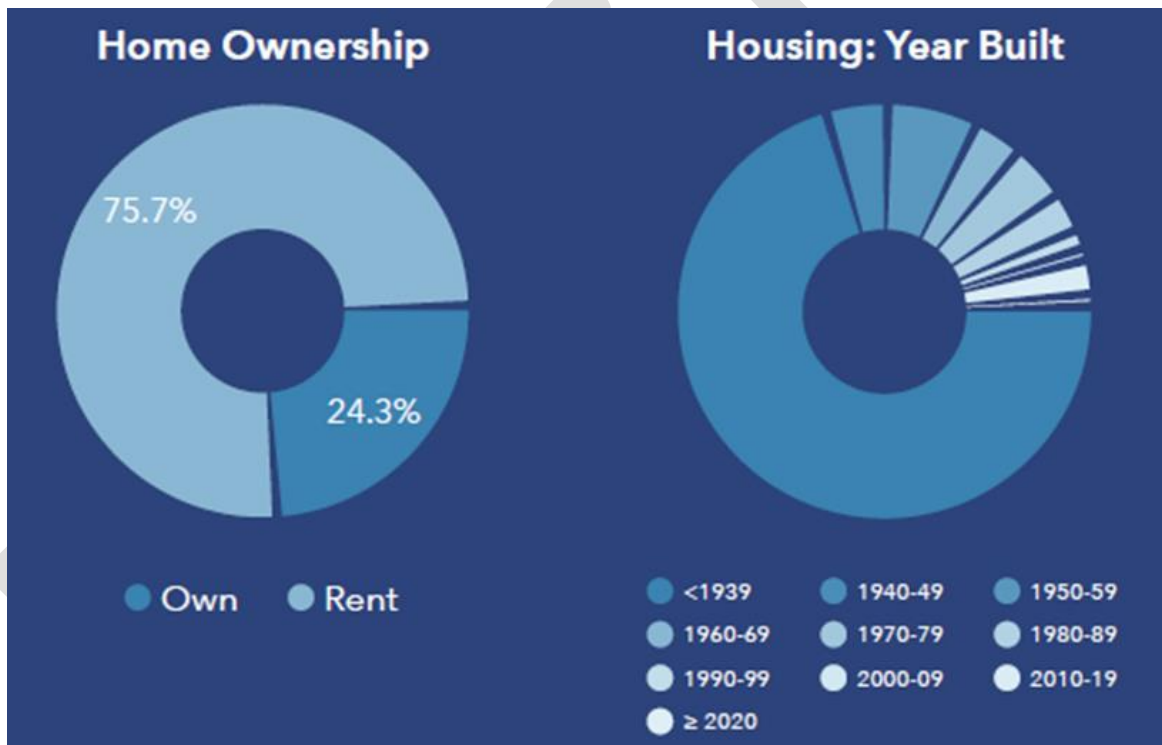
iii. Advancing Racial Equity

In accordance with Executive Order 13985, Executive Order on Advancing Racial Equity and Support for Underserved Communities Through the Federal Government, this project will utilize the below assessment and planning and monitoring process consistent with federal nondiscrimination requirements.

Racial composition of households who are expected to benefit from this project:

The Climate and Economic Justice Screening Tool (CEJST) has identified four downtown census tracts (one in Auburn and three in Lewiston) with a minority population comprising at least 20%. The graphic above visually illustrates the concentration of the census tracts with the highest minority populations. When compared to the map of low-income populations, a clear and significant correlation emerges, indicating a high presence of low-income residents alongside above-average minority populations within the urban cores of these two cities.

Additionally, the three CDBG qualified census tracts in Auburn are comprised of a housing stock of 75% renters occupying units in which over 75% were constructed before 1968, increasing the prevalence of low to moderate-income, minority residents occupying inefficient, lead-contaminated properties.



Identified potential barriers to persons or communities of color equitably benefitting from this project:

One of the most significant challenges facing individuals and communities of color when it comes to benefiting from new affordable housing developments, such as the proposed project, is the resistance within local communities to placing these projects outside of the established urban core. The strategic placement of these homes serves to decentralize poverty while establishing a direct connection to crucial resources to further support marginalized communities. While expanding affordable housing options to suburban or less densely populated areas is crucial for fostering inclusive community development, it

often encounters opposition from local stakeholders. This resistance may arise from concerns related to property values, neighborhood character, or misconceptions about the impact of affordable housing.

The existence of 'Not In My Backyard' (NIMBYism) attitudes and discrimination by communities and neighbors, as highlighted in the Maine State Housing Authority's Analysis of Impediments to Fair Housing Choice published in 2019, is not a new phenomenon. However, the Auburn administration and City Council have consistently demonstrated their unwavering support for the development of new housing units within the city. This methodology lends itself to historic exclusionary zoning, segregation, and urban renewal exclusion.

Some of these pioneering approaches have gained national recognition, as exemplified in an article titled "The YIMBYest City in America," where Auburn's Mayor actively confronts the 'Not-In-My-Backyard' (NIMBY) exclusionism the city has encountered. The analysis published by Maine State Housing acknowledges similar barriers at the state level as those observed locally, including the lack of affordable housing unit development, racial and ethnic disparities, and zoning challenges stemming from NIMBYism efforts (discrimination by communities and neighbors).

To address this barrier, our project takes a multifaceted approach:

- 1. Community Engagement and Education:** We prioritize community engagement and public education efforts to dispel misconceptions and raise awareness about the positive impacts of affordable housing. Meaningful public engagement with specific attention to the communities identified who will be most impacted by reforms relating to affordable housing access or environmental justice will be key. By engaging in open and constructive dialogues with residents, we aim to build support for the project within the local community.
- 2. Collaboration with Local Leaders:** We work closely with local leaders, including city and state officials, neighborhood associations, and influential community members, to gain their support for the project. Their endorsement can help alleviate opposition and foster a sense of shared responsibility for addressing the affordable housing crisis.
- 3. Inclusivity in Design:** Our project incorporates inclusive design principles that ensure the development integrates seamlessly into the existing community. This includes architectural design that complements the surrounding neighborhood, green spaces, amenities that benefit all residents, and traffic management solutions to address concerns about congestion.
- 4. Affordable Housing Initiatives:** We partner with local organizations and housing agencies to provide incentives for affordable housing, such as rent subsidies or homeowner assistance programs. We will identify local organizations with extensive background in working with disenfranchised populations to ensure a diverse group of informed leaders

are guiding the process. This demonstrates our commitment to addressing the housing needs of marginalized communities.

5. Data-Driven Decision-Making: We rely on comprehensive data analysis to support the project's location selection. This data includes an assessment of demographics, transit accessibility, water and sewer utility capacity, and socioeconomic factors to ensure that the project is strategically placed to benefit those in need. Utilizing a racial equity impact assessment tool also helps build an inclusive community. An assessment will provide additional information to support our fair housing goals.

By implementing these strategies, we aim to mitigate local opposition and ensure that persons and communities of color have equitable access to the benefits of this proposed affordable housing project, thereby fostering an inclusive and diverse community that reflects our commitment to social equity and housing justice.

Detailed steps to prevent, reduce or eliminate barriers:

To address these barriers, the City of Auburn and the project developer have meticulously designed a comprehensive and thoughtful strategy to prevent, reduce, or eliminate obstacles to affordable housing access. This strategy includes allocating budgets for security deposits and down-payment assistance to qualified applicants based on their income. Our unwavering commitment to addressing financial barriers is poised to significantly enhance the effectiveness of our programs.

City administration and elected leaders have departed from conventional governmental approaches to problem-solving. Instead of pursuing large-scale, multi-unit construction projects subsidized by multiple layers of tax incentives and state and federal funds, they have championed more equitable and innovative small-scale methods. One prominent approach is the emphasis on creating new homeowners and multiple owner-occupied duplexes. This not only encourages community engagement by fostering homeowners with a vested interest in their community but also provides sustainable rental income opportunities for many middle- and low-income individuals and families.

