

Minutes

Auburn Housing Needs Assessment		March 21, 2024
Present: Ned Claxton, Michael Dixon, Matt Duvall, Chris Eugley, Kathryn Manson, Celia McGuckian, Rick Whiting		
Topic	Discussion	Next Step(s)
Review of Minutes	Corrections and recommendations were made and added	
Data updates	<p>Ned reviewed the data from the State Economist and the methodology for getting to town-specific data. With some qualifications, their calculations suggest the following Auburn population growth:</p> <ul style="list-style-type: none"> • 2020 – 2025: 575 • 2025 – 2030: 899 • 2030 – 2035: 737 • 2035 – 2040: 572 <p>Rick updated the cmte on the proposal from HR&A. We reviewed the range of data sources they use, the 6-month timeframe for that work, once it is approved and funded. The cmte felt that the scope of their proposal and the data they have access to made that a good option for the city to pursue.</p> <p>Based on that assessment, the cmte members felt that they had raised some good questions but didn't have much more to contribute to the Auburn housing needs assessment process.</p>	
Recommendations		<ul style="list-style-type: none"> • Defer any further cmte meetings until the HR&A proposal had been vetted by the Auburn leadership, reassessing our role at that time • Auburn should establish a standing committee on Housing
Related considerations	We reviewed the multiple related issues raised and captured below. Some language changes were recommended.	See Needs Identified and Possible Considerations below.
Next meetings		Deferred
Terms to be clearly defined:	<ul style="list-style-type: none"> • Vouchers • FHA funding 	<ul style="list-style-type: none"> • Senior housing • Subsidized
<ul style="list-style-type: none"> • Affordable 		

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<ul style="list-style-type: none"> • Area median income • AVCOG • Attainable • Accessible • Section 8 	<ul style="list-style-type: none"> • HUD 202 program • VHA funding • Rural Development funds • Workforce housing 	<ul style="list-style-type: none"> • LD 2003 • CDBG • H.O.M.E. • Fed & State funding streams
<p>Needs identified so far:</p> <ul style="list-style-type: none"> • Larger apartments – more than 2 or 3 bedrooms, for larger families coming to town • Smaller housing units available to seniors wishing to sell homes and down-size. Too many are ‘house rich and cash poor’ with limited options for a smaller home • Rental housing - entrée and middle-income level, especially. Market rate rentals are much more common than they were but many in the 80 – 120% of area median income earners struggle to find and afford rental housing. • Auburn Housing Committee – given the long-term need (the 217 homes added in 2023 was the best of the last 4 years), there should be an Auburn standing committee working to facility growth in that number. <ul style="list-style-type: none"> ○ <i>M Duvall, C Eugley, K Manson, and C McGuckian</i> expressed interest in finding out more about such a committee, were it to be constituted • The Housing Cmte and Homeless Cmte need to work closely together <p>Possible Considerations:</p> <ul style="list-style-type: none"> • Mobile and manufactured homes – are there barriers in Auburn? • What city property might be available for affordable housing development? • Landlord registry – should Auburn have 1? Kathryn offered to explore Portland experience • Are there opportunities to encourage “co-housing”? • Is there a future for Co-op housing in Auburn? • Re: housing safety – is there more that can be done to address lead exposure? • What are the condo options in Auburn? Are there barriers? • How has Androscoggin Bank structured some of its loans to be compliant with religious constraints? • Is there an opportunity to collaborate with Lewiston in this work? • What can be done to provide easy access to small scale rehab/repair to increase housing? To make housing more stable for those who are vulnerable to being un-housed • What lead to the rejection of affordable housing effort in 2 communities? • The impact of current zoning restrictions 		