Both homeownership and owner-occupied rentals play a pivotal role in enabling families to start building generational wealth, making them essential components of our strategy.

Step 1: Establish Assistance Funding

The City of Auburn, in collaboration with the Auburn Housing Authority and the Maine State Housing Authority, will work closely to create a dedicated fund to ensure that allocated resources are exclusively used for security deposit and down-payment assistance for eligible residents.

Step 2: Define Eligibility Criteria

The developer and the city will collaborate to assess the income qualifications of prospective tenants, ensuring that at least 70% of the units remain affordable. This

commitment will be upheld through deeded covenants and regular monitoring conducted by the City's Community Development Office.

Step 3: Outreach and Promotion

Leveraging the developer's extensive history as a housing resource and case management provider, focusing on serving low to moderate-income and diverse communities, we will conduct outreach to establish this project as a representative and inclusive community.

Step 4: Application Process

The city will streamline the application process by aligning it with HUD-approved procedures for income qualifications. This user-friendly, multi-lingual application process removes barriers for eligible applicants seeking security deposit and down-payment assistance.

Step 5: Review and Approval

City approval processes for HUD programs will be enhanced through consultation and procedural refinement, guided by the City's Diversity, Equity, & Inclusion Analyst and the developer's racial equity advisory team.

Step 6: Monitoring and Reporting

Utilizing the city's existing HOME monitoring and reporting system, we will track the impact of the security deposit and down-payment assistance program. This includes regular evaluations of the number of applicants served, the demographics of recipients, and the success rate in securing and maintaining housing.

Step 7: Public Accountability

To promote transparency and garner support, the city will include the results of project monitoring annually in its Consolidated Annual Performance and Evaluation Report (CAPER). This ensures that updates and progress reports on the project's use and assistance provided are regularly shared with the public and relevant stakeholders, building trust and support for the initiative.

Step 8: Sustainability Planning

The success of this project relies on the city's entitlement funds to maintain long-term reporting and accountability beyond the initial three years, ensuring its sustainability.

Measurements used to track progress and evaluate the effectiveness of efforts to advance racial equity within the project:

Tracking progress and evaluating the effectiveness of efforts to advance racial equity within the project is essential to ensure accountability and success. The following are measurements and evaluation steps to be implemented using the existing systems and annual monitoring procedures of the City of Auburn:

Demographic Data Collection:

HUD-approved methods for collecting and reporting demographic data from tenants and homebuyers during the application process will create a composition baseline. This data regularly includes information on race, ethnicity, and income level. This data is collected in a non-intrusive and privacy-conscious manner, following relevant regulations and guidelines.

Analysis of Tenant Demographics:

As part of the City's annual HUD reporting requirement, this data will be regularly analyzed to assess the income, racial, and ethnic composition of residents within the project. Any measurable disparities or inequities identified in the report will provide additional analysis of the reasons behind them.

Outreach and Engagement Metrics:

Tracking the effectiveness of outreach efforts aimed at attracting a diverse applicant pool will be used to evaluate the success of engagement initiatives that promote the project within underserved communities.

Resident Satisfaction Surveys:

The city will conduct regular resident satisfaction surveys to gather feedback from residents about their experiences within and around the project. This includes questions about the sense of belonging, inclusion, and satisfaction with the living environment to gauge the project's impact on racial equity.

Accessible Communication Channels:

The city and developer will ensure that communication channels are accessible and inclusive to residents of all backgrounds. This will be done by monitoring engagement and participation rates in community meetings, workshops, and feedback sessions to assess inclusivity.

Complaints and Grievance Tracking:

The city will establish a system for tracking and addressing complaints or grievances related to racial equity issues within and around the project. These complaints will be used to analyze trends and patterns in complaints and resolutions to identify areas for improvement.

Partnerships and Collaborations:

The multiple partners within this project will measure the impact of these community service providers and collaborations, focusing on racial equity, social justice, and affordable housing. The engagement of residents will be used to track outcomes, joint initiatives, and community-driven projects resulting from these partnerships.

By implementing these measurement and evaluation steps within the existing systems and annual monitoring procedures, the City of Auburn can ensure ongoing accountability and demonstrate a commitment to advancing racial equity within the affordable housing project.

iv. Affirmative Marketing

To assure compliance with Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) and affirmatively market the housing, services, and benefits provided within this project, it's important to outline specific methodologies and strategies for achieving this goal. The following processes will be utilized to encourage and equitably attract tenants:

Rental Unit Marketing and Lease-Up Process:

The rental unit marketing and lease-up process will be designed to ensure equitable access to housing for all demographic groups, particularly those who may be unlikely to apply without specific outreach efforts. Our approach will include:

- **Comprehensive Outreach:** We will conduct outreach through various channels, including local newspapers, online platforms, community organizations, and social media. These advertisements will highlight the availability of rental units and emphasize our commitment to fair and equal housing opportunities.
- **Multilingual Materials:** All marketing materials, including brochures and online listings, will be available in multiple languages commonly spoken in the community to accommodate diverse linguistic backgrounds.
- **Inclusive Language:** Advertisements will use inclusive and non-discriminatory language to welcome individuals of all backgrounds. We will explicitly state our commitment to complying with fair housing laws.
- **Accessibility:** Marketing materials will be designed to be accessible to individuals with disabilities, including providing information in alternative formats upon request.

Single-Family Units Advertised for Sale Process:

The process for advertising single-family units for sale will incorporate similar principles to the rental unit process, focusing on ensuring equitable access to homeownership opportunities. Working with the developer will ensure that all information, education and accessibility is properly delivered based on the needs of the population.

- **Broad Outreach:** We will advertise the availability of single-family units through various platforms, including real estate listings, open houses, and community events. These advertisements will stress our dedication to fair and equal access to homeownership.
- **Cultural Sensitivity:** Our marketing materials will reflect cultural diversity and sensitivity to the needs of different communities within the area.

- **Financial Counseling:** We will offer resources and referrals for financial counseling to potential homebuyers to help them navigate the mortgage application process and understand their rights under fair housing laws.

Duplex Units Advertised for Sale Process:

The marketing and sale process for duplex units will mirror the approach used for single-family units, focusing on inclusivity and equity in homeownership opportunities.

- **Equitable Access:** We will actively promote the availability of duplex units to a diverse range of potential buyers, emphasizing equal access and opportunity for all.
- **Educational Workshops:** We will organize educational workshops and seminars to inform potential buyers about the advantages of duplex ownership, including rental income opportunities. Due to barriers to education in these vulnerable communities, we will also use a targeted approach by working with local organizations and also provide education for first time home buyer programs and homebuyer education classes.

Culturally Appropriate Mortgage Lending Advertising Process:

To ensure culturally appropriate advertising for mortgage lending, we will collaborate with local lending institutions to implement the following strategies:

- **Translation Services:** Partner with translators to provide mortgage information in languages spoken by diverse communities in the area.
- **Cultural Competency Training:** Ensure mortgage lending professionals are trained in cultural competency to effectively serve a diverse clientele.
- **Community Engagement:** Connect with local community organizations and leaders to build trust and provide culturally appropriate mortgage lending information.

By implementing these methodologies, we aim to affirmatively market our housing and services while upholding the principles of the Fair Housing Act, promoting equal access to housing, and embracing the diversity of our community.

B. THRESHOLD AND OTHER SUBMISSION REQUIREMENTS EXHIBIT

City of Auburn, Maine

DRAFT

Exhibit B: Threshold Requirements and Other Submission Requirements

The City of Auburn is the applicant and has a valid and active registration on Sam.gov with a Unique Entity Identifier (UEI) # T33MAJLE1MJ3. Additionally, the city has no ongoing civil rights matters and will provide for a timely application.

i. Eligibility of Applicant

The City of Auburn, as the applicant, is a qualified unit of local government with experience administering Community Development Block Grant entitlement funds as well as HOME Investment Partnership Funds from the U.S. Department of Housing & Urban Development.

ii. Eligible Activities funded with grant funds

The City of Auburn will use grant funds only for the eligible activities below pursuant to section 105 (a) of the Housing and Community Development Act of 1974 and applicable program regulations at 24 CFR part 570 as applied and modified by the PRO Housing NOFO:

NOFO Section F-2 © i - Planning and policy activities supporting affordable housing:

- D: Developing new incentive programs for affordable housing development
- E: Expanding existing affordable housing incentive programs to broader geographies, including high-opportunity neighborhoods
- G: Establishing incentive programs or flexibilities to enable and promote the adaptive reuse of vacant or underutilized properties for housing or mixed-use development
- S: Developing regional planning models that enhance location efficiency by focusing on connecting housing, transportation, and economic growth
- T: Providing affordable housing developers a first look at tax sale properties and other government properties
- V: Developing proposals for policies that incentivize mixed-income development, such as the inclusion of affordable units in market-rate properties

NOFO Section F-2 © ii - Development activities:

- A: Financing the construction or rehabilitation of affordable housing
- B: Acquisition or disposition of land or real property for the development of affordable housing
- C: Facilitating the conversion of commercial or other properties to new housing
- D: Establishing or assisting a Community Development Financial Institution (CDFI) to carry out financing strategies
- E: Providing large-scale technical assistance to affordable or non-profit developers, community land trusts, or other entities, which leads to the development of affordable housing

NOFO Section F-2 © iii - Infrastructure activities:

- A: Installing new utilities and/or infrastructure improvements necessary for the development or preservation of affordable housing
- B: Upgrading existing utilities or improvements to increase an area's overall capacity for new housing
- C: Establishing tax-increment financing districts to fund infrastructure improvements or affordable housing development, especially those that incentivize affordable housing development
- D: Increasing community resiliency by investing in infrastructure improvements and nature-based solutions to mitigate the impacts of disasters, natural hazards, and extreme weather to make areas suitable for new affordable housing investment
- E: Investing in neighborhood amenities that benefit low-and-moderate income residents, such as parks, community centers, bike lanes, and improvements to the physical environment that increase public safety, such as streetlights or sidewalks

C. DEMONSTRATION OF NEED EXHIBIT

City of Auburn, Maine

DRAFT

Exhibit C: Demonstration of Need

The State of Maine Housing Production Needs Study published in October 2023 quantified the historic underproduction of housing for the Central Western Maine region. The cities of Lewiston & Auburn represent the second largest urban population in the region. This study indicates a housing shortfall of 22,700 to 24,700 units to meet future demand. This annualized number represents a needed increase of 150-170% new units created over current production rates.

Table 1: Historic Underproduction and Future Need by Region

Region	Historic Underproduction	Future Need (2021 - 2030)	Total
Coastal	21,200	24,200 - 28,000	45,400 - 49,200
Central Western	13,000	9,700 - 11,700	22,700 - 24,700
Northeastern	4,300	4,000 - 6,100	8,300 - 10,400
Maine	38,500	37,900 - 45,800	76,400 - 84,300

The need for greater availability of affordable housing in our region is evident as Auburn's population grows at a rate of 0.42% per year, with a 1.26% increase (303 people) between 2020-2022 and a poverty rate of 12.1% in 2020 (a 6.6% 1-year increase). Inflation and population growth from 2019-2022 have created a severe housing shortage.

ESRI data for 2023 to the right demonstrates that 70% of the housing (2,251 units) located within the three downtown Auburn census tracts was constructed before 1940. This means over two-thirds of the urban core housing lacks modern accessibility and efficiency.

75% of these units are rentals, and over 50% of them are to households making less than \$35K per year. A disproportionate number of low-income renters within Auburn live in antiquated, inefficient, and lead-contaminated housing.

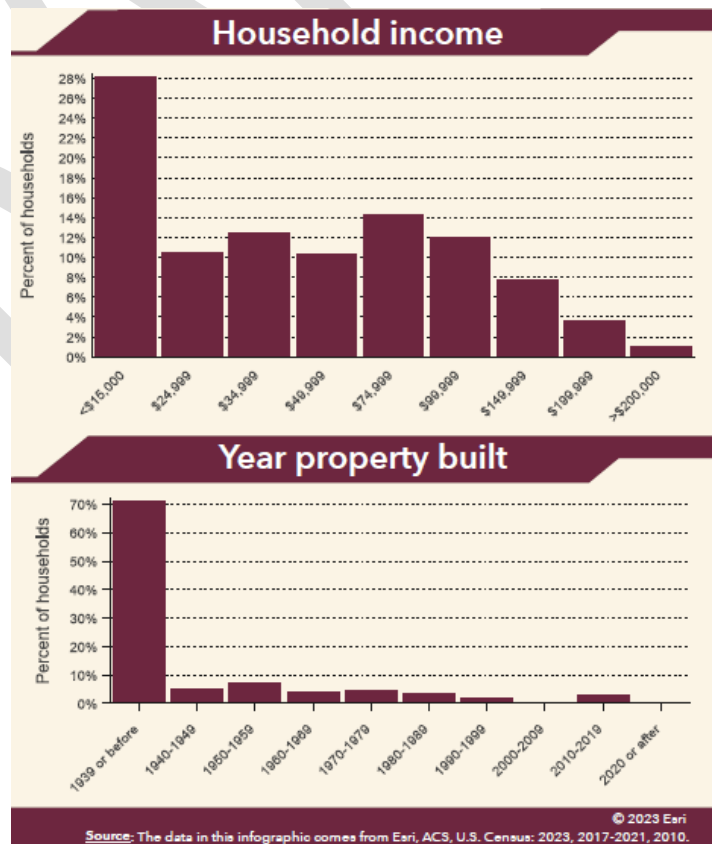


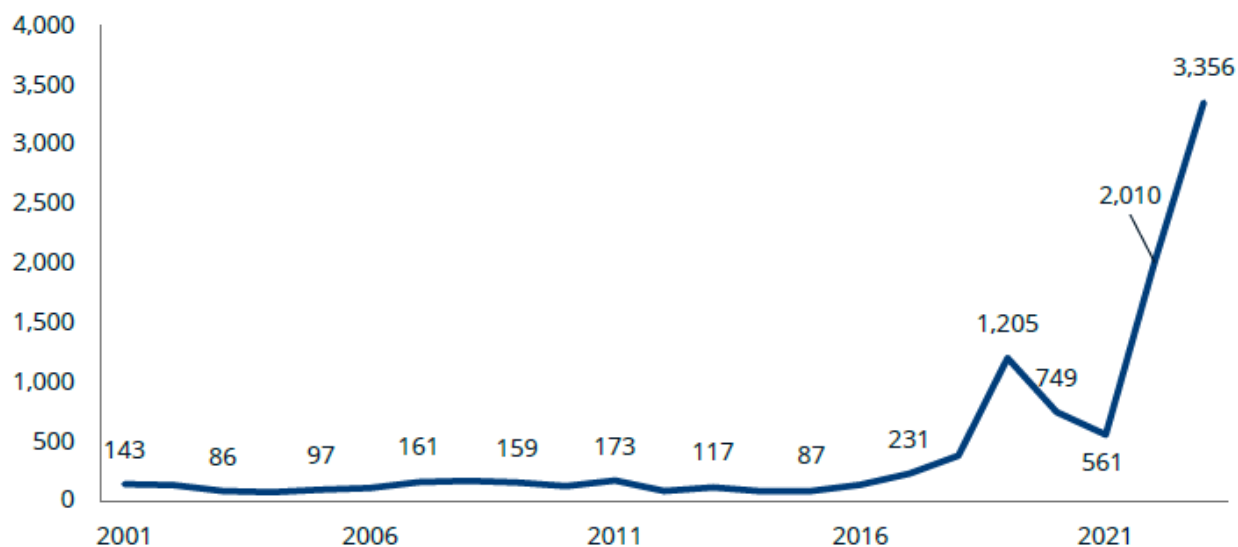
Table 2: Annualized Production Needs Compared to Annual Building Permits by Region

	<i>Total Annual Production Need</i>	<i>5-year average (2016 - 2021)</i>	<i>% Change in Permits</i>	<i>Net Change in permits</i>
<i>Coastal</i>	5,100 - 5,500	3,400	50% - 62%	1,700 - 2,100
Central Western	2,500 - 2,700	1,000	150% - 170%	1,500 - 1,700
<i>Northeastern</i>	900 - 1,100	400	128% - 175%	510 - 700
<i>Maine</i>	8,500 - 9,300	4,800	77% - 94%	3,700 - 4,500

Also included within the State of Maine’s housing needs report is the most accurate measurement of asylum seekers settling in Maine. The notice-to-appear filings (a proxy for the total number of asylum seekers in Maine) indicate an increase of over 3,000 cases per year from 2018 to 2023.

This rising trend of locating asylum seekers and new Mainer minority populations within the existing urban core is the result of an economic system that reinforces existing housing disparities. As established above, these urban core neighborhoods where rents are more affordable are already contributing to the systematic concentration of low-income residents and minority populations within older, inefficient, lead-contaminated housing stock.

Figure 9: Total Individual Notice-To-Appear Cases Filed, 2001 - 2023

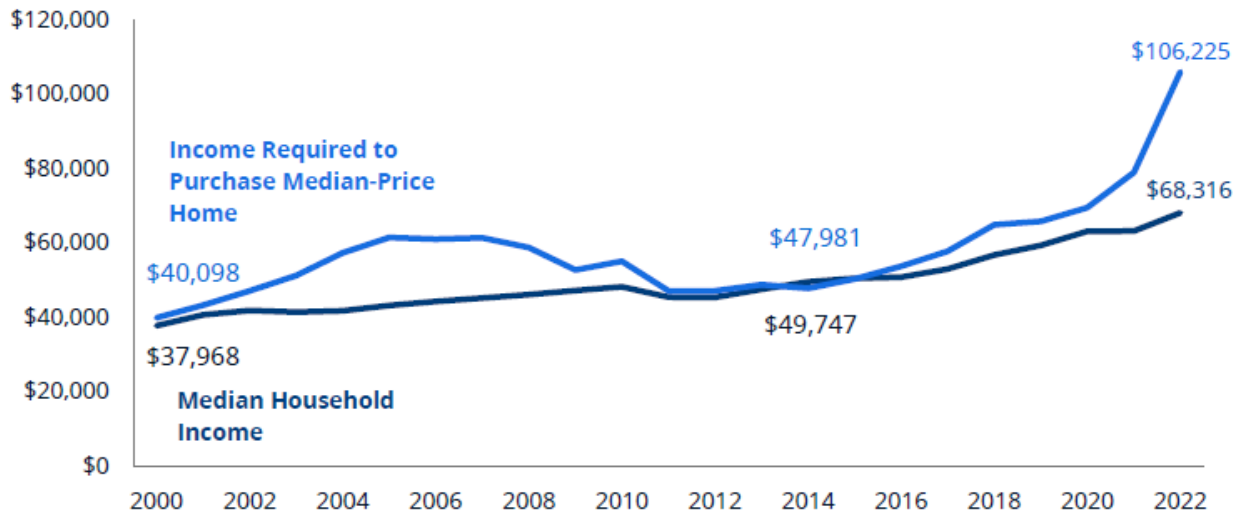


Source: TRAC New Proceedings Filed in Immigration Court; Notice to Appear Deportation Cases 2001 - 2023

Lastly, the pressure on housing affordability caused by the historic underproduction of units and the recent influx of new residents has created a spike in housing prices that has yet to subside. The 2022 Homeownership Housing Facts and Affordability Index published by Maine State Housing Authority demonstrates a 13% increase in the median single-family home price from 2021 to 2022.

This means the previous home price of \$295,000 rose to \$334,000 in just one year. This number is still dramatically higher than the HUD-established Housing Trust Fund sale price maximum of \$206,000. The graphic provided below by Maine State Housing Authority demonstrates the purchasing capacity of Maine residents compared to the median household income. This disparity is another data point indicating the need for new, affordable housing production for Maine homebuyers, not just renters.

Figure 29: Purchasing Capacity Over Time, 2000 - 2022²³



Source: *MaineHousing 2022*

Several key factors underscore the urgency of addressing this issue:

1. **Rising Housing Costs:** The escalating costs of homeownership and rental properties have placed a significant burden on low- and moderate-income households. Many families struggle to secure safe and stable housing that aligns with their financial means.
2. **Income Disparities:** Income disparities persist in our community, resulting in a widening gap between housing affordability and the financial capacity of a substantial portion of our population. This inequality threatens the social fabric of our region and hampers opportunities for economic mobility.
3. **Limited Housing Availability:** The supply of affordable housing units has not kept pace with the growing demand. This shortage has created a highly competitive housing market, leaving vulnerable populations at risk of homelessness or housing instability.
4. **Community Stability:** Access to affordable housing is integral to maintaining community stability. Affordable housing options enable individuals and families to establish roots, fostering a sense of belonging and contributing to the overall health and resilience of our neighborhoods.

5. **Employment Opportunities:** Affordable housing supports local economies by ensuring a diverse workforce can remain in the area. By addressing the housing affordability crisis, we can better attract and retain skilled workers, benefitting both employers and employees.
6. **Social Well-being:** The lack of affordable housing options adversely affects our residents' physical and mental well-being. Stable and affordable housing is a fundamental pillar of individual and family health.
7. **Reducing Homelessness:** By investing in affordable housing initiatives, we can take proactive steps to reduce homelessness and alleviate the strain on emergency shelter systems, healthcare resources, and public safety services.
8. **Health Outcomes:** A history of disinvestment and centralized poverty in communities of color has led to substandard housing quality, which in turn exacerbates racial health disparities. Neighborhoods subjected to exclusionary zoning see lower life expectancy and a higher prevalence of chronic diseases today. Quality housing leads to positive health outcomes.
9. **Community Resilience:** Access to affordable housing is vital in times of crisis, such as natural disasters or economic downturns. It ensures that our community remains resilient in the face of unexpected challenges.

In light of these pressing concerns, our commitment to creating affordable housing opportunities is not only a moral imperative but also a strategic investment in our region's long-term prosperity and well-being. Addressing the need for affordable housing is a critical step toward building a more inclusive, equitable, and sustainable community.

- i. **Efforts to identify, address, mitigate, or remove barriers to affordable housing production**

The City of Auburn has taken significant steps to address the affordable housing crisis through innovative approaches. These efforts include approving Accessory Dwelling Units in city zoning, creating new housing options and rental income opportunities for middle- and low-income residents. These initiatives have gained recognition in "The YIMBYest City in America" article published by Discourse Magazine on May 18, 2022. The city has also faced challenges related to NIMBYism, as highlighted in the Maine State Housing Authority's 2019 Analysis of Impediments to Fair Housing Choice report. These zoning changes have sparked extensive community discussions, with residents expressing both support and concerns about their impact on traditionally single-family neighborhoods. This "Zone Defense" reaction reflects the ongoing challenges identified by MSHA in their analysis of Fair Housing Choice impediments.

Specific actions the City has already taken are summarized below:

Policy Review and Reform: Auburn's 2021 Comprehensive Plan Update exemplifies a visionary approach to sustainable growth. Our goal is to expand thoughtfully from our historic city cores, fostering vibrant neighborhoods that define our identity. We are dedicated to efficiently

maximizing land usage and services, preserving neighborhood character, and ensuring resources for current and future residents. Auburn is committed to strengthening community bonds, seizing opportunities, and pursuing growth with environmental conservation as an integral part of our identity.

Streamlined Permitting Processes: Red tape has historically hindered housing production and steered investments away from our community, potentially exacerbating vehicle miles traveled and promoting housing segregation. The City of Auburn is actively addressing these challenges by streamlining our regulatory processes, making them faster, more cost-effective, and more predictable than other jurisdictions. Here are some key initiatives:

1. **Coordinated One-Stop Experience:** The city offers a seamless, one-stop experience for project development, including initial discussions, site location assistance, and incentives to overcome obstacles. Our local and State delegated permit reviews come at a fraction of the usual State fees, with an average turnaround time that is only 25% of what developers would encounter elsewhere.
2. **Form-Based Code Districts:** In designated areas and preapproved industrial or commercial subdivision lots, the city provides swift staff-level approvals for most uses, ensuring efficient site development. If a project encounters challenges, staff are committed to working alongside you to find solutions.
3. **Veteran Homeowners and Businesses:** The city has eliminated permit fees for veteran homeowners and slashed them in half for veteran-owned businesses, honoring and supporting those who have served our country.
4. **Competitive Permitting Fees:** Auburn boasts the lowest permitting fees among major cities in the State. For instance, the permit fee for a new single-family home is as low as \$25.00, making our community highly cost-competitive.
5. **Private Investor Partnerships:** Our city collaborates with private investors eager to build tailored solutions for solid tenants and industry clusters, offering more opportunities for growth.

Investors are taking notice of these efforts. External factors, such as the rise in remote work opportunities and the appeal of living in Auburn with its abundant recreational options, have driven increased demand for housing within the city and the State as a whole. Additionally, pricing and regulatory changes in other parts of the State have made these streamlined processes even more attractive and competitive in the housing market.

Inclusionary Zoning: Our 2021 Comprehensive Plan Update recognized that traditional residential zoning presented a significant challenge to fostering diverse housing options within desirable neighborhoods. Conventional zoning practices had historically segregated single-family homes from rental and condominium-style housing, often relegating rentals to commercial zones. The city sought to dismantle this practice and promote a more inclusive approach, allowing people to reside together in various housing types.

To achieve this, we drew inspiration from form-based codes and initiated substantial changes to our residential zoning regulations. These revisions now permit a broad spectrum of residential and community uses, with a density allowance of up to 16 units per acre in areas equipped with utility infrastructure and pedestrian accessibility.

Our next endeavor is to extend the reach of infrastructure to the outskirts of urban areas, creating opportunities for housing development at an efficient density. Simultaneously, we remain committed to preserving connectivity to essential amenities, high-quality recreational spaces, open areas, and community gathering points. This holistic approach ensures that our community thrives with diverse housing options while maintaining access to the essentials that enrich our residents' lives. An important mention is also to continue outreach for diversity in developers and partnerships. The intentionality of working with a developer with a wealth of knowledge in racial and ethnic inequities allows the City of Auburn to further continue to build inclusionary housing.

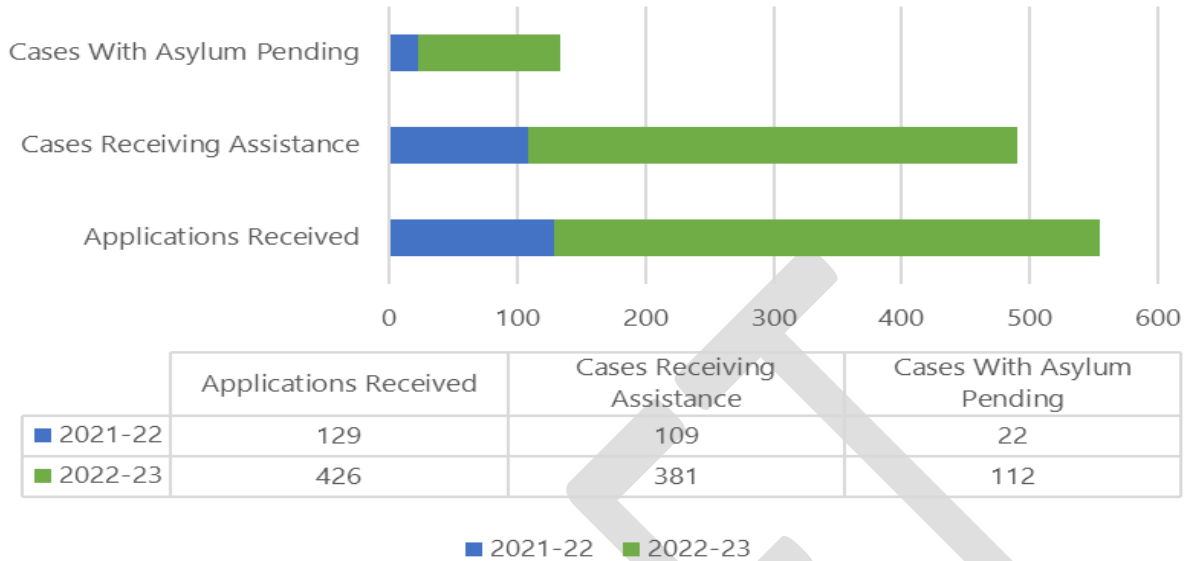
1. **Financial Incentives:** Providing financial incentives, such as tax credits, grants, or subsidies, to developers and builders who commit to constructing affordable housing units can stimulate production.
2. **Partnerships:** Collaborations between government agencies, nonprofits, and private developers can effectively pool resources and expertise to address affordability challenges.
3. **Mixed-Income Development:** Promote mixed-income housing developments that integrate affordable units within market-rate projects to avoid creating concentrated areas of poverty.
4. **Tenant Protections:** Enforce tenant protections to prevent unjust evictions and ensure renters have stable housing options.
5. **Housing Vouchers:** Expand housing voucher programs to help low-income individuals and families afford rental housing in the private market.

By implementing these strategies and considering the local context, communities can work towards removing barriers and increasing the production of affordable housing, ultimately improving housing affordability for their residents.

ii. Demand for affordable housing

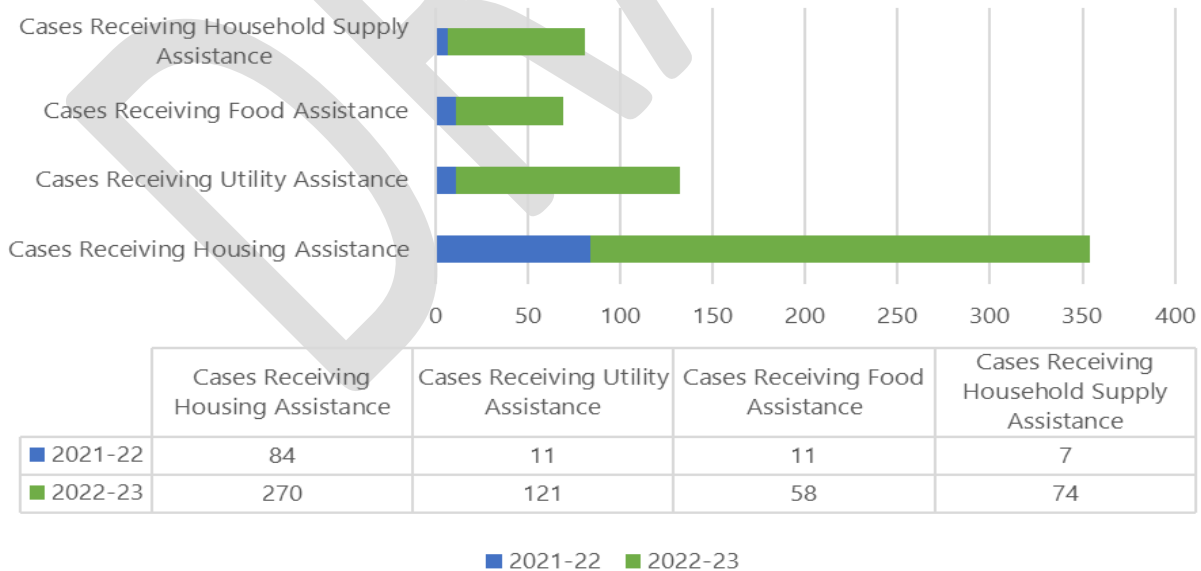
Efforts to house previously uncounted homeless populations and an influx of asylum seekers have further depleted affordable housing options. The Auburn General Assistance Office has seen a 509% increase in asylum-seeking cases, accommodating 112 cases recently. Local data from two pandemic-operated emergency shelters, the Lewiston Ramada Inn and the Lewiston Armory, reveal the catch-basin effect of homeless services in the Lewiston-Auburn MSA. These shelters housed 213 individuals, with 60% from Lewiston, 20% from Auburn, and 20% from outside the jurisdiction.

Auburn General Assistance Applications



The report also highlights the city's use of American Rescue Plan Act (ARPA) funds for the Project Support You (PSY) program. These funds provided a dedicated staff position with mental health and substance abuse expertise to co-respond directly with Auburn police and fire departments to triage care during rescue calls. In the first seven months, staff, in collaboration with Tri-County Mental Health, served 263 homeless Auburn residents.

Auburn GA Top 4 Expenses



HUD defines cost-burdened families as those paying over 30% of income for housing, while severe rent burden refers to those paying over 50%. Before COVID, 29% of Auburn residents were cost-

burdened. Current numbers are likely higher due to rising rents, although updated data is challenging to obtain.

Auburn Income Distribution by Tenancy*						
	Owners	Owners %	Renters	Renters %	Total	% of Pop
Household Income Less than 30% HAMFI	260	4.5%	1140	24.8%	1400	13.4%
Household Income 30-50% HAMFI	525	9.0%	1070	23.2%	1595	15.3%
Household Income 50-80% HAMFI	795	13.6%	1265	27.5%	2060	19.7%
Sub total under 80% HAMFI	1580	27.1%	3475	75.5%	5055	48.4%
Household Income Over 80% HAMFI	4255	72.9%	1130	24.5%	5385	51.6%
Total	5835		4605		10440	
Housing Cost Burden (as a percentage of income)*						
Cost Burden greater than 50%	540	9.3%	905	19.7%	1445	13.8%
Cost Burden 30-50%	665	11.4%	955	20.7%	1620	15.5%
Sub total Cost-Burden	1205	20.7%	1860	40.4%	3065	29.4%
Cost Burden less than 30%	4630	79.3%	2745	59.6%	7375	70.6%
Total	5835		4605		10440	
*Comprehensive Housing Affordability Strategy (CHAS) data date :2015-2019 ACS						

Fair Market Rents (FMR) for Existing Housing						
	SRO	OBR	1BR	2BR	3BR	4BR
Lewiston-Auburn MSA*	\$560	\$747	\$834	\$1,060	\$1,393	\$1,567
Auburn Housing Authority 2022 Rent Rate Survey		\$860	\$1,000	\$1,496	\$1,643	\$2,182
Delta		-\$113	-\$166	-\$436	-\$250	-\$615
*Maine State Housing Authority (MSHA) effective: 10/2/2022						

Auburn Affordable Housing Options			
	Units	% of Units	
MSHA Income-based & Rent restricted	813	17.7%	Total Renters under 80% HAMFI
AHA Housing Choice Vouchers (HCV)	400	8.7%	Total Affordable Rental Units
Sub Total of Affordable	1213	26.3%	Unmet Needs=
			2262

Based on the most recent American Community Survey, over 48% of Auburn's population falls under 80% AMI, making them eligible for rental assistance through the HOME Investment Partnership Program, as calculated by HUD's HAMFI. Of the available affordable housing options that Maine State Housing Authority & Auburn Housing Authority provided, the table above demonstrates a shortfall of 2,262 additional units.

Additionally, the average cost of Housing Choice Vouchers in Auburn has increased during the past 5 years the most (75%) among all PHAs in Maine. This rate is among the highest increases in the country, further demonstrating the gap between what households in Auburn can afford to pay and what the prevailing market rental rates are.

In a WMTW Channel 8 news special feature aired on September 18, 2023 (<https://www.wmtw.com/article/maines-housing-crisis/45087545>), reporters identified a larger state-level affordable housing crisis. This report used census data to qualify over 75% of the current renters nationwide as being cost-burdened as defined by U.S. Department of HUD thresholds. In Maine, this is reflected in the State of Maine's housing needs report. This report, published in October of 2023, finds both demand-side drivers comprised of sudden in-migration caused by COVID-19 and a declining labor force caused by aging households as key contributors to rising housing costs and reduced absorption rates.

iii. Key barriers to producing affordable, accessible housing

The WMTW report referenced above quantified that, with rising construction costs and related interest rates, the new median home price in Maine is \$334,000 (a 7.43% increase). This means a household needs an income of over \$106,000 to buy a home. With a median income of only \$66,000 per year, 72% of Mainers are now priced out of the homeownership market. These data points have again been supported by the new State of Maine Housing needs report. This report identifies multiple supply-side drivers, namely historic low housing production rates caused by increased material costs and higher costs related to the necessary capital to facilitate these developments. These findings are more extreme in communities of color.

Rising interest rates and labor costs have contributed to the widespread grinding halt of housing production. As interest rates rise, the cost of capital gets more expensive, and investors' economic incentives are decreased. Multiple housing projects within Maine have recently seen investors pull out as the private savings and bond market returns have increased and effectively surpassed the value of real estate development yields. This has caused many developers and projects to seek new and more creative capital stack compositions in order to proceed.

Additional resource restrictions on the municipal side have also contributed. As municipal budget requirements related to General Assistance, police, and first responders have increased sharply in response to the COVID-19 & homelessness crisis, there are fewer available funds and staffing capacity to invest in long-term housing solutions. This is a widespread governmental stressor in which responding to today's crisis severely limits the development of tomorrow's solutions.

D. SOUNDNESS OF APPROACH EXHIBIT

City of Auburn, Maine

DRAFT

Exhibit D: Soundness of Approach

i. Project Vision

Our project envisions the creation of a harmonious and vibrant mixed-use residential development that seamlessly integrates into the natural beauty of its surroundings. Nestled within this thriving community, residents will experience a unique blend of modern living, outdoor exploration, and environmental stewardship.

Residential Excellence: At the heart of our vision lies a diverse array of thoughtfully designed residential units, including single-family homes and apartments, catering to a variety of lifestyles and needs. These residences will provide shelter and foster a sense of belonging and community, encouraging residents to forge lasting connections with their neighbors.

Unspoiled Natural Beauty: We are committed to preserving the pristine natural environment that characterizes this locale. Our project will set aside extensive conservation land and green spaces, ensuring that the region's ecological richness remains untouched for generations to come. Residents will have the privilege of living in harmony with nature, fostering an appreciation for the environment.

Recreational Oasis: The development will feature an extensive network of walking trails carefully woven into the landscape, inviting residents to explore and connect with the great outdoors. These trails will offer serene pathways for leisurely strolls, invigorating hikes, and moments of quiet reflection. We envision a community where every resident can relish the rejuvenating power of nature right at their doorstep.

Race and Ethnic Equity: We are committed to advancing antiracist housing policy and practice that permeates housing. Following leadership by Auburn's Mayor "The YIMBYest City in America" will tackle historic, structural, and systemic drivers of inequitable outcomes.

Environmental Education Hub: A pivotal aspect of our project is the establishment of an outdoor environmental learning facility where residents and the wider community can deepen their understanding of the natural world. This center will serve as a beacon of environmental education, fostering a culture of sustainability and responsible living.

Conservation in Action: We view our project not only as a residential haven but as a testament to responsible development. Through our conservation efforts and sustainable practices, we aspire to set a standard for environmentally conscious living, inspiring similar initiatives across the region.

Our project's vision is a harmonious synthesis of modern living, environmental preservation, and community enrichment. It is our aspiration that this development will not only provide homes but also nurture a thriving, sustainable, and interconnected community where residents live in harmony with nature while enjoying the conveniences of modern life.

ii. Geographic scope

This project has a scope of impact well beyond the city of Auburn. As detailed in the WMTW data referenced above, the lack of affordable housing, especially homeownership opportunities, is a statewide issue. Additionally, the report documented over 1,000 new asylum seekers who have been housed by the city of Portland this year. Portland regularly houses General Assistance cases in Auburn, as a lack of available units in Portland. The City of Auburn General Assistance program saw a 330% increase in local need for housing assistance for those earning less than \$746 per month. Of the 426 applications received in the last 12 months, 112 were asylum-related cases, demonstrating a 509% increase in asylum seekers moving to the city.

Therefore, it is essential to consider the catch-basin effect of new housing creation. Any new housing may indeed attract residents from outside of Auburn who are seeking greater accessibility to the resources of Auburn's economic centers or employment opportunities. These new residents represent not only the wider geographic scope of this project but also a wider applicability of time. Without considering future growth capacity and the interests of the soon-to-be residents, any fixation on current or "traditional" Auburn identities, traits, or neighborhood characteristics would be a continuation of a system that historically excludes large portions of the population from the equal and equitable access to housing that the present need dictates.

iii. Key stakeholders and Engagement

In addition to the listed project partners, which already constitute a broad cross-section of government, private, and nonprofit service providers, engaging key community stakeholders is crucial for the success of your affordable housing project. Here's a list of key stakeholders and strategies for engaging them:

Local Government Officials:

Engage with city council members, mayors, and other local government officials to gain their support and keep them informed about the project's progress. Attend city council meetings and participate in public hearings on affordable housing initiatives.

Collaborate with relevant city departments, such as the planning and housing departments, to ensure alignment with city goals and regulations.

Community Residents and Neighborhood Associations:

Establish open lines of communication with residents in the project area and nearby neighborhoods.

Organize community meetings and town halls to share project updates, address concerns, and gather input from community members.

Collaborate with neighborhood associations and residents to create a sense of ownership and inclusion in the project.

3. Nonprofit Organizations and Advocacy Groups:

Partner with local nonprofits, housing advocacy groups, and civil rights organizations to leverage their expertise and resources.

Seek input and guidance from these organizations on equitable housing practices and fair housing policies.

Explore potential funding opportunities and support from these groups.

Education and Workforce Development Programs:

Collaborate with local educational institutions and workforce development programs to provide training and employment opportunities for residents.

Support initiatives that enhance residents' skills and employment prospects, ultimately promoting economic stability.

Community-Based Service Providers:

Connect with organizations providing social services, childcare, healthcare, and other essential services.

Explore partnerships to offer on-site or nearby services for project residents.

Enhance the overall quality of life for residents through these partnerships.

Public Engagement and Media:

Develop a comprehensive public engagement strategy that includes media outreach, press releases, and social media campaigns to raise awareness about the project.

Ensure accurate and positive coverage of the project's goals and progress.

Engaging these key stakeholders will help build a strong foundation of support, expertise, and collaboration, making it more likely for your affordable housing project to succeed in advancing racial equity and fair housing goals. Regular communication, transparency, and active involvement of stakeholders throughout the project's lifecycle are essential for its success.

iv. Affirmatively furthering fair housing

Affirmatively furthering fair housing and promoting racial equity in a mixed-use residential development with walking trails and conservation land can be achieved through a deliberate and thoughtful approach. Here's how this project can contribute to these important goals:

Diverse Housing Options: By offering a range of housing types, including single-family homes, duplexes for larger families, and apartments for smaller families and individuals, the project can attract a diverse population. This inclusivity is essential for affirmatively

furthering fair housing, as it ensures that people from various racial and economic backgrounds have equal access to housing options that suit their varying needs.

Accessible Amenities: The project's commitment to pedestrian infrastructure and recreational spaces, such as biking and walking trails, along with community gathering areas, creates accessible amenities for all residents. These spaces can be designed to accommodate people with different mobility needs, promoting inclusivity.

Equitable Pricing and Affordability: Implementing affordability measures, such as income-restricted units or partnerships with affordable housing organizations, can make housing within the development accessible to a broader range of income levels. This approach helps address historical disparities in housing access and affordability.

Inclusive Community Engagement: Engaging residents from diverse backgrounds in the decision-making process for the project, including design, amenities, and services, ensures that the development aligns with the needs and preferences of all community members. This participatory approach fosters a sense of ownership and equity.

Education and Awareness: Establishing an outdoor environmental learning facility within the development can serve as a platform for educational programs on environmental stewardship, sustainability, and equity. This facility can be used to raise awareness about the importance of fair housing and racial equity in the context of community development.

Anti-Discrimination Policies: Enforcing anti-discrimination policies and fair housing laws within the development, along with offering resources for reporting violations, ensures that all residents are treated equitably and without prejudice.

Cultivating a Diverse Community: By promoting diversity and inclusion in marketing and outreach efforts, the project can attract a broad spectrum of residents, contributing to a racially diverse and integrated community.

The project's commitment to providing equitable access to housing, amenities, and educational opportunities, combined with proactive measures to address historical disparities, can affirmatively further fair housing and promote racial equity within the development and the broader community. This approach sets a positive example for future developments and contributes to a more just and inclusive society.

v. **Budget and Timeline**

The expected budget expenses and sources are detailed within the attached HUD 424-CBW. As stated previously, the primary use of PRO Housing grant funds would be to install the essential roads and utilities for the construction of an entirely new neighborhood. These funds are critical to the timely completion of these vital housing units. Traditional city funding or Tax Increment financing models rely heavily on the ability of developers to fund these public utilities upfront. This is not only more challenging in an expensive construction market but is prohibitive to new developers, specifically women and minority-

owned businesses that do not possess the capital or credit required to fund the entirety of a project this size.

Financial contributions include but are not limited to the property value of the city-owned real estate, the future Tax Increment Financing project costs to cover ongoing childcare and other community services, as well as private capital contributions from the developer and Androscoggin bank for the development and the permanent financing options for the homeowners.

Detailed Description of Budget				
Analysis of Total Estimated Costs			Estimated Cost	Percent of Total
1	Personnel (Direct Labor)		\$439,400	1.0%
2	Fringe Benefits		\$290,004	0.6%
3	Travel		\$0	0.0%
4	Equipment		\$0	0.0%
5	Supplies and Materials		\$0	0.0%
6	Consultants		\$0	0.0%
7	Contracts and Sub-Grantees		\$3,400,000	7.4%
8	Construction		\$42,008,000	91.0%
9	Other Direct Costs		\$0	0.0%
10	Indirect Costs		\$0	0.0%
	Total:		\$46,137,404	100.0%
		Federal Share:	\$9,500,000	
Match (Expressed as a percentage of the Federal Share):			79.4%	

Detailed Sources of Funds				
			Estimated Contribution	Percent of Total
1	HUD Share		\$9,500,000	20.6%
2	Applicant Match		\$4,129,404	9.0%
3	Other HUD Funds		\$0	0.0%
4	Other Federal Share		\$0	0.0%
5	State Share		\$3,300,000	7.2%
6	Local/Tribal Share		\$0	0.0%

7	Other Private Financing	\$13,940,800	30.2%
8	Program Income	\$15,267,200	33.1%
	Total:	\$46,137,404	100.0%

Timeline:

1. Pre-Development Phase (6-12 months):

- Land surveying and due diligence
- Architectural and engineering planning
- Permitting and approvals
- Securing financing

2. Infrastructure Construction Phase (12-24 months):

- Site preparation and infrastructure development
- Site clearing and layout
- Installation of public right of ways and installation of utilities

3. Residential Construction and Lease-Up Phase (12-36 months):

- Construction of phased multi-unit and residential construction
- Marketing and advertising efforts
- Application intake and processing
- Lease-up and occupancy

4. Ongoing Operations and Resident Services (36+ months):

- Property management and maintenance
- Resident services and community programs
- Regular monitoring and evaluation

5. Compliance and Reporting (20 years):

- Ongoing fair housing compliance monitoring
- Regular reporting to funders and stakeholders

E. CAPACITY EXHIBIT

City of Auburn, Maine

DRAFT

Exhibit E: Capacity

i. City and Partner Capacity & Staffing Plan

City Staff:

The project will be overseen by the City of Auburn's Business & Community development Director and their designated staff. This grant will be managed directly by the Deputy Director of Business & Community Development and well as the Financial Compliance Manager, both of which have experience managing HUD entitlement funds. Additional support will be provided by the Directors of Transportation Systems, Capital Investment, Planning & Permitting as well as their required staff to complete extra technical assistance to the developer during the design, approval, and construction process. City staff capacity and a staffing plan are essential components of successfully managing and overseeing this housing project. As demonstrated within the included 424-CBW, key city staff are included in this project and will be covered by existing city and entitlement funding for the duration of the construction and monitoring period.

Homes For All, LLC:

Fatuma Hussein, an Auburn resident with a strong history in addressing housing disparities by providing translation and social services. Fatuma has played a pivotal role at the Immigrant Resource Center of Maine, offering culturally and linguistically sensitive support to refugee and immigrant communities in Maine. Fatuma founded Homes For All, LLC and employs an advisory council of experienced housing developers with backgrounds in non-profit as well as for-profit housing development.

Advisory Team:

- **Dana Totman** – Affordable Housing & non-profit leader with 40+ years' experience addressing community challenges around housing. Previous roles include:
 - President & CEO of Avesta Housing 2000-2022
 - Deputy Director of Maine State Housing Authority 1994-2000
- **Kevin Bunker** – Specialization in housing development financing, permitting & project Management. Previous roles include:
 - Principal of Developers Collaborative 2007-2023
- **Genesis Community Loan Fund** - Agency providing Technical Assistance to Maine communities including municipalities, community groups, private developers, and cultural organizations that have an interest in creating affordable housing.

YMCA of Auburn-Lewiston

The YMCA of Auburn-Lewiston will open, staff, furnish, and operate at its own cost a full-service Early Childhood Education Center at the proposed housing community center. Priority will be given to residents in the proposed Winter Oaks Housing Development. Licensing, staff training, and initial start-up costs are expected to be between \$40,000 and \$60,000. The YMCA of Auburn-Lewiston will provide these funds as an in-kind donation to the project.

Androscoggin Land Trust (ALT)

ALT will establish and maintain a stewardship endowment fund, akin to those set up for other parcels. This fund will allow them to allocate a yearly percentage towards essential stewardship costs. They will also mobilize a dedicated network of volunteers to assist with maintenance, programming, and stewardship efforts for the Winter Oaks Parcel.

Androscoggin County Emergency Management Agency (EMA)

The Androscoggin EMA staff will provide technical assistance and training relating to the establishment and operational procedures of an emergency shelter at Winter Oaks. The Androscoggin County Emergency Management Agency supports the Winter Oaks Housing Development project recognizing its inclusion of an emergency disaster shelter with backup power generation will serve the White Oaks community and benefit the vulnerable population south of the Little Androscoggin River, enhancing community resiliency and build response and recovery capabilities for the City of Auburn.

Community Concepts Inc. (CCI)

Community Concepts Inc., and their subsidiary Community Concepts Finance Corporation, provides homebuyer educational services and home loans through our dedicated homeownership center. These programs, as well as the broader social services program which CCI provides as the predominant Community Action Program within the region, are available to residents of the proposed Winter Oaks community.

F. LEVERAGE EXHIBIT

City of Auburn, Maine

DRAFT

Exhibit F: Leverage

i. Leveraged funding & Non-Financial Contributions

City Funding Sources:

The City of Auburn has committed both City funded staff time as well as HUD CDBG & HOME entitlement funds as leveraged funding as evidenced within the HUD 424-CBW to advance this project. Additional city funds for the continuation of operational subsidies come in the form of Tax Increment Finance (TIF) project costs.

Developer Funding Sources:

The developer has secured private financing lines to facilitate the initial construction expenses. Developer contribution comes in the form of program income from the sale of single-family residents & duplexes to income qualifying buyers. This funding is possible due to funding pledges by Androscoggin Savings Bank to provide culturally appropriate mortgage products to qualified buyers.

Additional developer funding resources, as evidenced by the support letter from Maine State Housing Authority, include state funded Low Income Tax Credit & Affordable Homeownership Development programs.

Child-Care Funding Sources:

The YMCA of Auburn-Lewiston has pledged up to \$60,000 in licensing, staff training and initial start-up costs to provide subsidized childcare on-site to income qualifying residents.

G. LONG-TERM EFFECT EXHIBIT

City of Auburn, Maine

DRAFT

Exhibit G: Long-Term Effect

i. Permanent, Long-Term & Outcomes

The long-term effects and outcomes of such a project are multifaceted, encompassing social, economic, environmental, and equity-related dimensions. By prioritizing diversity, inclusion, and sustainability, this development can create a thriving, equitable, and interconnected community that benefits residents and sets a positive example for future endeavors in the region. These positive impacts include, but are not limited to:

Diverse and Inclusive Community: Over time, the project can foster a diverse and inclusive community where residents from various racial, ethnic, and economic backgrounds live together harmoniously. This diversity enriches the social fabric of the community, promotes cross-cultural understanding, and reduces the risk of segregation.

Reduced Housing Disparities: The project can reduce housing disparities based on income and race by providing a range of housing options and affordability measures. Over the long term, this can help address historical inequalities in housing access and affordability.

Enhanced Quality of Life: Access to public art, walking trails, conservation land, and recreational spaces within the development can improve residents' quality of life. Over time, access to these amenities can lead to healthier, more active, and happier residents.

Education and Awareness: The outdoor environmental learning facility can serve as a hub for environmental education and equity awareness. Over time, this can lead to a more environmentally conscious and socially responsible community.

Positive Economic Impact: A thriving mixed-use development can have a positive economic impact on the surrounding area. As the development attracts residents and businesses, it can stimulate economic growth, create job opportunities, and increase property values.

Strong Community Connections: Over time, the project can facilitate strong community connections and social cohesion. Residents may become actively engaged in local initiatives, leading to a more resilient and empowered community.

Equitable Access to Opportunities: The project's commitment to fair housing and racial equity ensures that all residents have equitable access to opportunities, including education, employment, and recreation, ultimately contributing to improved social mobility and community well-being.

Model for Future Projects: The success of this project in affirmatively furthering fair housing and racial equity can serve as a model for future developments in the region. Other developers and communities may seek to replicate the project's inclusive approach.



ORDER 141-10232023

City Council Order

IN CITY COUNCIL

ORDERED, that the City Council hereby directs the city manager to execute all documents necessary to apply for the Pathways to Removing Obstacles to Housing grant as released by the U.S. Department of Housing & Urban Development.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager