

AUBURN CONSORTIUM  
2015-2019 CONSOLIDATED PLAN  
2015 ANNUAL ACTION PLAN



Fair Housing Poster

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

## Executive Summary

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

#### 1. Introduction

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

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

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

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

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

While \$1 million may seem a lot of money, it goes quickly when spent on construction projects, such as housing and roads and sidewalks. For this reason, the strategic plan identifies supporting activities that the City Council in Auburn could take in the coming five years to complement and leverage CDBG

spending. The leverage need not be money; city code and policy changes can also have a beneficial impact on housing conditions in Auburn.

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

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

1. The high priority goals are to:

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

2. The low priority goal is:

- A. Support Fair Housing

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

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

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

## **3. Evaluation of past performance**

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

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

**Table 1 - Goal: Quality Affordable Housing/Auburn**

**Goal: Quality Affordable Housing/Auburn**

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

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

**Table 2 - Goal: Quality Affordable Housing/Lewiston**

**Goal: Quality Affordable Housing/Lewiston**

Conclusion: The emphasis on Lewiston’s productivity has been primarily in the development of rental housing. Other objectives are somewhat behind. Recently the Cities of Auburn and Lewiston signed an amendment to the Consortium Agreement that transfers responsibility to work on the Homebuyer and

Homeowner Rehabilitation Programs from Lewiston to Auburn. This change should increase capacity to undertake HOME projects in Lewiston.

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

**Table 3 - Goal: Attractive Neighborhoods/Auburn**

**Goal: Attractive Neighborhoods/Auburn**

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

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

**Table 4 - Goal: Economic Opportunity/Auburn**

**Goal: Economic Opportunity/Auburn**

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

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

**Table 5 - Goal: High Quality of Life/Auburn**

**Goal: High Quality of Life/Auburn**

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

**4. Summary of citizen participation process and consultation process**

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

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

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

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

## **5. Summary of public comments**

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

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

none

## **7. Summary**

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

## The Process

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

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

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

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

**Table 6 – Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

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

### **1. Introduction**

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

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

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

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

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

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

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

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

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

**Table 7 – Agencies, groups, organizations who participated**

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

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

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

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

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

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

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

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

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

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

**Table 8 – Other local / regional / federal planning efforts**

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

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

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

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

**Narrative**

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

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

**Citizen Participation Outreach**

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

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



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

**Table 9 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

HUD has identified four housing problems facing low income households:

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

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

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

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

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

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

### Summary of Housing Needs

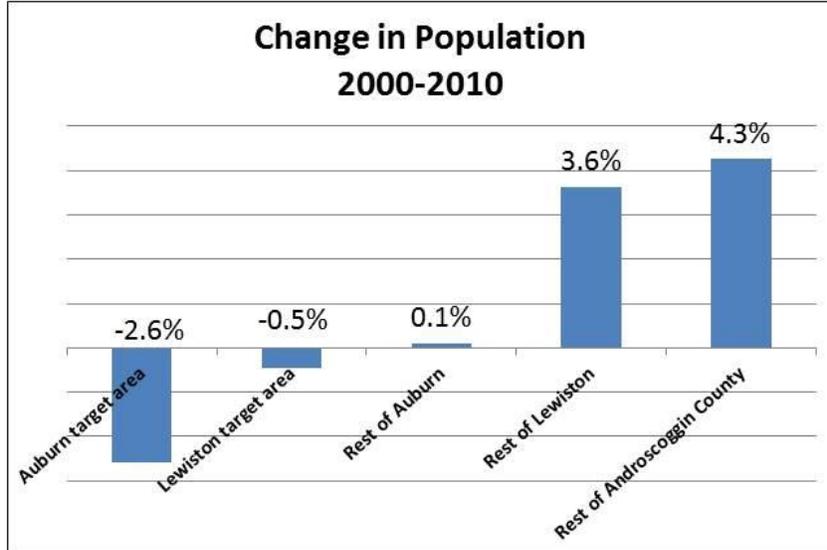
Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	58,893	59,963	2%
Households	25,085	25,188	0%
Median Income	\$0.00	\$0.00	

**Table 10 - Housing Needs Assessment Demographics**

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

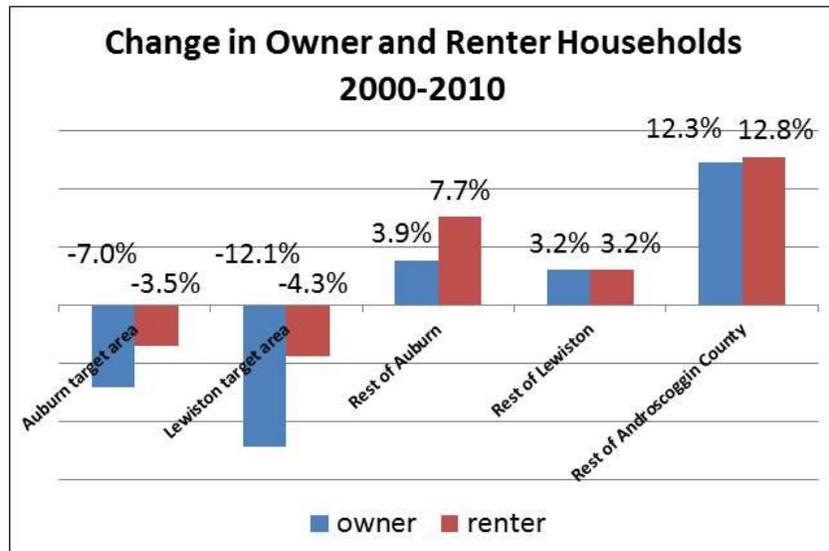
From 2000-2010, the Auburn and Lewiston target areas lost population while the remainder of the cities and Androscoggin County saw their populations increase.

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



Source: US Census 2000 and 2010

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



Source: US Census 2000 and 2010

### Number of Households Table

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

\* the highest income category for these family types is >80% HAMFI

Table 11 - Total Households Table

Data Source: 2006-2010 CHAS

## Housing Needs Summary Tables

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

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

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

**Table 12 – Housing Problems Table**

Data 2006-2010 CHAS

Source:

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

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

**Table 13 – Housing Problems 2**

Data 2006-2010 CHAS

Source:

3. Cost Burden > 30%

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

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

**Table 14 – Cost Burden > 30%**

Data 2006-2010 CHAS  
Source:

#### 4. Cost Burden > 50%

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

**Table 15 – Cost Burden > 50%**

Data 2006-2010 CHAS  
Source:

#### 5. Crowding (More than one person per room)

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

**Table 16 – Crowding Information - 1/2**

Data 2006-2010 CHAS  
Source:

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

**Table 17 – Crowding Information – 2/2**

Data Source  
Comments:

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

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

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

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

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

**What are the most common housing problems?**

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

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

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

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

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

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

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

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

Sometimes a life crisis among the poor results in homelessness.

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

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

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

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

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

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

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

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

**Discussion**

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

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

### Introduction

HUD has identified four housing problems facing low income households:

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

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

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

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

### 0%-30% of Area Median Income

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

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

**Table 18 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

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

### 30%-50% of Area Median Income

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

**Table 19 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

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

### 50%-80% of Area Median Income

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

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

**Table 20 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

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

### 80%-100% of Area Median Income

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

**Table 21 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

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

### Discussion

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

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

### Introduction

HUD has identified four housing problems facing low income households:

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

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

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

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

### 0%-30% of Area Median Income

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

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

**Table 22 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

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

**Table 23 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

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

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

**Table 24 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

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

### 80%-100% of Area Median Income

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

**Table 25 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

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

### Discussion

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

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

### Introduction

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

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

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

### Housing Cost Burden

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

**Table 26 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

### Discussion

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

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

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

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

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

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

### Introduction

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

### Totals in Use

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

Table 27 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

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

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

**Table 28 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	4	0	4	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 29 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	3	0	3	0	0	0
Not Hispanic	0	0	173	576	1	574	0	0	0

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

**Table 30 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

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

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

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

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

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

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

**Discussion**

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

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

### **Introduction:**

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

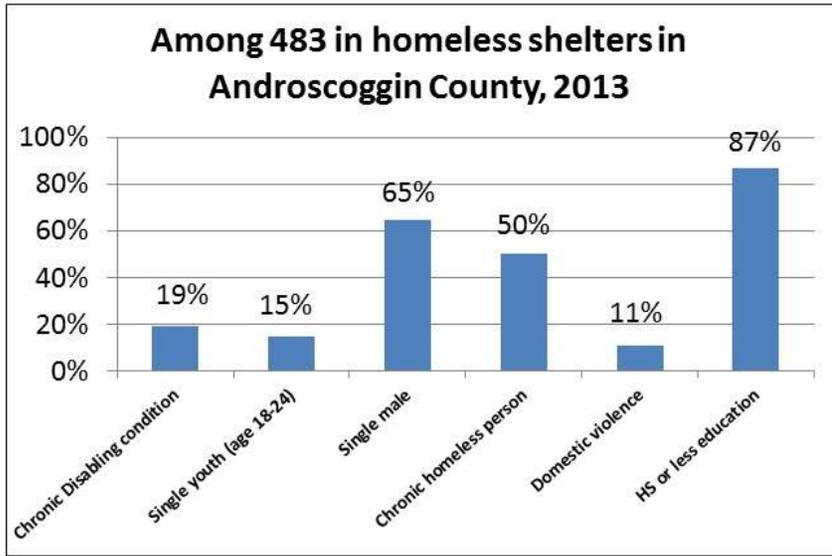
The plan goes on to describe a need that goes beyond housing. “The homelessness problem in Lewiston and Auburn is not, in the first place, primarily a problem of a lack of housing. Compared to other communities in Maine, there are more rents available at lower costs here. Instead, homelessness is a problem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

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

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

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

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



Source: Maine State Housing Authority

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

**Nature and Extent of Homelessness: (Optional)**

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

Data Source  
Comments:

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

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

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

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

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

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

**Discussion:**

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

### **Introduction**

**Describe the characteristics of special needs populations in your community:**

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

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

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

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

*Source: US Census 2009-2013 ACS*

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

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

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

### **Discussion:**

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

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

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

### **Describe the jurisdiction's need for Public Facilities:**

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Improvements:**

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

### **How were these needs determined?**

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

### **Describe the jurisdiction's need for Public Services:**

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

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

Providers also identified challenges for specific groups.

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

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

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

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

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

#### **How were these needs determined?**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

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

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

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

**MA-10 Housing Market Analysis: Number of Housing Units - 91.410,  
91.210(a)&(b)(2)**

**Introduction**

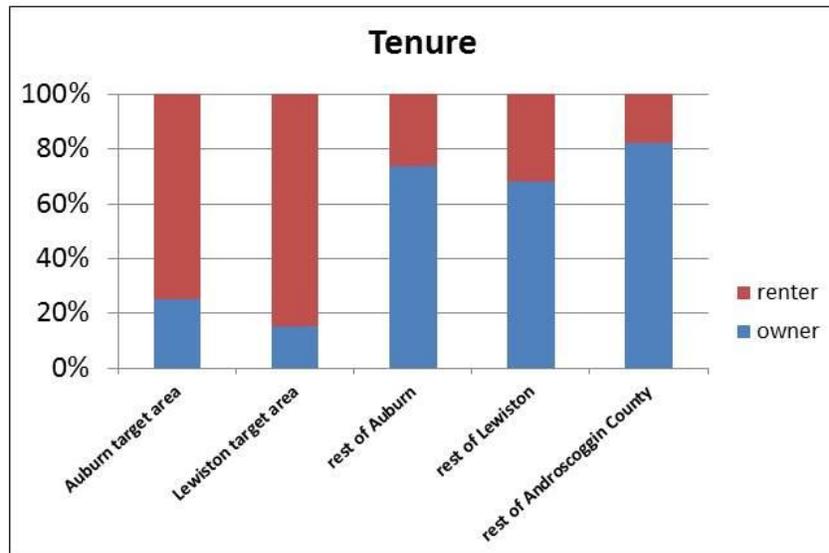
**All residential properties by number of units**

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

**Table 31 – Residential Properties by Unit Number**

Data Source: 2006-2010 ACS

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



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

### Unit Size by Tenure

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

Table 32 – Unit Size by Tenure

Data Source: 2006-2010 ACS

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

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

Disabled Units: 57 Auburn, 91 Lewiston

Family Units: 218 Auburn, 1,111 Lewiston

Housing Choice Vouchers: 543 Auburn, 983 Lewiston

Senior Units: 473 Auburn, 659 Lewiston

Special Needs Units: 51 Auburn, 74 Lewiston

Toal: 1,342 Auburn, 2,918 Lewiston

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

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

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

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

**Describe the need for specific types of housing:**

**Discussion**

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

## Introduction

### Cost of Housing

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

Table 33 – Cost of Housing

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

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

Table 34 - Rent Paid

Data Source: 2006-2010 ACS

### Housing Affordability

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

Table 35 – Housing Affordability

Data Source: 2006-2010 CHAS

### Monthly Rent

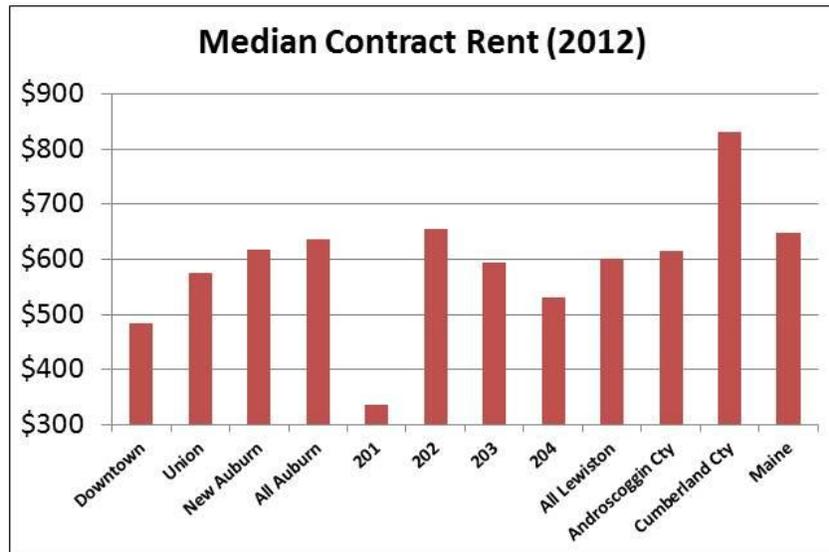
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	534	632	826	1,041	1,105
High HOME Rent	534	632	822	940	1,029

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

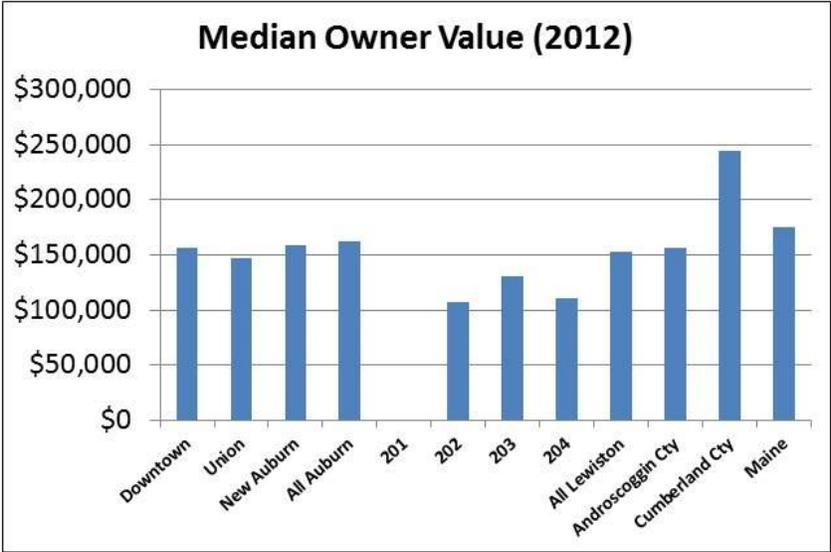
**Table 36 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

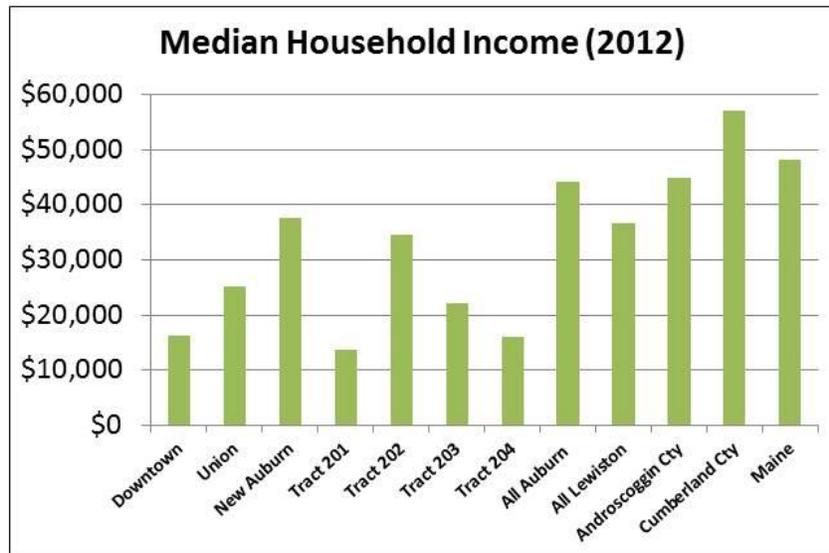


Source: US Census 2008-2012 ACS 5-year Estimates



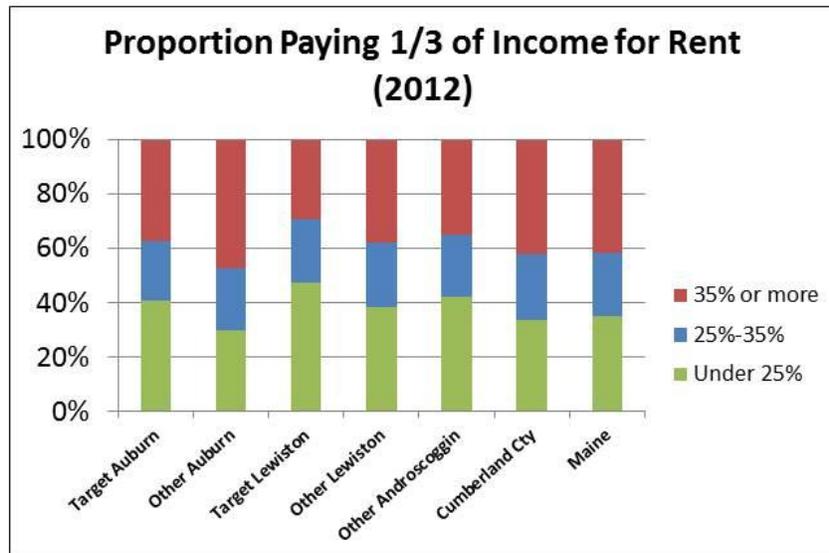
Source: US Census 2008-2012 ACS 5-year Estimates

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



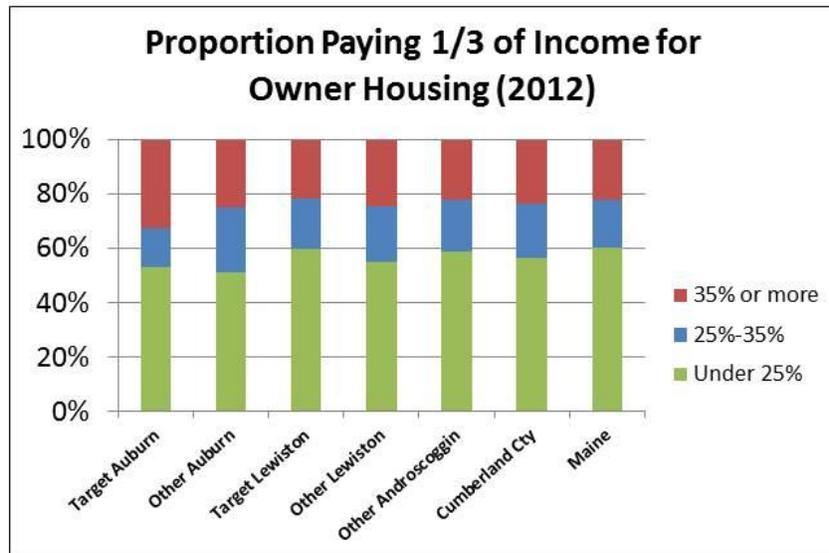
Source: US Census 2008-2012 ACS 5-year Estimates

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



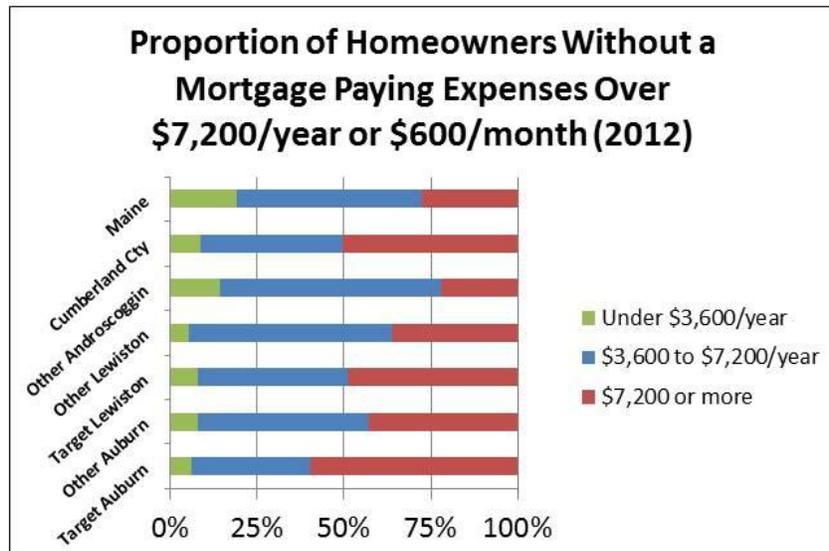
Source: US Census 2008-2012 ACS 5-year Estimates

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



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

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



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

**Is there sufficient housing for households at all income levels?**

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

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

**Discussion**

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

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

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

### **Introduction**

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

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

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

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

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

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

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

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

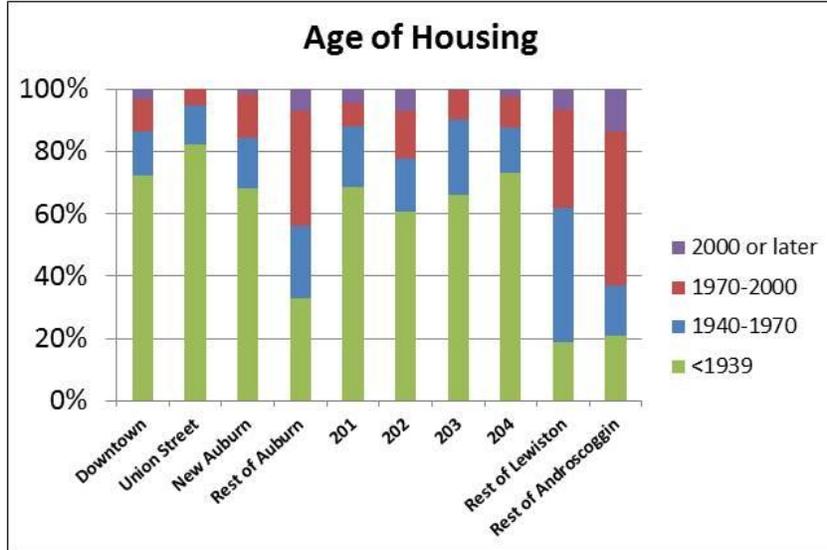
Demolished: Properties that were vacant and/or abandoned were condemned as unfit for habitation and/or considered a dangerous structure. The City Council formerly condemns the buildings through a public hearing process and orders their demolition. If the property owner does not comply with the order,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

## Condition of Units

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

**Table 37 - Condition of Units**

Data Source: 2006-2010 ACS



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

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

## Lewiston Condemned/Demolished Properties

### Year Unit Built

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

Table 38 – Year Unit Built

Data Source: 2006-2010 CHAS

### Risk of Lead-Based Paint Hazard

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

Table 39 – Risk of Lead-Based Paint

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

## Vacant Units

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

Table 40 - Vacant Units

**Alternate Data Source Name:**

City of Auburn, Code Enforcement Vacant Buildings

**Data Source Comments:**

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

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

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

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

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

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

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

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

enforcement, outreach and blood testing.

## **Discussion**

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

### Introduction

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

### Totals Number of Units

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

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

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

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

#### Auburn Public Housing Developments

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

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

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

## Public Housing Condition

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

Table 42 - Public Housing Condition

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

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

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

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

### Discussion:

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

### Introduction

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

### Facilities Targeted to Homeless Persons

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

**Table 43 - Facilities Targeted to Homeless Persons**

Data Source Comments:

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

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

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

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

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

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

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

### **Introduction**

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

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

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

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

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

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

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

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

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

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

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

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

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

### Introduction

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

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

Things that can be done to help change these barriers:

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

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

### Economic Development Market Analysis

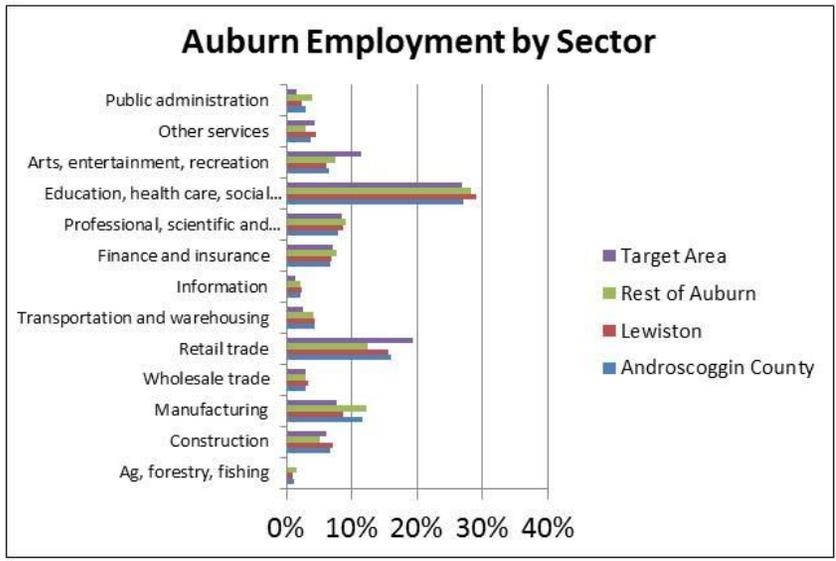
#### Business Activity

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

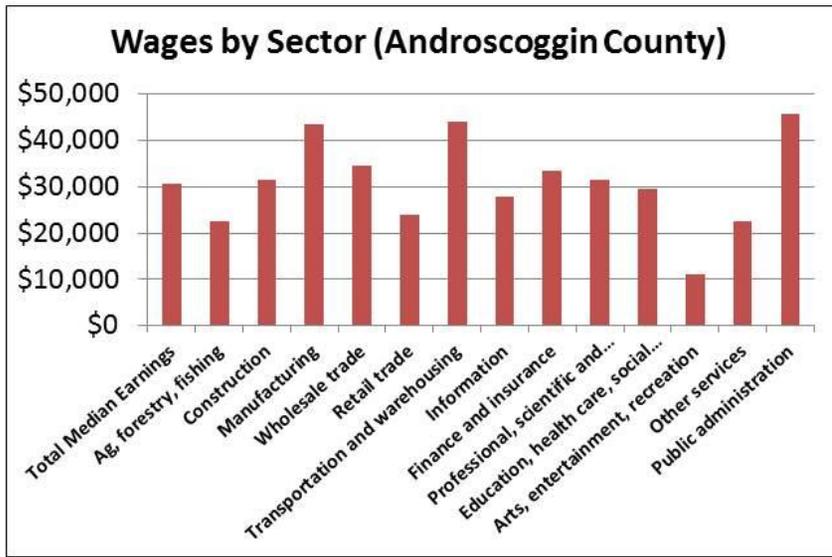
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	2,289	1,921	26	14	-12
Finance, Insurance, and Real Estate	664	696	7	5	-2
Information	154	115	2	1	-1
Manufacturing	1,233	2,259	14	17	3
Other Services	270	517	3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

**Table 44 - Business Activity**

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



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



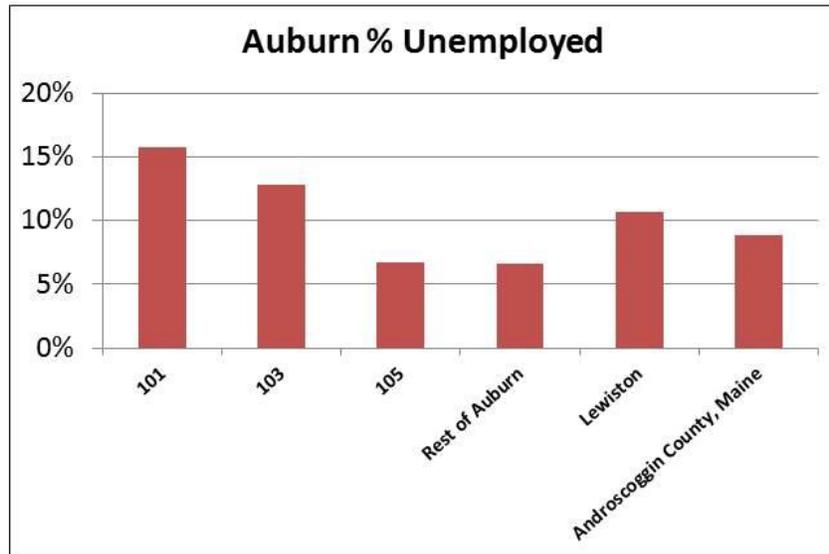
Source: US Census 2008-2012 ACS 5-year Estimates

## Labor Force

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

**Table 45 - Labor Force**

Data Source: 2006-2010 ACS



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

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

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

**Table 46 – Occupations by Sector**

Data Source: 2006-2010 ACS

### Travel Time

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

**Table 47 - Travel Time**

Data Source: 2006-2010 ACS

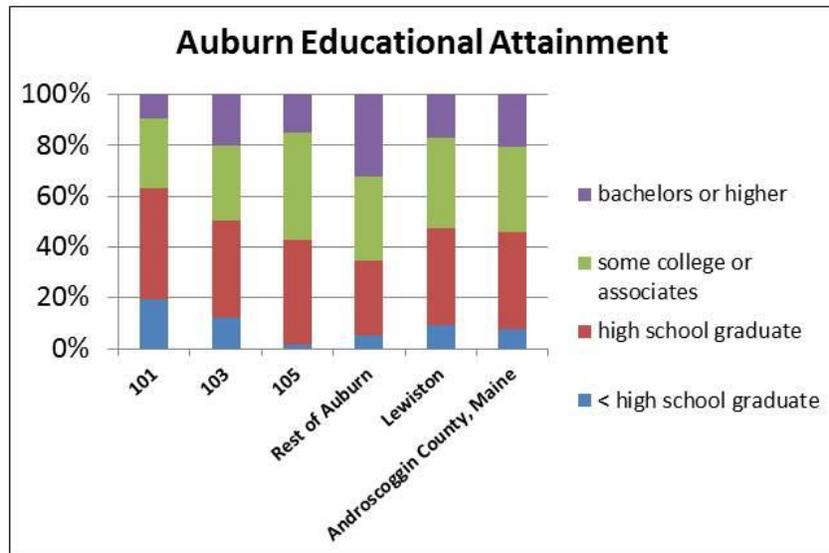
### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

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

**Table 48 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS



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

### Educational Attainment by Age

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

**Table 49 - Educational Attainment by Age**

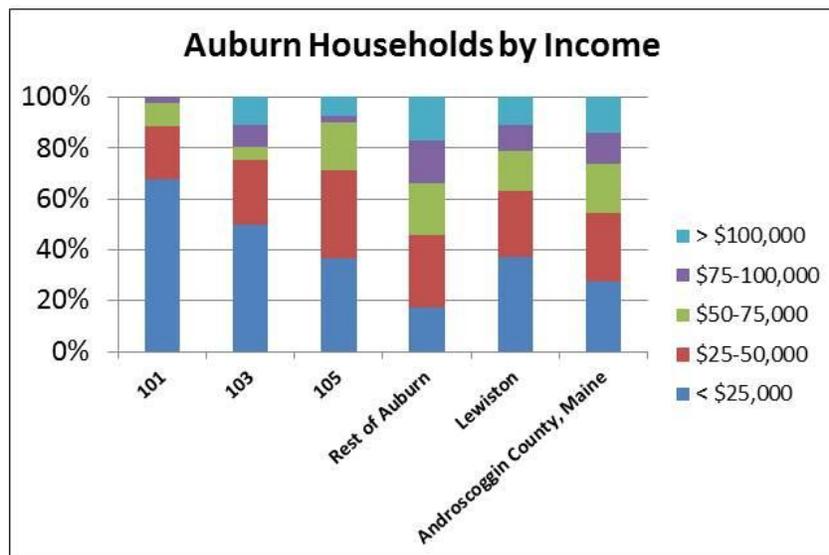
Data Source: 2006-2010 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

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

**Table 50 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS



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

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

**Describe the workforce and infrastructure needs of the business community:**

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

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

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

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

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

### **Discussion**

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

## **MA-50 Needs and Market Analysis Discussion**

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

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

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

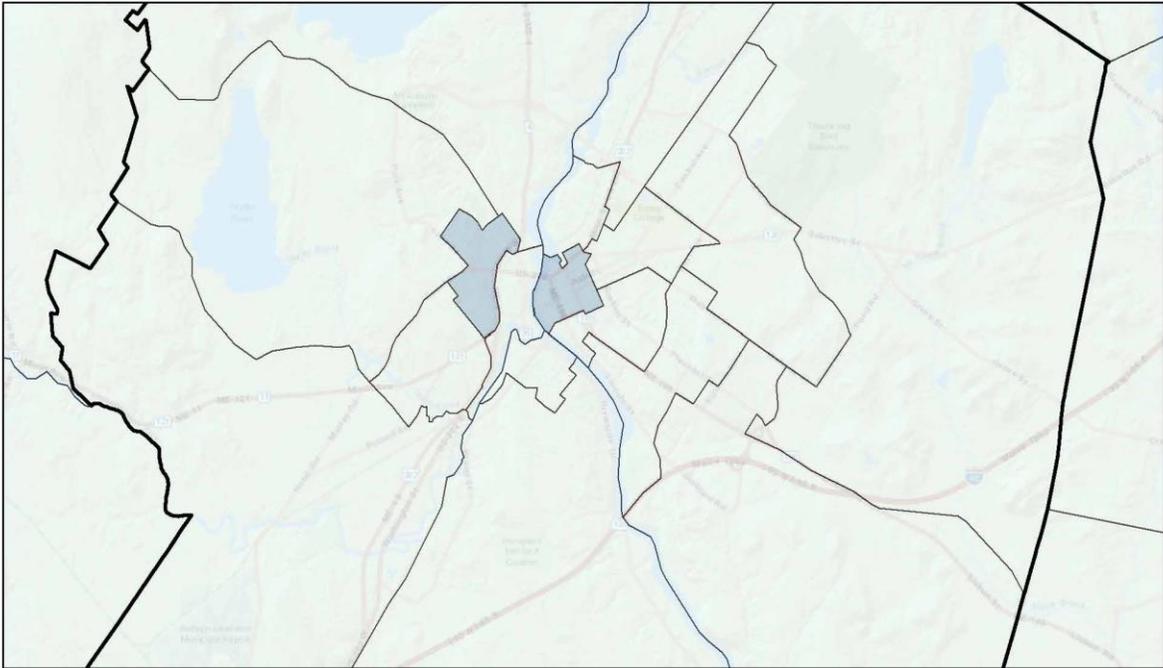
**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

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

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

CPD Maps - Black or African American alone



February 9, 2015  
 Override 1 BlackAfricanAmericanAlone 6.85-22.6%  
**B03002EST4\_PCT**  
 <6.85%

0 0.75 1.5 3 mi  
 0 1 2 4 km  
 1:88,123  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Black or African American alone

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

#### CITY OF AUBURN

##### I. Introduction

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

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

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

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

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

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

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

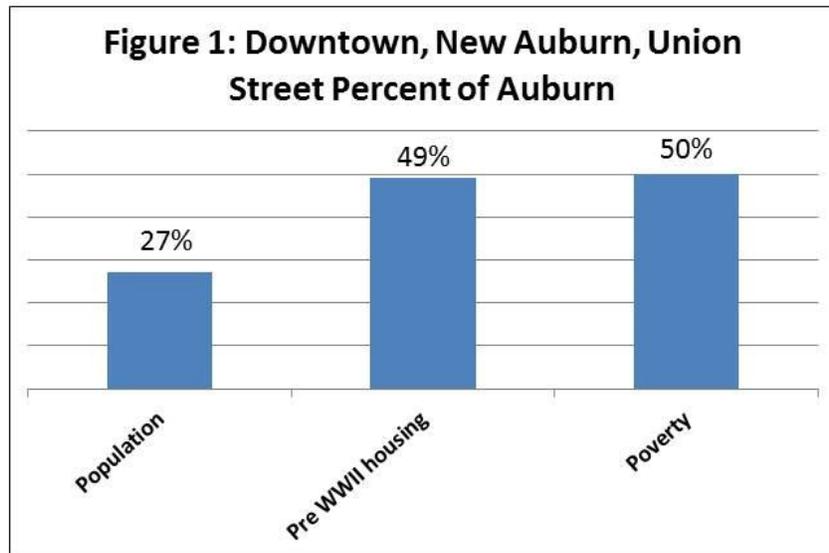
- Rick Whiting, Auburn Housing Authority/Housing Investor
- Mitch Thomas, Franco Center - Arts/Culture
- Larry Pelletier, New Auburn
- Belinda Gerry, New Auburn
- Lisa Aube Cote, New Auburn/Landlord
- Joe Gray, New Auburn/Small business
- Doris Russell, Downtown
- Kelli Flynn Aiken, Downtown
- Judy Webber,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

## II. Target Area

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

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

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



Source: US Census

### III. Needs, Goals, Strategies, and Outputs

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

**1. The high priority goals are to:**

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

## H. Support Construction of New Affordable Housing Units

### **2. The low priority goal is to:**

#### A. Support Fair Housing

Each is described below.

### **1. High Priority Needs, Goals, and Strategies**

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

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

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

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

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

#### CDBG/HOME strategy

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

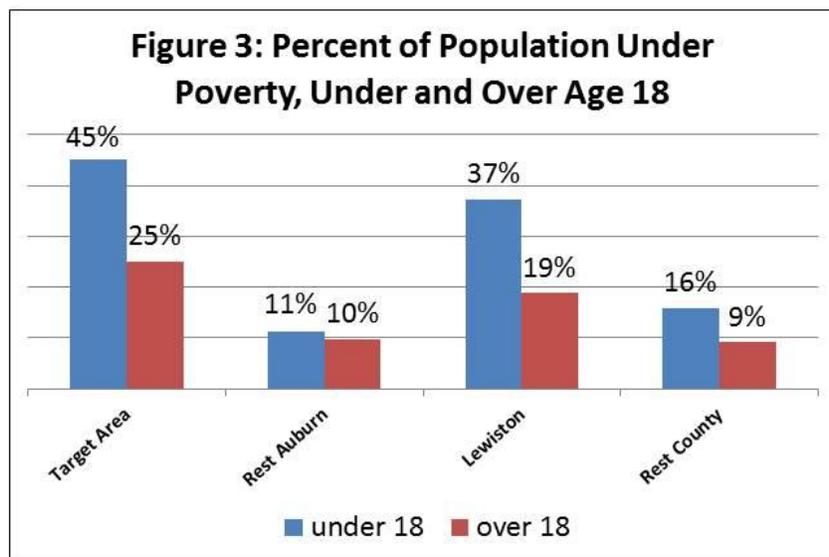
a. Expand programming for at-risk teenagers that helps them learn work skills, graduate from high school

b. Create youth apprenticeship opportunities with local businesses

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

5-year outputs

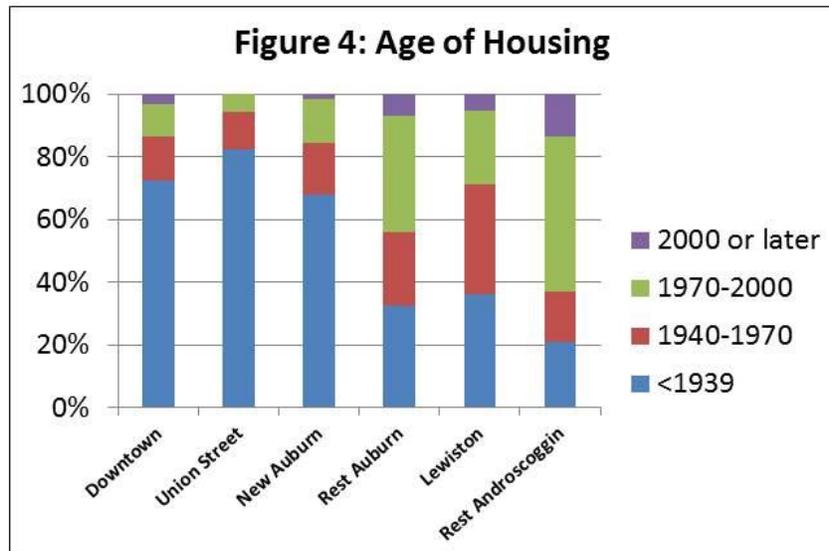
1,000 persons helped to gain work ready or job skills (CDBG)



Source: US Census

**High Priority B: Prevent Deterioration of Housing Stock**

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



Source: US Census

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

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

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

CDBG/HOME strategy

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

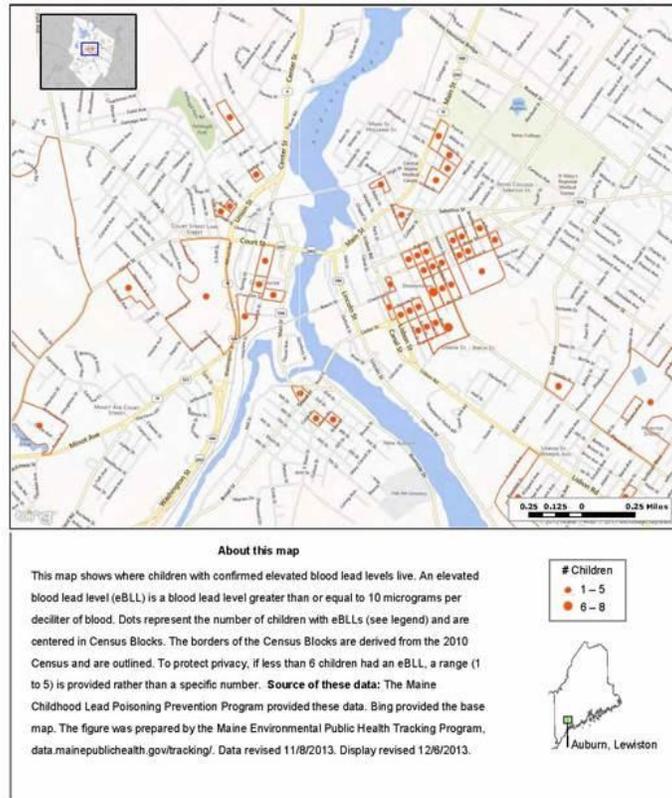
4. Financially support code enforcement activities that result in improvements to the housing stock
5. Provide financial assistance to encourage exterior, as well as health and safety improvements.

5-year outputs

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

**Figure 5: Lead Test Results**

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



Source: Maine Childhood Lead Poisoning Prevention Program

**High Priority C: Promote jobs and development**

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

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

#### CDBG/HOME Strategy

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

#### 5-year outputs

1. 20 businesses assisted (CDBG)

### **High Priority D: Make Neighborhood Streets Safer and More Walkable**

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

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

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

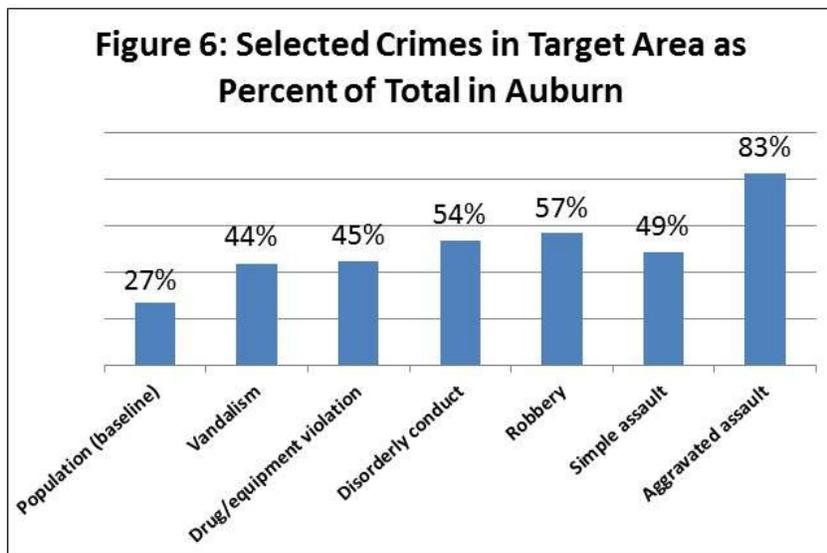
This is a need that requires more resources than CDBG money alone. For this reason, the Committee recommends a cooperative strategy:

#### CDBG/HOME Strategy

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

#### 5-year output

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



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

### High Priority E: Prevent Homelessness

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

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

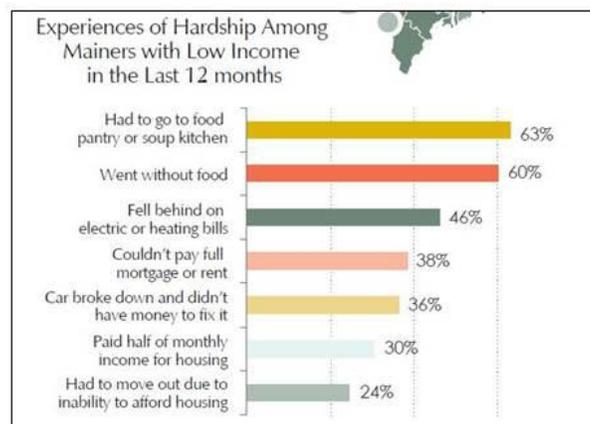
Given this reality, preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find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

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

5-year outputs

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

**Figure 7**



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

## **High Priority F: Increase Owner Occupancy**

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

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

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

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

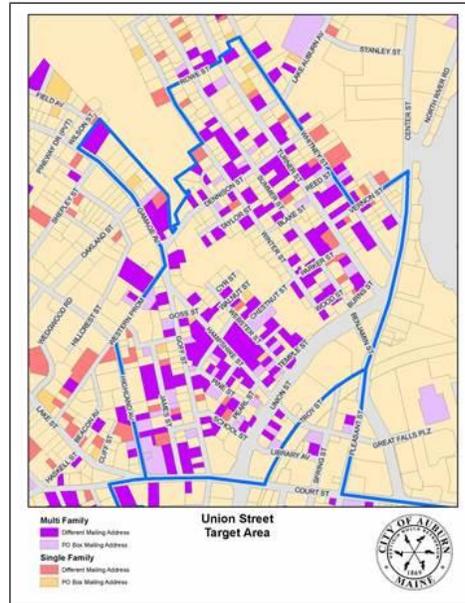
### CDBG/HOME Strategy

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

### 5-year outcomes

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

**Figure 8: Absentee Residential Ownership in Union Street Neighborhood**



Source: City of Auburn

### **High Priority G: Improve Parks and Support Community Gardens**

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

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

### CDBG Strategy

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

### 5-year outputs

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

**Figure 9: In-town Parks**



Source: City of Auburn Comprehensive Plan: 2010 Update

### **High Priority H: Support Construction of New Affordable Housing Units**

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

#### CDBG Strategy

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

#### 5-year outputs

60 new affordable rental units (HOME)

## **2. Low Priority Needs, Goals, and Strategies**

### **Low Priority A: Support Fair Housing**

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

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

#### CDBG Strategy

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

#### 5-year outputs

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

### Figure 10: Priority Strategies of Fair Housing Plan

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

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

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

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

Each is described below.

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

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

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

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

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

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

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

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

5-year Outputs: Help 17 renters become owners.

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

### Geographic Area

Table 51 - Geographic Priority Areas

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

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

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

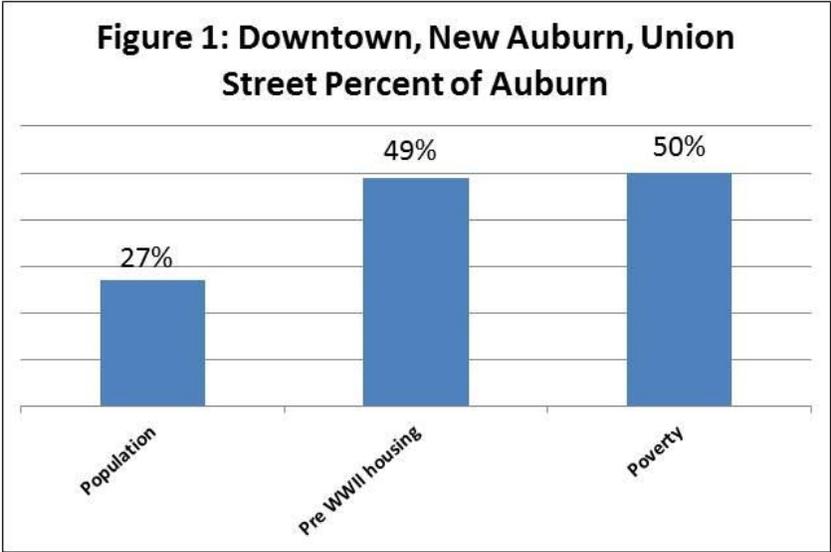
### General Allocation Priorities

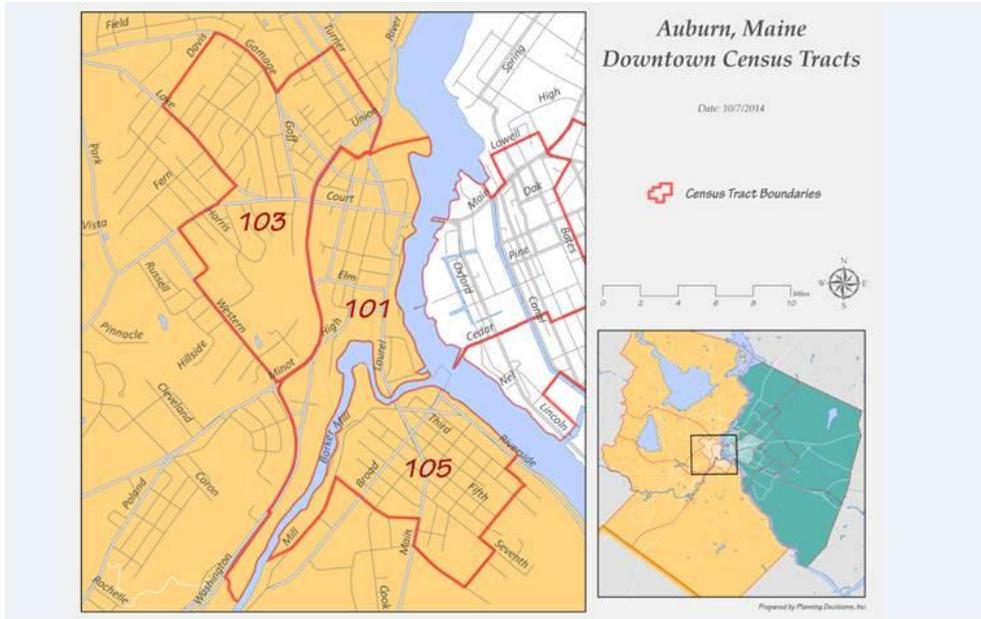
Describe the basis for allocating investments geographically within the state

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

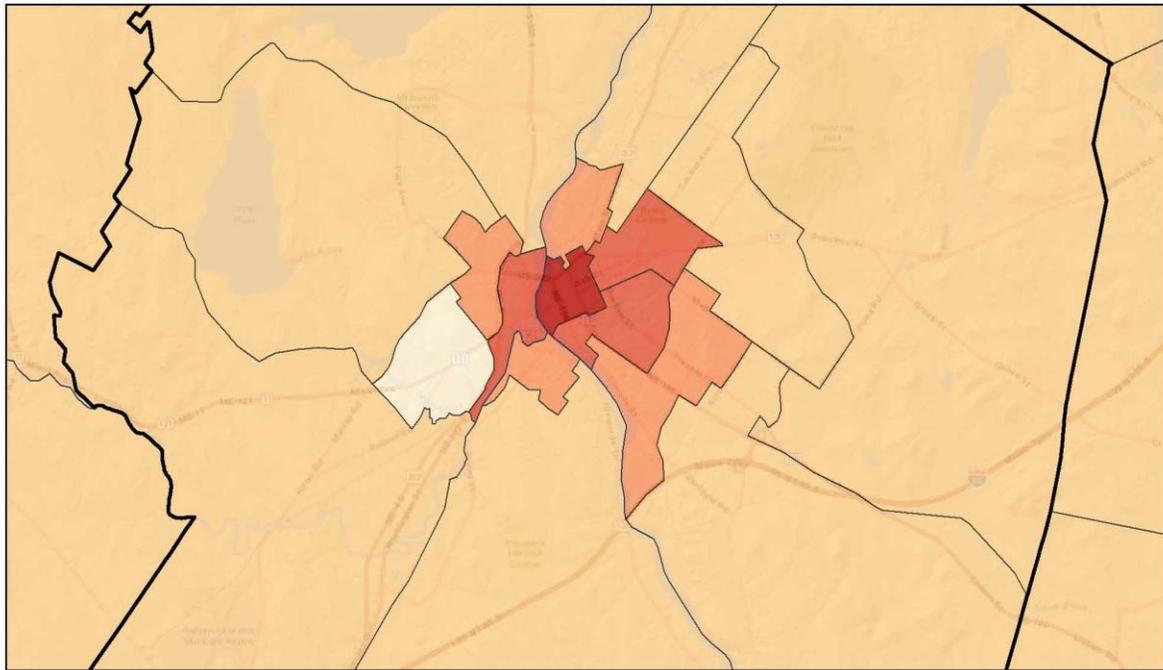
This Consolidated Plan focuses on the three in-town neighborhoods. These neighborhoods have very high proportions of old and substandard housing and of poverty and social problems (see Figure 1). They are also part of the historic core of Auburn, with significant employment, and their success is important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

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

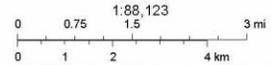




CPD Maps - % Low Income Households



February 9, 2015



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

**Low income households**

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

### Priority Needs

Table 52 – Priority Needs Summary

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

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

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

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

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

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

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

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

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

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

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

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

**Narrative (Optional)**

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

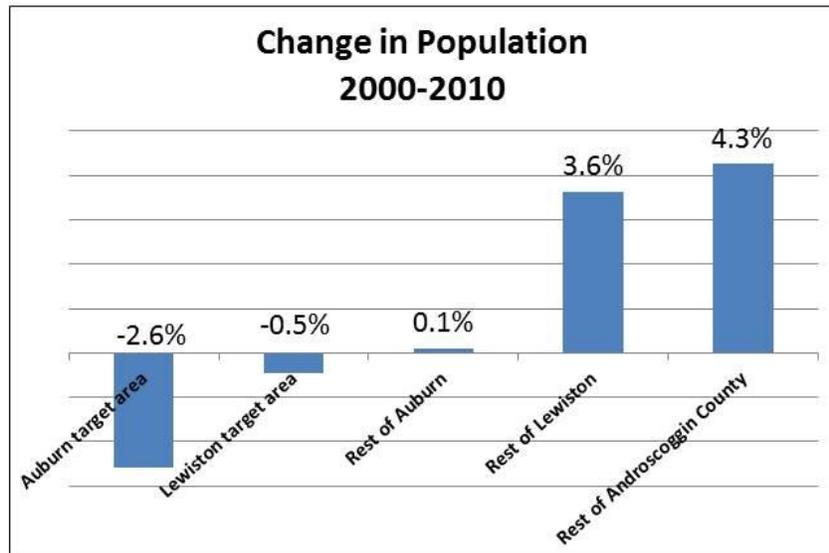
### Influence of Market Conditions

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

**Table 53 – Influence of Market Conditions**

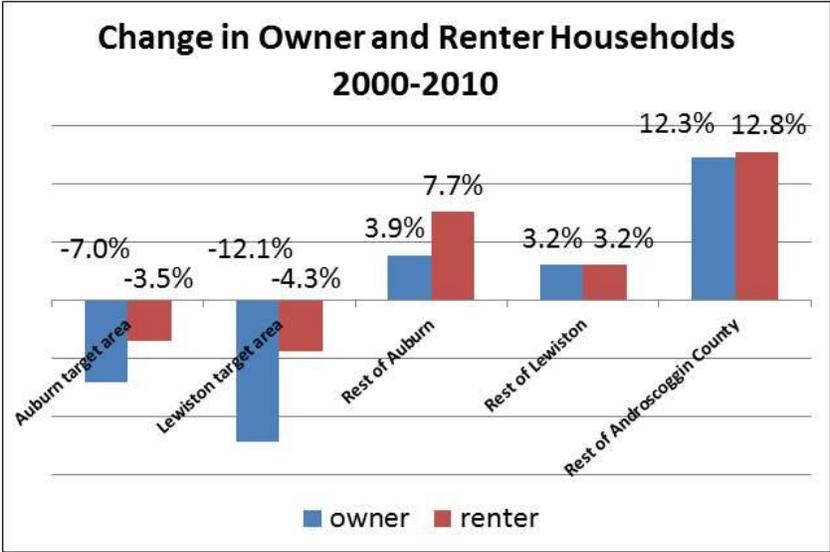
From 2000-2010, the Auburn and Lewiston target areas lost population while the remainder of the cities and Androscoggin County saw their populations increase.

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



Source: US Census 2000 and 2010

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



Source: US Census 2000 and 2010

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

**Introduction**

**Anticipated Resources**

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

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

Table 54 - Anticipated Resources

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

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

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

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

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

**Discussion**

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

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

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

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

**Table 55 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

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

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

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

## Strengths and Gaps

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

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

## Overcoming Gaps

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

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

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

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

**Table 56 - Homeless Prevention Services Summary**

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

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

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

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

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

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

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

### CDBG/HOME Strategy

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

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

### Goals Summary Information

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

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

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

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

Table 57 – Goals Summary

## Goal Descriptions

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

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

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

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

**Auburn Rental Housing 60 units**

Extremely Low 44%/26 units

Very Low Income 49%/29 units

Low-Moderate Income 7%/5 units

**Auburn Homebuyer 25 units**

Extremely Low 0 units

Very Low 0 units

Low-Moderate 100%/25 units

**Lewiston Rental Housing 50 Units**

Extremely Low 44%/22 units

Very Low Income 49%/24 units

Low-Moderate Income 7%/4 units

**Lewiston Homebuyer 15 Units**

Extremely Low 0 units

Very Low 0 units

Low-Moderate 100%/15 units

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**  
**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

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

Auburn units created: 34

Lewiston units created: 63

**Activities to Increase Resident Involvements**

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

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

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

N/A

**Plan to remove the ‘troubled’ designation**

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

### **Barriers to Affordable Housing**

The 2013 Analysis of the Impediments to Fair Housing Choice identifies the lack of investment as a major impediment in Auburn and Lewiston. The combination of relatively modest rents, relatively old rental stock, and relatively high vacancy rate, leads to a situation where landlords do not invest in maintaining their properties, deterioration occurs, and fires happen. In addition, it is expensive for landlords to bring older buildings up to code, especially for tenants with disabilities.<sup>2</sup>

The 2005 Fair Housing Analysis for Auburn identified the lack of a rehab building code as an impediment. The 2013 report noted that the City of Auburn uses the Maine Uniform Building and Energy Code, which does allow some rehab variation. The Auburn Citizens Advisory Committee<sup>3</sup> felt that it is still not flexible enough.

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

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

#### Auburn

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

#### Lewiston

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

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

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

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

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

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

#### CDBG/HOME Strategy

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

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

### **Addressing the emergency and transitional housing needs of homeless persons**

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

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

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

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

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

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

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

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

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

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

#### CDBG/HOME strategy

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

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

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

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

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

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

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

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

#### CDBG/HOME strategy

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

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

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

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

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

## **SP-80 Monitoring - 91.230**

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

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

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

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

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

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

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

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

## Expected Resources

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

#### Introduction

#### Anticipated Resources

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

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

Table 58 - Expected Resources – Priority Table

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

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

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

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

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

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

**Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

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

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

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

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

Table 59 – Goals Summary

### Goal Descriptions

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

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

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

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

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

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

**Table 60 – Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There are no minority concentrations in either city.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
DOWNTOWN TARGET AREA	
NEW AUBURN TARGET AREA	
UNION STREET TARGET AREA	

**Table 61 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

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

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

## **Discussion**

# Affordable Housing

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

### Introduction

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

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

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

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

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

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

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

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

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

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

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

Auburn

Rental Assistance: 25 security deposit assistance

Homeowner Rehabilitation: 4 loans rehabilitation assistance

Acquisition of Existing Units: 1 loans homebuyer assistance

Lewiston

Rental Assistance: 25 security deposit assistance

Homeowner Rehabilitation: 3 loans rehabilitation assistance

Acquisition of Existing Units: 2 loans homebuyer assistance

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

### **Introduction**

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

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

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

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

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

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

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

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

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

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

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

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

**Discussion**

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

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

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

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

### **Introduction**

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

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

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

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

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

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

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

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

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

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

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

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

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

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

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

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

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

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

## **Discussion**

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

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

### **Introduction**

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

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

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

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

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

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

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

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

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

## **Discussion**

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

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

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

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

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

### **Introduction**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

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

### **Actions planned to reduce lead-based paint hazards**

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

when there is lead paint in a building.

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

### **Actions planned to reduce the number of poverty-level families**

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

### **Actions planned to develop institutional structure**

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

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

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

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

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

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

**Discussion**

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

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

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

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

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

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

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

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

none

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

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

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

Recapture provisions are as follows:

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

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

none

## **Discussion**

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

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

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

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

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

## Attachments

**Citizen Participation Comments**

**APPENDIX  
MEETING RECORDS  
CITIZENS ADVISORY COMMITTEE**

MEETING RECORD  
CITIZENS ADVISORY COMMITTEE MEETING  
MARCH 17, 2015

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

**Welcome**

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

**Minutes of March 5, 2015**

Review of meeting minutes of March 5, 2015

**Motion** by Larry Pelletier to approve the minutes of the meeting of March 5, 2014,  
2<sup>nd</sup> by Rick Whiting

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

**Discussion of City Council Meeting**

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

**Discussion of City Council Comments**

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

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

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

2<sup>nd</sup> by Rick Whiting

**Vote:** 8-4-0, motion carries

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

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

2<sup>nd</sup> by Adam Lee

**Vote:** 12-0-0, motion carries

3. Should we have a lower priority for homebuyer assistance?  
No motion to change
4. Should we increase outputs for jobs and development?  
No motion to change  
Plan will note need to increase maximum loan amount in Small Business Program.
5. Should we require abutting landlords to partly pay for sidewalk and street improvements?  
No motion to change
6. Should we broaden the eligibility for social service funds to include recreation scholarships?  
**Motion** by Kelli Aiken Flynn to add an extra category under the anti-poverty strategy: **c. support recreational opportunities for pre-teens**  
2<sup>nd</sup> Belinda Gerry  
**Vote:** 2-12-0 Motion failed
7. Other Topics not part of the Consolidated Plan  
  
Roak Block to mixed income -- no discussion  
  
Voucher preference for the homeless – no discussion  
  
Youth summer work opportunities or apprenticeship/mentoring in the public works program – this can be incorporated into the Work with Me program

**Adjournment**

Respectfully Submitted,



Reine Mynahan  
Community Development Director

## MEETING RECORD

### Citizen Advisory Committee Meeting March 5, 2015

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

- I. Welcome
- II. Budget Presentation

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

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

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

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

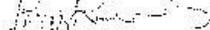
There were four public service programs that applied but not selected to receive funds. They are good programs but did not meet the conditions identified in the anti-poverty and homeless strategies.

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

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

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

Respectfully submitted,



Lori Lewis

Community Development Assistant

## MEETING RECORD

### Citizen Advisory Committee Meeting

February 11, 2015

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

**Consultants:** Frank O'Hara

**Staff:** Reine Mynahan and Lori Lewis

#### Welcome:

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

#### Minutes:

Review the meeting minutes of January 6, 2015.

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

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

#### Review Community Development Materials:

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

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

#### Review of Goals and Plan:

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

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

#### Needs, Goals, Strategies and Outputs:

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

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

**Questions/Comments:**

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

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

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

**Adjournment**

Respectfully submitted,



Lori Lewis

Community Development Assistant

## MEETING RECORD

### Citizen Advisory Committee Meeting January 6, 2015

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

**Consultants:** Frank O'Hara

**Staff:** Reine Mynahan and Lori Lewis

**Guests:** Alan Manoian

#### Welcome:

Reine Mynahan welcomed everyone back to today's meeting.

#### Minutes:

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

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

2<sup>nd</sup> by Judy Webber

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

#### Review Community Development Materials:

##### Social Services

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

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

##### Budget for FY2014 and projected FY2015

Reine went over the handouts of the budgets which included:

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

**Goals:**

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

Required by HUD in order of committee ranking

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

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

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

**Strategies:**

Poverty/homelessness:

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

Rehabilitation:

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

Fair housing:

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

Downtown:

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

Neighborhoods (New Auburn and Union Street):

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

**Appearances:**

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

**Owner Occupancies:**

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

**Parks, playgrounds and gardens:**

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

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

**Adjournment**

Respectfully submitted,



Lori Lewis

Community Development Assistant

**MEETING RECORD**  
**Citizen Advisory Committee Meeting**  
**December 10, 2014**

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

**Welcome:**

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

**Introductions:**

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

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

**Causes of Poverty**

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

**Typical Characteristics of Family in Poverty**

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

**Causes of Homelessness**

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

**LAASH Ideas for Homeless Solutions**

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

**Report of Consultation with 50 Social Service Providers**

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

**Basic needs for Youth:**

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

**Basic needs for Parents**

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

**Basic needs for the Elderly**

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

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

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

**Bridges Out of Poverty:**

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

**Questions/Comments:**

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

**Public Comments:**

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

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

Craig Phillips from Tedford Housing spoke about affordable housing.

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

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

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

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

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

**Auburn CAC Meeting:**

What does Auburn CAC want as a focus

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

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

Questions the committee has

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

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

#### Adjournment

Respectfully submitted,



Lori Lewis  
Community Development Assistant

## MEETING RECORD

### Citizen Advisory Committee Meeting December 2, 2014

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

#### Welcome:

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

#### Minutes:

Review the meeting minutes of November 18, 2014

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

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

#### Discussion of Prior Meeting Comments:

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

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

#### Questions/Comments:

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

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

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

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

**Presenters:**

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

**Downtown:**

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

**Union Street:**

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

**New Auburn:**

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

**Bates Student Recommendations:**

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

**Adjournment**

Respectfully submitted,



Lori Lewis

Community Development Assistant

## MEETING RECORD

### Citizen Advisory Committee Meeting November 18, 2014

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

**Consultants:** Frank O'Hara

**Staff:** Reine Mynahan and Lori Lewis

**Guests:** Roland Miller, Alan Manojan and Mary Lafontaine

#### **Welcome:**

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

#### **Minutes:**

Review the meeting minutes of November 4, 2014

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

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

#### **Introductions:**

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

#### **Discussion of Prior Meeting Comments:**

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

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

#### **Presenters:**

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

Primary areas of concentration for new development are:

- Commercial Development
- Industrial Development
- Downtown

How do we attract potential investors?

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

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

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

How do we do this:

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

Form-Based Code/new development should be:

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

Question/Comment:

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

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

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

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

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

Things that can be done to help change these barriers:

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

**Questions/Comments:**

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

**Economic Characteristics:**

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

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

**Committee Discussion:**

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

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

**Anti-Poverty Strategy:**

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

**Public Comments:**

Tizz Crowley:

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

**Adjournment**

Respectfully submitted,

  
Lori Lewis

Community Development Assistant

## MEETING RECORD

### Citizen Advisory Committee Meeting November 4, 2014

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

**Consultants:** Sarah Curran

**Staff:** Reine Mynahan and Lori Lewis

**Guests:** Steve Johndro and Melissa Dunn

**Welcome:**

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

**Minutes:**

Review the meeting minutes of October 21, 2014

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

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

**Introductions:**

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

**Discussion of Prior Meeting Comments:**

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

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

**Questions/Comments:**

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

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

**Owners and Renters:**

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

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

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

**Questions/Comments:**

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

**Other Presenters:**

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

Melissa Dunn from Neighborhood Housing League talked about:

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

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

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

**Committee Discussion:**

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

**Adjournment**

Respectfully submitted,



Lori Lewis

Community Development Assistant

## MEETING RECORD

### Citizen Advisory Committee Meeting October 21, 2014

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

**Consultants:** Frank O'Hara

**Staff:** Reine Mynahan and Lori Lewis

**Welcome:**

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

**Minutes:**

Review the meeting minutes of October 14, 2014

**Motion:** by Mitch Thomas to approve the minutes of the meeting on October 14, 2014.

2<sup>nd</sup> by Doris Russell

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

**Introductions:**

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

**Housing Conditions Data:**

Frank O'Hara went over the "Facts about Housing Conditions in Auburn" slide presentation packet with the CAC members.

- Mostly rentals in the target areas built before 1939
- Target areas have a high vacancy rate not a healthy one
- More rental units verses homeowners
- Lower rents and home values in the target areas
- Lead paint hazards mostly concentrated in the center of city
- Substandard units concentrated in the Downtown area – lacks plumbing, kitchen, etc.

Frank talked about the compliance letter from Zack Lenhart. There are many dangerous buildings in Auburn and the letter lists six of the worst buildings. This is a chronic issue and there are not just these buildings.

**Housing Programs:**

Reine Mynahan gave an overview of all of the loan programs that Community Development offers. Some of the programs have to meet Housing Standards and all are approved by the Community Development Loan Committee.

**Questions/Comments:**

1. *For Commercial loans; how long does the job have to last?*  
*Response: We don't track beyond the initial reporting period.*

2. *How many of the buildings/units are substandard?*

*Response: Reine will investigate.*

**Discussion or Concerns:**

1. People with limited income are excluded from rentals/is harmful to kids
2. Tenants being billed for other tenant's electrical usage; renters need stable housing costs
3. Tenants exposed to mold, lead, allergies when in poor quality housing
4. New building -- people care more when they live in a nicer building
5. Lead affects all kids
6. Crime, drugs, etc -- poor housing conditions lead to problems
7. Absence of "carrots and sticks", City needs more ability to enforce
  - a. System encourages bad landlords
  - b. Need to reduce absentee landlords
8. Tried property maintenance standard codes in past but was defeated by landlords
9. When Sex offenders listed in newspaper it pushes them into downtown area, keeps other tenants from moving in
10. Absentee landlords -- don't fix anything
11. What percentage of landlords are absentee? Do they live in Auburn? Reine will investigate
12. Code enforcement makes a difference, Portland has 3 officers who work with code enforcement
13. Good landlords want code enforcement and incentives
14. Change of use requirements prohibited/standards too high
  - a. Different hoops in Lewiston/ that's where businesses go
  - b. Commercial to residential & residential to commercial
  - c. Need flexibility based on age of building
  - d. New construction standards are unrealistic
  - e. Codes too weak for existing buildings -- overkill for investors who want to upgrade
15. Tax assessments unrealistically high
16. Tightening in capital/because of reputation of landlords, hurts ability to borrow
17. Tax acquired process
  - a. Banks won't allow capital investment, lack of clean titles
  - b. Makes the building sit longer
  - c. Capital investment up front could get property moving faster
18. CDBG -- low income attachment a problem
19. Need a system that is high on maintenance and low on regulation for conversion
20. Bring 1 & 2 bedroom units to downtown -- renovations
21. Need a loan guaranty program to reduce risks
22. Bank pool -- get banks together /would LAEGC consider residential/mixed use?
23. Talk to banks on how to bridge gap with bank and landlord/investors
24. Clean up exterior areas of properties -- make things "look nice"
25. Extend New Auburn improvements
26. Lighting -- improve & have it cost less in long term
27. Want to feel safe in neighborhoods
28. Union Street should be a focus

**Summary of Comments**

<b>Title</b>	<b>Intro</b>	<b>Other Focuses</b>
<b>Property Maintenance Code Increase enforcement</b>	Building code flexibility/make change in use easier	Address safety/lighting
<b>Absentee landlords Responsibility and accountability</b>	Bank loan pool or guarantee program	Healthy housing for all incomes
	CLBG resources	Exterior improvements
	TIF-like resources for small investors	Union Street neighborhood

**Public Comments:**

Jeff Keenan introduced himself and presented an idea for developing an Auburn Opportunity Park. This park would be located in the Great Falls area. He presented a map and handouts to the Committee to review as well as answered various questions.

Tizz Crowley had ideas for improvements to the target areas.

1. Data -- median contract rent data is unrepresentative -- it includes people with rental subsidies, so is lower than normal "market" rents
2. Isolation -- neighbors don't know neighbors -- a major problem in neighborhoods
3. Absentee landlords also a problem
4. Consider passing an ordinance similar to Portland's to make landlords responsible for the bad behavior of tenants
5. Bring the property maintenance code proposal back, but with two modifications
  - a. Only apply to absentee landlords (is this legal?)
  - b. Only apply to non-owner occupied larger than x units
6. Provide a "TIF-like" benefit to small investors
  - a. When they make a property upgrade, hold the property harmless for property tax increases for 3-5 years

**Adjournment**

Respectfully submitted,



Lori Lewis  
Community Development Assistant

## MEETING RECORD

### Citizen's Advisory Committee Meeting October 14, 2014

**Citizens Advisory Committee in Attendance:** Gurc Aji, Adam Dow, Peter Flanders, Kelli Aiken, Belinda Gerry, Joe Gray, David Jacobs-Pratt, Rob Kilgore, Adam Lee, Dean Lachance, Tom Poulin, Larry Pelletier, Doris Russell, Theresa Smith, Mitch Thomas, Judy Webber, Rick Whiting.

**Consultants:** Frank O'Hara and Sarah Curran

**Community Development Staff:** Reine Mynahan

#### **Welcome:**

Mayor Jonathan Labonte and Committee Chair Adam Lee welcomed the new CAC members to the first meeting. Mayor Labonte's words to the group stemmed from his experience in the New Auburn neighborhood where he is now seeing second generation of poverty in his neighborhood and disinvestment in properties. He is encouraging the committee to look at the challenges and seeking ways to rebuild the neighborhoods into strong ones, connecting with neighbors, and finding ways to engage volunteers and investors to create a positive change.

#### **Introductions:**

CAC members introduced themselves, shared with the committee why they became part of this group and what each has to offer.

#### **Consolidated Plan Overview:**

Reine Mynahan explained the purpose of the Consolidated Plan, the role of the advisory committee, what the contents of a Consolidated Plan would include, and described the consultations that would occur in the coming weeks. Reine gave an overview of information that is in the binders, providing a bit of history of the Community Development Program.

#### **Process of Neighborhood Change:**

Frank O'Hara's presentation focus on the stages of neighborhood change, the loss of in-town population in the last decade, particularly homeowners, and the challenges that low demand for housing brings—low home values, higher vacancy rates, and more social issues. To recapture a neighborhood, we need to build on strengths by starting in areas that can be turned around fastest, and targeting public investments to make the area attractive. Frank explained that there will be 2 parts to an overall strategy,

a Community Development section that has activities that fit the program eligibility requirements, and a municipal section that the City can pursue outside the Community Development Program.

**Neighborhood Outreach:**

The City will solicit citizen participation at in this process by holding neighborhood meetings in each of the three target areas. Committee members were encouraged to approach one or two of their fellow citizens to attend the meetings.

**Bates College Student Survey:**

Three members of the Bates College survey team explained their role in undertaking a neighborhood survey. Nine students who are Environmental Studies majors are working on this project as part of their capstone senior project. Three students have responsibility for each of the target areas, Downtown, New Auburn and Union Street. The field work is currently under way through the month of October, in November the students will analyze the surveys, and provide results to the CAC at the December 2<sup>nd</sup> meeting. CAC recommended to the students that they attempt to increase the number of people they are surveying, and to reach an equal number of homeowners. Reine mentioned she would bring a sign-up sheet to the neighborhood meetings to see if there was interest expressed in participating in the interview process.

Respectfully Submitted,



Reine Mynahan, Community Development Director

Grantee Unique Appendices



**City of Auburn  
Community Development Block Grant  
Federal Fiscal Year 2015**

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<b>Planning and Administration</b>	
General Administration	\$100,000
Project Delivery Costs/Housing	\$80,000
Goods and Services	\$28,200
<b>Support Fair Housing</b>	\$2,000
<b>Sub Total</b>	<u>\$210,200</u>
<b>Promote Jobs and Development</b>	
Small Business/Commercial Loan Program	\$90,000
<b>Sub Total</b>	<u>\$90,000</u>
<b>Prevent Deterioration of Housing Stock</b>	
Rehabilitation Loan Program	\$247,866
Lead Testing/Clearance/Training	\$5,000
Community Concepts Weatherization	\$24,900
Code Enforcement	\$81,000
<b>Sub Total</b>	<u>\$358,566</u>
<b>Improve Parks and Establish Community Gardens</b>	
New Auburn River Trail	\$35,000
Union Street Lighting/Play Structure	\$46,000
Community Garden	\$20,000
<b>Sub Total</b>	<u>\$101,000</u>
<b>Make Neighborhood Streets Safer and More Walkable</b>	
Shoe-Maker Alley Improvements	\$15,500
Sidewalk Project	\$189,636
<b>Sub Total</b>	<u>\$205,136</u>
<b>Support People in their Efforts to Transition Out of Poverty</b>	
Androscoggin Head Start/Family Advocacy	\$8,500
Auburn Recreation Department & Scholarsh	\$0
Literacy Volunteers of Androscoggin County	\$8,635
Auburn Police Department/Work with ME	\$33,750
Community Concepts/Bridges out of Poverty	\$9,115
<b>Prevent Homelessness</b>	
Safe Voices / Social Services	\$11,000
Tedford Housing & Support Services for Hor	\$7,000
<b>Sub Total</b>	<u>\$78,000</u>
<b>Total Budget</b>	<u>\$1,042,902</u>

**City of Auburn**  
**HOME Investment Partnerships Program**  
**Fiscal Year 2015**

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**PROGRAM ADMINISTRATION**

General Administration	\$	26,000
Project Delivery Costs	\$	25,000
Goods and Services	\$	2,500
<b>Sub Total</b>	<b>\$</b>	<b>53,500</b>

**Prevent Deterioration of Housing**

Homeowner Rehabilitation	\$	80,000
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**Increase Owner Occupancy**

Homebuyer Assistance	\$	75,000
Special Project/Homebuyer	\$	132,881

**Prevent Homelessness**

Security Deposits	\$	18,750
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<b>Support Construction of New Affordable Housing</b>		
Rental Set-Aside	\$	150,000
<b>Sub Total</b>	<b>\$</b>	<b>456,631</b>

**TOTAL BUDGET \$ 510,131**

City of Lewiston  
HOME Investment Partnerships Program  
Fiscal Year 2015

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<b>PROGRAM ADMINISTRATION</b>		
General Administration		\$19,750
	<b>Sub Total</b>	<b>\$19,750</b>
<b>Create more stable and diverse Mixed-Income Neighborhoods</b>		
Homebuyer Assistance		\$90,000
Special Project/Homebuyer		\$284,223
<b>Improve Safety and Energyefficiency of Housing Stock</b>		
Homeowner Rehabilitation		\$210,000
Rental Set-Aside		\$0
<b>Prevent Homelessness</b>		
Security Deposits		\$12,500
	<b>Sub Total</b>	<b>\$596,723</b>
	<b>TOTAL BUDGET</b>	<b>\$616,473</b>

**Grantee SF-424's and Certification(s)**

**APPENDIX**

**SF-424**

**COMMUNITY DEVELOPMENT BLOCK GRANT**

**HOME INVESTMENT PARTNERSHIPS PROGRAM**

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text"/> City of Auburn		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 01-600001E	* c. Organizational DUNS: <input type="text"/> 0866262700000	
d. Address:		
* Street: <input type="text"/> 60 Court Street		
* City: <input type="text"/> Auburn		
* State: <input type="text"/> ME; Maine		
* Country: <input type="text"/> USA; UNITED STATES		
* Zip / Postal Code: <input type="text"/> 04210-6907		
e. Organizations/ Unit:		
Department Name: <input type="text"/> Community Development Department	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text"/> Eatin	
Middle Name: <input type="text"/>		
* Last Name: <input type="text"/> Mynahan		
Suffix: <input type="text"/>		
Title: <input type="text"/> Community Development Director		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text"/> 207333-6601 x 1330	Fax Number: <input type="text"/> 207-606-6625	
* Email: <input type="text"/> kmynahan@auburnmaine.gov		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
C: City or Township Government		
Type of Applicant 2: Select Applicant Type:		
Type of Applicant 3: Select Applicant Type:		
* Other (specify):		
* 10. Name of Federal Agency:		
D.S. Department of Housing and Urban Development		
* 11. Catalog of Federal Domestic Assistance Number:		
14-239		
CFDA Title:		
Home Investment Partnerships Program		
* 12. Funding Opportunity Number:		
MIS-DC230201		
* Title:		
Home Investment Partnerships Program		
* 13. Competition Identification Number:		
Title:		
* 14. Areas Affected by Project (Cities, Counties, States, etc.):		
	Add Attachment	Close Attachment
* 15. Descriptive Title of Applicant's Project:		
Homebuyer and Homeowner Rehab Programs, Security Deposit Program and development of rental housing		
Attach supporting documents as specified in agency instructions.		
	Add Attachment	Close Attachment

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant:  \* b. Program/project:

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:  \* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="332,327.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value="716,146.00"/>
* f. Program Income	<input type="text" value="76,000.00"/>
* g. TOTAL	<input type="text" value="1,124,473.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes" provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list is contained in the announcement or agency specific instructions

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: City of Auburn	5b. Federal Award Identifier: E-15-R0-22-0001	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Auburn		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 07-6000013	* c. Organizational DUNS: 0358861730000	
d. Address:		
* Street1: 50 Court Street	_____	
Street2: _____	_____	
* City: Auburn	_____	
County/Parish: _____	_____	
* State: _____	MR. Maine	
Province: _____	_____	
* Country: _____	USA; UNITED STATES	
* Zip / Postal Code: 04210-6907	_____	
e. Organizational Unit:		
Department Name: Community Development Department	Division Name: _____	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: _____	* First Name: Reina	_____
Middle Name: _____	_____	
* Last Name: Mynahan	_____	
Suffix: _____	_____	
Title: Community Development Director		
Organizational Affiliation: _____		
* Telephone Number: 207-233-6601 x 1150	* Fax Number: 207-585-6626	
* Email: mynahan@auburnmaine.gov		

<b>Application for Federal Assistance SF-424</b>		
<b>* 9. Type of Applicant 1: Select Applicant Type:</b>		
<input type="checkbox"/> (C) City or Township Government		
Type of Applicant 2: Select Applicant Type:		
<input type="text"/>		
Type of Applicant 3: Select Applicant Type:		
<input type="text"/>		
* Other (specify):		
<input type="text"/>		
<b>* 10. Name of Federal Agency:</b>		
<input type="text" value="U.S. Department of Housing and Urban Development"/>		
<b>11. Catalog of Federal Domestic Assistance Number:</b>		
<input type="text" value="24-570"/>		
CFDA Title:		
<input type="text" value="Community Development Block Grant"/>		
<b>* 12. Funding Opportunity Number:</b>		
<input type="text" value="B-19-MC-23-0001"/>		
* Title:		
<input type="text" value="Community Development Block Grant"/>		
<b>13. Competition Identification Number:</b>		
<input type="text"/>		
Title:		
<input type="text"/>		
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b>		
<input type="text"/>	<input type="text" value="Add Attachment"/>	<input type="text"/>
<b>* 15. Descriptive Title of Applicant's Project:</b>		
<input type="text" value="Economic development programs, rehabilitation programs, public improvements, code enforcement, and public services"/>		
Attach supporting documents as specified in agency instructions.		
<input type="text" value="Add Attachments"/>	<input type="text"/>	<input type="text"/>

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant: <input type="text" value="sewood"/>	* b. Program/Project: <input type="text"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="text" value="Add Attachment"/>
<b>17. Proposed Project:</b>	
* a. Start Date: <input type="text" value="07/01/2015"/>	* b. End Date: <input type="text" value="06/30/2016"/>
<b>18. Estimated Funding (\$):</b>	
* a. Federal	<input type="text" value="521,295.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="266,457.00"/>
* f. Program Income	<input type="text" value="254,750.00"/>
* g. TOTAL	<input type="text" value="1,242,502.00"/>
<b>19. Is Application Subject to Review by State Under Executive Order 12372 Process?</b>	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="text"/>
<b>21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)</b>	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
<b>Authorized Representative:</b>	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Howard"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Kroll"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Acting City Manager"/>	
* Telephone Number: <input type="text" value="207-333-6501 x 1221"/>	Fax Number: <input type="text" value="207-333-6421"/>
* Email: <input type="text" value="hkroll@sewindsor.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="05/08/2015"/>

**APPENDIX  
CERTIFICATIONS**

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

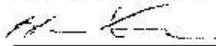
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.L. "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

5-8-2015

Date

Acting City Manager

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014 , 2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

	5-8-2015
Signature/Authorized Official	Date

Acting City Manager  
Title

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(e):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature/Authorized Official

5-8-2015  
\_\_\_\_\_  
Date

Acting City Manager  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**HOPWA Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING:**

**A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

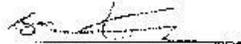
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

5-8-2015  
Date

Acting City Manager

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014, 2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

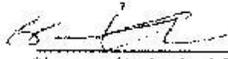
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

	5-8-2015
_____ Signature/Authorized Official	_____ Date

Acting City Manager  
Title

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature/Authorized Official      \_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific HOME Certifications**

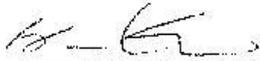
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



5-8-2015

Signature/Authorized Official

Date

Acting City Manager  
Title

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

### HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING:**

**A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>City of Auburn, Code Enforcement Vacant Buildings</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Zachery Lehert</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>List of vacant buildings developed by Code Enforcement.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To monitor vacant buildings</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2014</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Drive-by</p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>

# Executive Summary

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

### 1. Introduction

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

The Economic and Community Development Department (ECDD) manages the federally funded programs for the City. The City of Lewiston is considered an Entitlement City by the Department of Housing and Urban Development and as such, has received an annual allotment of Community Development Block Grant (CDBG) funding since 1974 when the program began. Additionally, the City has been a member of the Auburn-Lewiston HOME Consortium since 2002. The City has utilized these major funding sources to generate revitalization efforts in targeted residential neighborhoods and commercial corridors in the downtown.

The City of Lewiston receives roughly \$780,000 thousand dollars per year from the Community Development Block Grant (CDBG) program, and about \$160,000 dollars a year from the HOME program.

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

CDBG funds are spent in a "target area" in the community in which there is a high proportion of low and moderate income people. Historically, the City has used its funds primarily on housing improvements, economic development, infrastructure improvements, and social services. So long as the national test is met, there is considerable flexibility in the use of the funds, although social service spending has a cap of 15% of available program funds.

The information written into this document relates only to the CDBG program for the City of Lewiston. All HOME related goals and strategies will be located in the City of Auburn's Consolidated Plan.

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

The City of Lewiston's strategic plan has 7 high-priority and 1 low-priority goals.

1. The high-priority goals are to:

- A. Support People in their Efforts to Transition Out of Poverty
- B. Prevent Homelessness
- C. Improve the Safety and Energy Efficiency of the Housing Stock
- D. Reduce Lead Hazards in housing
- E. Increase Neighborhood Pride through Investment in Infrastructure
- F. Promote Jobs and Economic Growth
- G. Create more stable and diverse Mixed-Income Neighborhoods

2. The low-priority goal is to:

- A. Support Fair Housing and increase Housing Choice

For the complete summary of the City of Lewiston’s Strategic Plan, go to Section SP-05 Strategic Plan Overview.

### **3. Evaluation of past performance**

The City has made great strides in meeting the goals articulated in the 2010-2014 Consolidated Plan having met or exceeded the goals and objectives to be accomplished by the fourth year. There were several new initiatives started this year that will continue into the next Consolidated Plan: 1) Lewiston-Auburn became the 17th partner in the National Green and Healthy Homes Initiative. This initiative has brought 16 collaborating partners together to align programs and funding that will improve outcomes in health and housing for families; 2) The City Council recapitalized the housing loan pool to offer low interest loans to owners ready to reinvest in their properties. The City has partnered with Community Concepts, Inc (CCI) to write specifications for the rehabilitations, bid the work and provide construction management services. In 2014, the final year of the Action Plan, the City has made 28 loans to owners needing improvements relating to weatherization, energy efficiency and to bring the units in compliance with the Property Maintenance Code. 3) The City funded a pilot called “Bridges out of Poverty” to address the issues of generational poverty and to affect change by teaching families mechanisms that will help them cope and think to the future. Five families have committed to take this journey for their future. Preliminary reports indicate that this makes sense for the community and will become a goal with strategies in the next consolidated plan.

### **4. Summary of citizen participation process and consultation process**

This strategic plan was developed by Lewiston's Citizen's Advisory Committee, which met 6 times between September, 2014, and January, 2015.

In addition to participating as a member of the committee, all Lewiston citizens were invited to attend the committee meetings, each of which included time for public comment. Agendas were posted on the City's website a week before the meeting. Invitations to attend meetings on housing needs were mailed to 1,000 households in the target areas.

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

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

## **5. Summary of public comments**

Public Notice was filed in a newspaper of general circulation and the City's website on March 13, 2015. The public was notified that a City Council Workshop would be held discussing the Consolidated Plan 2015-2019 on March 17, 2015. At that meeting comments were made about the following DRAFT Consolidated Plan strategies: 1) homeless/ housing first strategy; 2) "sharia" compliant lending; and 3) City infrastructure improvements in the downtown.

1) With regard to the homeless/ housing first strategy, there was confusion regarding the definition of "housing first." The comment was made that we did not need to build more housing for the homeless. The Citizens Advisory Committee (CAC) discussed the comment and thought that the commenter misunderstood the concept and that a definition of what is meant by a "housing first" approach should be clarified. The plan was amended accordingly.

2) The second comment questioned why and whether the city should get involved in Sharia compliant financing. It was noted the City has limited lending capacity and to create a loan product for one group seemed to be an inequitable use of resources. In the past when other immigrants moved to Lewiston they set up their own banking institutions within the structure of their religious or ethnic community. The Director explained that the City's strategy was not to be the primary lender, but to support other private or non-profit financial institutions in their efforts to create Sharia compliant financing. The city had worked with Coastal Enterprises Inc. on several Sharia acceptable commercial loans that have been made. The CAC discussed the issue and felt that the language should be less specific and changed to say "work with financial institutions to make alternative home buying products available to those who are not able to access conventional mortgage financing".

3) The last comment questioned why CDBG funds would be spent in the downtown target area when the city has significant unmet infrastructure needs outside of the target area. No changes were made to the language in the Draft Consolidated Plan in that CDBG funds can only be spent on investment in infrastructure in Lewiston's target area, where more than 51% of the population is low/moderate income. Also, as is the case throughout the city, infrastructure investments are only made when needed and warranted. Using CDBG to fund needed infrastructure improvements in eligible areas of the city places less demand on the General Fund and bonding capacity of the City when meeting its overall capital infrastructure demands.

The Consolidated Plan was approved by a 7-0 vote on April 21, 2015 at the regular City Council meeting in the City Council Chambers with no further comments.

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

At this time the City has accepted the comments and responded to them.

## **7. Summary**

The City has incorporated all comments into its Consolidated Plan.

## The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	LEWISTON	
CDBG Administrator		City of Lewiston Economic & Community Develop
HOPWA Administrator		
HOME Administrator		Auburn-Lewiston Home Consortium
HOPWA-C Administrator		

**Table 64– Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

Jayne L. Jochem

Community Development Coordinator

Economic and Community Development Department

City of Lewiston

27 Pine Street

Lewiston, ME 04240

PH: 207-513-3126 x 3233

FAX: 207-795-5071

Email: [jjjochem@lewistonmaine.gov](mailto:jjjochem@lewistonmaine.gov)



## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

As part of the Consolidated Plan process, the City of Auburn and the City of Lewiston surveyed local providers and agencies about the needs of the community as a whole and specifically the needs of youth, families, the elderly, and people transitioning to employment. Fifty agency representatives participated in the Social Service Consultation Survey (see Table 2, below). The survey results were presented at a joint meeting of the Lewiston and Auburn Citizens Advisory Committees (CACs).

In addition to the Social Service Consultation Survey, meetings of the Lewiston CAC included presentations about community needs to the CAC by a number of providers and agencies, including:

- Presentation by the Lewiston Housing Authority on housing assistance and the needs of public housing residents
- Presentation by the Neighborhood Housing League, a local organization that empowers residents to get involved in advocating for fair, safe and affordable housing, on the needs of low-income renters
- Presentation by the Green and Healthy Homes Initiative, which is working to create healthy, safe (including lead-free), energy efficient, and sustainable homes
- Presentation by Lewiston Code Enforcement on the condition of housing
- Presentation by a local landlord on the challenges of owning multi-unit properties
- Presentation by Lewiston Economic Development on the City’s economic development efforts
- Presentation by Lewiston Public Works on infrastructure needs and recent investments.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Maine State Housing Authority works with homeless service providers and other organizations toward a shared goal of preventing and eliminating homelessness in Maine. Collaborative efforts include the Continuum of Care (COC) a group of service providers serving a particular geographic area who work together to develop programs that address homelessness. Lewiston and Auburn are part of the Maine Balance of State Continuum of Care.

Locally, providers who address the continuum of homeless services for the area collaborate through the Lewiston-Auburn Alliance for Services to the Homeless (LAASH). LAASH works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. The group meets monthly to focus on local homeless issues and provide a forum for educating its members. Lewiston and Auburn Community Development staff participate in LAASH, and a consultation meeting with LAASH informed the needs and priorities of the Consolidated Plan. For a list of the agencies who participated in the December 3, 2014 homelessness consultation, see Table 2.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

(Required only for ESG grant recipients)

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 65– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ANDROSCOGGIN HEAD START & CHILD CARE
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
2	<b>Agency/Group/Organization</b>	COMMUNITY CONCEPTS, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
3	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES - SEARCH
	<b>Agency/Group/Organization Type</b>	Faith based social services
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Non-Homeless Special Needs Homelessness
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey Homelessness Consultation
4	<b>Agency/Group/Organization</b>	Museum LA
	<b>Agency/Group/Organization Type</b>	Local history
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
5	<b>Agency/Group/Organization</b>	AMERICAN RED CROSS, UNITED VALLEY CHAPTER
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
6	<b>Agency/Group/Organization</b>	Lewiston Adult Education
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Homelessness
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey Homelessness Consultation
7	<b>Agency/Group/Organization</b>	THE VISIBLE COMMUNITY
	<b>Agency/Group/Organization Type</b>	Downtown
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
8	<b>Agency/Group/Organization</b>	City of Lewiston - General Assistance
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Homelessness
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey Homelessness Consultation
9	<b>Agency/Group/Organization</b>	TREE STREET YOUTH
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
10	<b>Agency/Group/Organization</b>	Restorative Justice Institute of Maine
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
11	<b>Agency/Group/Organization</b>	Healthy Androscoggin
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
12	<b>Agency/Group/Organization</b>	USm Lewiston Auburn College
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
13	<b>Agency/Group/Organization</b>	NEW BEGINNINGS, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Homelessness
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey Homelessness Consultation

14	<b>Agency/Group/Organization</b>	Maine People's Alliance
	<b>Agency/Group/Organization Type</b>	grassroots organizing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
15	<b>Agency/Group/Organization</b>	City of Auburn Recreation Dept
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
16	<b>Agency/Group/Organization</b>	Lewiston Career Center
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
17	<b>Agency/Group/Organization</b>	CMMC
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
18	<b>Agency/Group/Organization</b>	Center for Women's Wisdom
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
19	<b>Agency/Group/Organization</b>	Tedford Housing
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey Homelessness Consultation
20	<b>Agency/Group/Organization</b>	TRI-COUNTY MENTAL HEALTH SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey Homelessness Consultation
21	<b>Agency/Group/Organization</b>	SENIORS PLUS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
22	<b>Agency/Group/Organization</b>	LearningWorks
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
23	<b>Agency/Group/Organization</b>	SAFE VOICES
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey Homelessness Consultation
24	<b>Agency/Group/Organization</b>	WESTERN MAINE COMMUNITY ACTION
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
25	<b>Agency/Group/Organization</b>	Horn of Africa Aid and Rehabilitation Action Network
	<b>Agency/Group/Organization Type</b>	immigrant
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
26	<b>Agency/Group/Organization</b>	ADVOCATES FOR CHILDREN
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
27	<b>Agency/Group/Organization</b>	YWCA OF CENTRAL MAINE
	<b>Agency/Group/Organization Type</b>	Women
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Social Service Consultation Survey
28	<b>Agency/Group/Organization</b>	United Way of Androscoggin County
	<b>Agency/Group/Organization Type</b>	United Way
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homelessness Consultation
29	<b>Agency/Group/Organization</b>	Sexual Assault Prevention and Response Services
	<b>Agency/Group/Organization Type</b>	Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homelessness Consultation
30	<b>Agency/Group/Organization</b>	Preble Street Veterans Housing Services
	<b>Agency/Group/Organization Type</b>	Services-homeless Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homelessness Consultation
31	<b>Agency/Group/Organization</b>	City of Auburn Social Services
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homelessness Consultation

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		
Lewiston Auburn 10-Year Plan to End Homelessness	City of Lewiston and City of Auburn	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Analysis of the Impediments to Fair Housing Choice	City of Lewiston and City of Auburn	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Lewiston (Draft) Comprehensive Plan	City of Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
The Third Place: Downtown Neighborhood Action Plan	City of Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Riverfront Island Master Plan	City of Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant

**Table 66– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The Cities of Auburn and Lewiston have formed a consortium to qualify for HOME Investment Partnerships Program funds whereby the grant is shared by both cities. The 3-year HOME Consortium plan includes a consultation process with Maine State Housing Authority.

Lewiston and Auburn Community Development staff both participate in the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), which meets monthly.

As part of the process to develop the 2015-2019 Consolidated Plan, the Lewiston and Auburn Citizens Advisory Committees held a joint meeting to discuss the results of the Social Service Consultation Survey and common goals and to consider opportunities to coordinate social service programs as appropriate. Lewiston and Auburn Community Development staff work closely on both the development and implementation of the plan.

### **Narrative**

**PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The Citizen Advisory Committee is one of the ways to ensure that our citizens are involved and have a voice in determining how the City’s CDBG allocation is spent. The CAC is comprised of members from the community that are appointed by the Mayor to two year terms coinciding with the City’s fiscal year. This seven member committee includes: One City Councilor, one representative from the Lewiston Planning Board, and one voting City Administration staff member. Of the remaining four members, at least two citizens must live in the CDBG target area (Census Tracts 201-204) and the others may be from the community at large. The CAC is staffed by the Economic and Community Development Department.

The committee is currently chaired by Pauline Gudas, and includes Councilor Nathan Libby, Richard White, Andy Choate, Sara Goodrich, Sue Charron, and Brian Wood.

In addition to participating as a member of the committee, all Lewiston citizens were invited to attend the committee meetings, each of which included time for public comment. Agendas were posted on the City’s website a week before the meeting. Invitations to attend meetings on housing needs were mailed to 1,000 households in the target areas.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	No comments received	No comments received	No comments received	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	Open forum with small presentations and then public question and comments - Direct mail outreach to 1,000 and approximately 100 total in attendance at meetings	Most comments related to the dilapidated housing stock and the need for re-investment. Other comments : lack of pride by people living in the CDBG target areas; tenant /landlord relations; increase jobs and economic growth in the neighborhood	All comments were heard and became part of the Consolidated Plan	
3	City Council Budget Meeting	Non-targeted/broad community	Comments from the Mayor and City Councilors were made at the first public hearing on 4/9/2015.	Comments included 3 areas of interest: 1) homeless/ housing first strategy; 2) sharia compliant lending; and 3) City infrastructure improvements in the downtown.	All comments were heard and became part of the Consolidated Plan	

Table 67– Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

HUD has identified four housing problems facing low income households:

- 1) lacking complete kitchen (substandard housing)
- 2) lacking complete plumbing facilities (substandard housing)
- 3) having more than 1 person per room (overcrowded)
- 4) paying more than 30% of gross income towards housing costs (cost burdened).

Severe housing problems as defined by HUD include having more than 1.5 persons per room (severe overcrowding) and paying more than 50% of gross income towards housing costs (severely cost burdened).

The following tables indicate that housing cost burden and severe housing cost burden are the greatest housing problem among extremely low (0-30% Household Area Median Family Income, or HAMFI), very low (>30-50% HAMFI), low (>50-80% HAMFI), and moderate income (>80-100% HAMFI) households in Auburn and Lewiston.

Households who pay more than 30% of their income for housing may have difficulty affording food, clothing, transportation and medical care.

Note that many of the data tables, provided by HUD, present combined household data for Auburn and Lewiston. See Appendix A for Lewiston-only household data.



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The Downtown Neighborhood Action Plan (2009) was developed by the Downtown Neighborhood Task Force (DNTEF), residents and stakeholders of Lewiston's Downtown Neighborhood. The plan includes several recommendations about parks and community spaces, including improvements to Kennedy and Pierce Street Parks, the development of an urban trail system, support for community gardens, maintaining vacant lots as attractive and clean, creating a dog park, expanding access to existing recreation and cultural programs, and establishing a youth center.

The (Draft 2014) Lewiston Comprehensive Plan recommends preserving, installing and maintaining street trees; creating "pocket parks" (< ¼ acre) with seating, play equipment and community gardens; investing in Kennedy Park to make it an "all day, every day" attraction for all Lewiston residents"; improving access to trail facilities with signage, parking and water and restroom facilities, and expanding recreational opportunities along the river.

### **How were these needs determined?**

Through broad citizen participation and public hearings and sessions; studies and planning efforts and Planning Board.

### **Describe the jurisdiction's need for Public Improvements:**

The Downtown Neighborhood Action Plan includes several recommendations about infrastructure, streetscape and transportation. Signage recommendations include using signage and streetscaping to provide a sense of place; enhancing existing wayfinding signage; and improving pedestrian safety with crosswalks and replacing the Yield sign at Spruce/Bates with a Stop sign. Trash and Litter recommendations include improving residential trash collection and recycling and additional public trash cans. Streetscape improvement recommendations include narrowing streets to create esplanades, wider sidewalks, bike lanes and slower traffic; and making improvements to high-crash locations. Sidewalk improvement recommendations include improving the condition and snow removal of sidewalks and removing hazards. Transportation recommendations include supporting the placement of bike racks and benches.

The (Draft 2014) Lewiston Comprehensive Plan recommends a "complete streets" approach. "Complete streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists, and transit riders of all ages and abilities must be able to safely move along and across a complete

street.” The plan recommends wider sidewalks, narrower vehicle lanes, street trees and more bike storage. The City adopted a Complete Street Policy in 2013.

A presentation to the Lewiston CAC as part of the consolidated planning process by Public Works described the city’s older infrastructure (streets as well as sewer/water) and limited city budgets, which have resulted in public infrastructure not being maintained or replaced at recommended intervals.

### **How were these needs determined?**

Through broad citizen participation and public hearings and sessions; studies and planning efforts and Planning Board.; regional transportation planning through Androscoggin Valley Council of Governments (AVCOG); State of Maine Department of Transportation.

### **Describe the jurisdiction’s need for Public Services:**

A survey of social service providers conducted as part of the consolidated plan process had more than 50 responses. Providers described community challenges including

- Need for safe, affordable housing
- Limited reliable, accessible public transportation
- Lack of livable wage job opportunities
- Need for safe, affordable childcare
- Need for strong education system at all levels
- Food insecurity.

Providers also identified challenges for specific groups.

Youth need safe places and activities, stable home environments, Hope and aspirations and positive influences, and a flexible education system including alternative high school and affordable higher education opportunities.

Parents need life skills and parenting skills, community support, and coordinated services.

Elderly residents need to be able to stay in their homes, access to activities and community engagement, and to feel valued.

Providers also identified some of the keys to economic success. As a community, we need to ensure people have affordable child care, transportation, affordable housing, food, health care, and transitional support. Individuals need:

- Work-ready skills (communication, professionalism, “soft skills”)
- Job training
- Life skills (financial literacy, time management)
- “meet people where they are at”
- Empowerment and hope.

### **How were these needs determined?**

Through direct outreach to providers of social services, survey monkey and direct participation in the social services public meeting. Additionally, the Consultant on the plan met directly with homeless providers in December at a regular meeting.

### **Based on the needs analysis above, describe the State's needs in Colonias**

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. Many units are energy inefficient, and lead paint hazards are a problem.

Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent.

Note that many of the data tables below, provided by HUD, present combined household data for Auburn and Lewiston. See Appendix A for Lewiston-only household data.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Lewiston’s target areas have higher rates of unemployment, lower levels of education, and lower incomes than the rest of the City.

Note that many of the data tables below, provided by HUD, present combined household data for Auburn and Lewiston. See Appendix A for Lewiston-only household data.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	35	10	0	0	0
Arts, Entertainment, Accommodations	1,161	1,282	9	6	-3
Construction	573	640	4	3	-1
Education and Health Care Services	3,525	8,529	27	39	12
Finance, Insurance, and Real Estate	1,053	2,512	8	11	3
Information	274	650	2	3	1
Manufacturing	1,780	1,830	14	8	-6
Other Services	415	473	3	2	-1
Professional, Scientific, Management Services	854	1,606	7	7	0
Public Administration	33	10	0	0	0
Retail Trade	2,148	2,575	17	12	-5
Transportation and Warehousing	530	1,081	4	5	1
Wholesale Trade	461	753	4	3	-1
Total	12,842	21,951	--	--	--

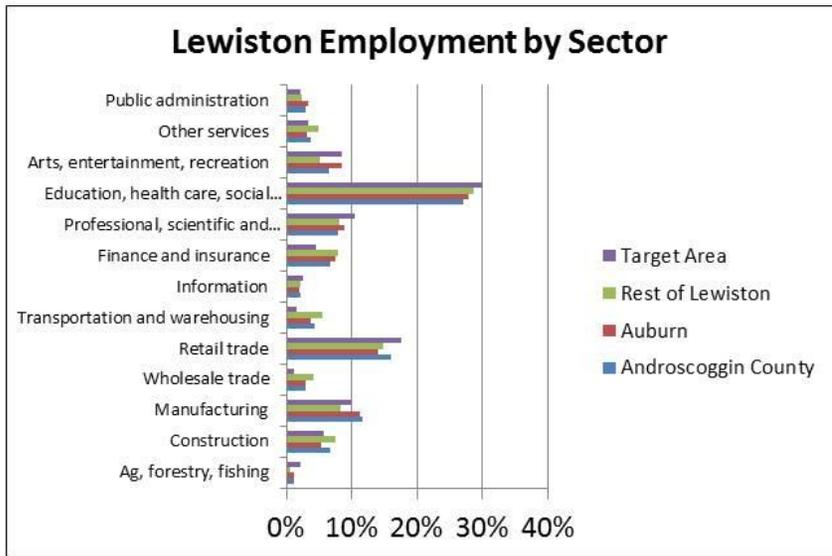
**Table 68 - Business Activity**

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

## Employment by Sector

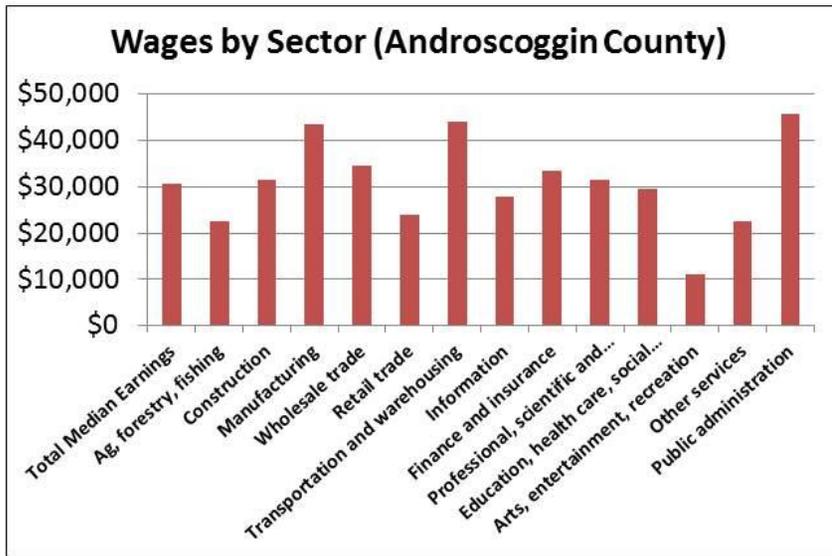
Higher percentages of employed in Retail sales but also Education, health care, social assistance and Professional, scientific and management.

Retail sales and Education, health care, social assistance are among the lower earning industries.



Source: US Census 2008-2012 ACS 5-year Estimates

**Lewiston Employment by Sector**



Source: US Census 2008-2012 ACS 5-year Estimates

**Lewiston Wages by Sector**

**Labor Force**

Total Population in the Civilian Labor Force	18,348
Civilian Employed Population 16 years and over	16,574

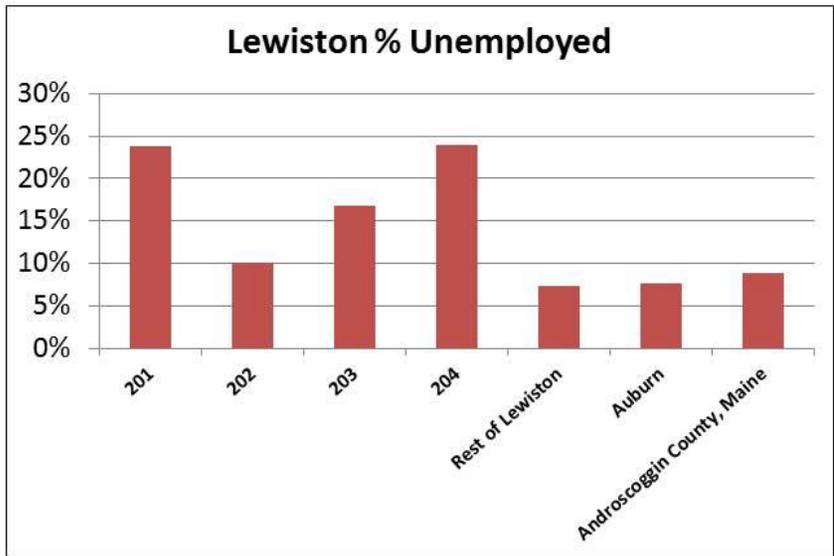
Unemployment Rate	9.67
Unemployment Rate for Ages 16-24	21.81
Unemployment Rate for Ages 25-65	6.56

**Table 69 - Labor Force**

Data Source: 2006-2010 ACS

### **Lewiston Unemployment**

Unemployment is high in the downtown areas.



Source: US Census 2008-2012 ACS 5-year Estimates

**Lewiston Unemployment**

Occupations by Sector	Number of People
Management, business and financial	2,714
Farming, fisheries and forestry occupations	858
Service	1,566

<b>Occupations by Sector</b>	<b>Number of People</b>
Sales and office	3,539
Construction, extraction, maintenance and repair	1,696
Production, transportation and material moving	1,173

**Table 70 – Occupations by Sector**

Data Source: 2006-2010 ACS

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	11,920	76%
30-59 Minutes	2,897	19%
60 or More Minutes	769	5%
<b>Total</b>	<b>15,586</b>	<b>100%</b>

**Table 71 - Travel Time**

Data Source: 2006-2010 ACS

### Education:

#### Educational Attainment by Employment Status (Population 16 and Older)

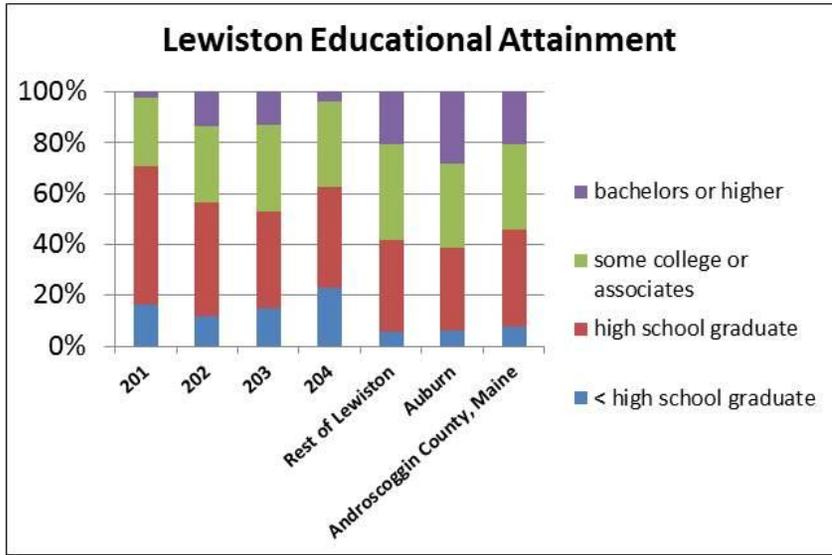
<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	987	195	804
High school graduate (includes equivalency)	4,769	626	1,956
Some college or Associate's degree	4,490	299	1,017
Bachelor's degree or higher	2,623	76	369

**Table 72 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

**Lewiston Education**

Residents of the downtown areas have lower levels of education.



Source: US Census 2008-2012 ACS 5-year Estimates

**Lewiston Educational Attainment**

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	36	148	147	597	1,335
9th to 12th grade, no diploma	709	182	293	619	801

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	1,588	1,650	1,955	3,746	2,140
Some college, no degree	2,374	1,314	884	1,912	678
Associate's degree	148	273	584	847	100
Bachelor's degree	209	653	665	954	311
Graduate or professional degree	11	213	215	368	187

**Table 73 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

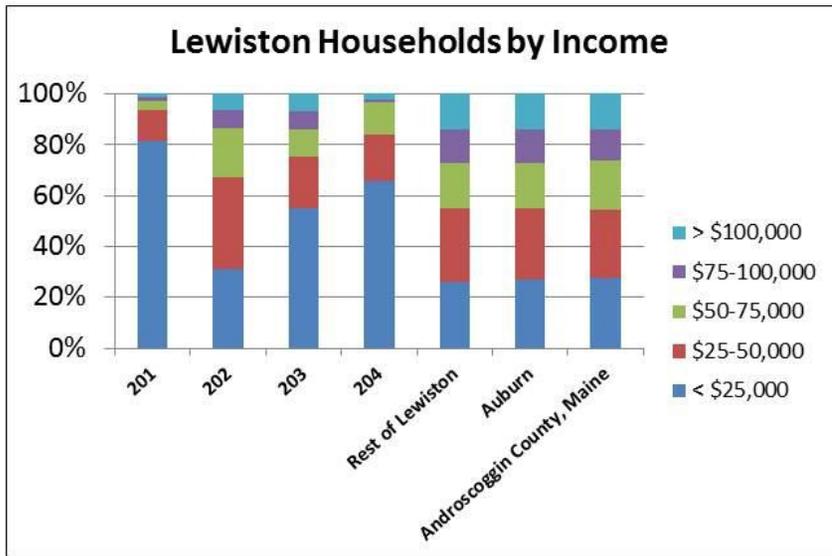
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,085
High school graduate (includes equivalency)	23,710
Some college or Associate's degree	30,193
Bachelor's degree	39,072
Graduate or professional degree	46,484

**Table 74 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

### Lewiston Household Income

Higher unemployment and lower wage jobs means there are more households with lower incomes.



Source: US Census 2008-2012 ACS 5-year Estimates

**Lewiston Households by Income**

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

**Describe the workforce and infrastructure needs of the business community:**

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

## **Discussion**

The Lewiston (draft) Comprehensive Plan describes the City's adjustment from reliance on a few employers to an economic focus on investment and diversification. "A number of planning efforts aimed at stimulating economic growth have been completed recently, including the Riverfront Island Master Plan (2012), the 2010 Strategic Plan, the People's Downtown Master Plan (2008), and the Downtown Neighborhood Action Plan (2009). These city-led plans, combined with the investments of large- and small-scale businesses, are working together to actively move Lewiston into a new stage of economic expansion."

Health care remains the single largest employment sector in Lewiston, with one out of every five people working in the sector. With five local colleges, running the gamut from career training institutions such as Kaplan and the Maine College of Health Professions, to campuses of the state system, to Bates College, education is a significant employer. Manufacturing remains a significant employment sector. Although hand crafted guitars and shoes remain a part of the manufacturing mix, much of it has evolved into high tech precision manufacturing. Financial services back office operations, call centers, and warehousing and distribution are also significant employers.

While the region is fortunate to have many institutions of higher learning there is still a significant portion of the population with low education levels. Over the term of this Consolidated Plan efforts will continue to raise aspirations and improve access to workforce readiness training programs, hard skill training programs, and youth work and leadership internships.

Lewiston participates in a CEDS program through its affiliation with the Androscoggin Council Valley of Governments, who organizes and coordinates the strategy.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

**What are the characteristics of the market in these areas/neighborhoods?**

**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

#### I. Introduction

This is an overview of the goals and strategies that are proposed to govern the City of Lewiston in the coming five years in its spending of funds from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Programs. The primary goals are overarching and appropriate for either CDBG or HOME funds; depending upon the use or need. The strategies articulated may be fulfilled utilizing either CDBG funding or HOME funding as appropriate. The City of Lewiston will report on activities and strategies related to CDBG funding. The City of Auburn will report on activities and strategies related to HOME funded activities.

The Economic and Community Development Department (ECDD) administers CDBG. Lead/GHHI, EPA Brownfield and other federal funds received by the City. The City of Lewiston has been designated by HUD as an Entitlement Community since 1974, the year the CDBG program was founded. As such, Lewiston receives an annual allotment of CDBG funding as determined by a statutorily defined formula and as approved by Congress. Additionally, the City has been a member of the Auburn-Lewiston HOME Consortium since 2002. The City has utilized these major funding sources to spur and support revitalization efforts in targeted residential neighborhoods and commercial corridors in the downtown.

The City of Lewiston receives roughly \$780,000 per year from the CDBG program, and about \$160,000 a year from the HOME program.

The national purpose of the CDBG program is "... the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income." The national purpose of the HOME program is "to create affordable housing for low-income households."

CDBG funds are spent in a "target area" in the community in which there is a high proportion of low and moderate income people. Historically, Lewiston has used its funds primarily on housing improvements, economic development, infrastructure improvements, and social services. So long as the national test is met, there is considerable flexibility in the use of the funds, although HUD caps social service spending at 15% of available program funds.

This strategic plan was developed by Lewiston's CDBG Citizen's Advisory Committee, which met 6 times between September 2014, and January 2015. The Citizen Advisory Committee is one of the ways to ensure that Lewiston citizens are involved and have a voice in determining how each year's CDBG allocation is spent. Its role is to evaluate all requests for funding and then make a recommendation to

the City Council on how CDBG funds are best invested. As with all expenditures of the city, the final decision on how CDBG funds are allocated is made by the City Council.

The CAC is comprised of members from the community that are appointed by the Mayor to two year terms coinciding with the City's fiscal year. This seven member committee includes: One City Councilor, one representative from the Lewiston Planning Board, and one voting City Administration staff member. Of the remaining four members, at least two citizens must live in the CDBG target area (Census Tracts 201-204). The others may be from the community at large. The CAC is staffed by the Economic and Community Development Department. At the time this Consolidated Plan was crafted the committee was chaired by Pauline Gudas (Planning Board rep.), and included Councilor Nathan Libby, Richard White, Andy Choate, Sara Goodrich, Sue Charron, and Brian Wood.

**(text continued 2)**

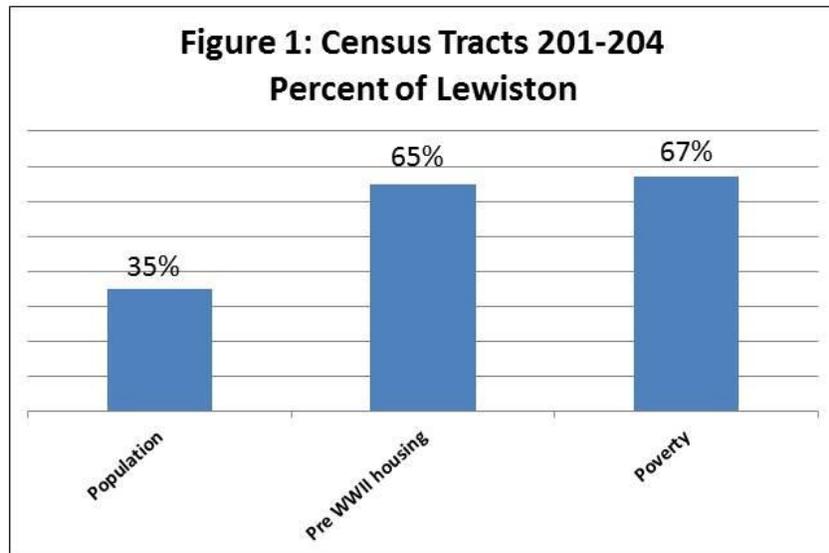
## II. Target Area

The target area for Lewiston's CDBG program includes Census Tracts 201, 202, 203 and 204.

These neighborhoods have very high proportions of old and substandard housing, severe poverty and social problems (see Figure 1).



**(Lewiston Target Areas)**



**(Lewiston Figure 1)**

**(text continued 3)**

III. Needs, Goals, Strategies, and Outcomes

The strategic plan has 7 high-priority and 1 low-priority goals.

**1. The high-priority goals are to:**

- A. Support People in their Efforts to Transition Out of Poverty
- B. Prevent Homelessness
- C. Improve the Safety and Energy Efficiency of the Housing Stock
- D. Reduce Lead Hazards in housing:
- E. Increase Neighborhood Pride through Investment in Infrastructure

F. Promote Jobs and Economic Growth

G. Create more stable and diverse Mixed-Income Neighborhoods

**2. The low-priority goal is to:**

A. Support Fair Housing and increase Housing Choice

Each is described below.

**(text continued 4)**

**1. High Priority Needs, Goals, and Strategies**

***High Priority A: Support People in their Efforts to Transition Out of Poverty***

More than two-thirds of children under the age of 18 and living in the Lewiston target area are growing up in poverty (see Figure 2).

Poverty is a much larger problem than the Lewiston CDBG program can solve, yet CDBG support for social services can be a part of the solution. The Committee felt that social services funding should prioritize efforts that address the issue of intergenerational poverty by focusing on children and particularly those that work with the whole family. In addition, the committee would like to continue to support services that meet people's basic needs.

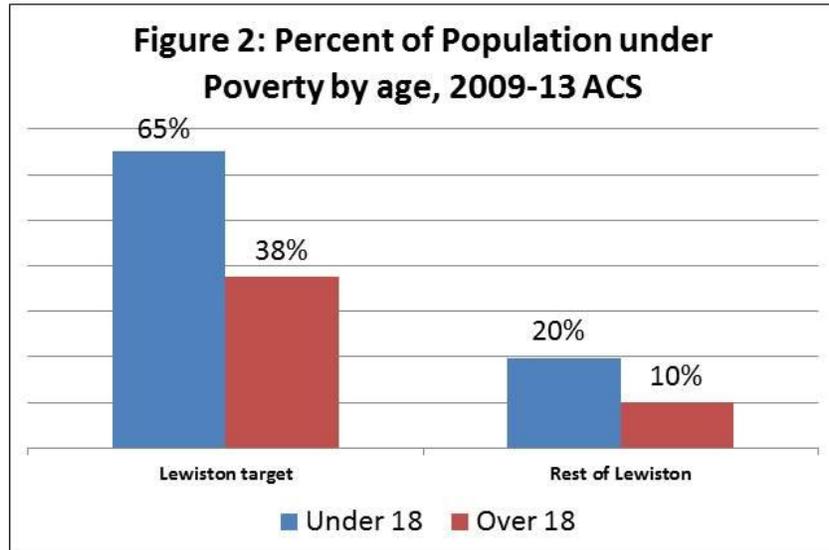
CDBG/HOME strategy

1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life
2. Support low-income adults to successfully provide for themselves and their families through education and skill development, including mentoring, work readiness, and job training programs.
3. Support services that meet people's basic needs
4. All social service providers receiving CDBG funds are encouraged to move to an "outcomes" based approach by measuring the impact of their efforts rather than program outputs.

Five Year Outputs:

1. 50 households will attain higher education/jobs and mentoring services to transition out of poverty. (CDBG)

2. 5,000 households will receive services to stabilize their household when in crisis. (CDBG)



**(Lewiston Figure 2)**

**(text continued 5)**

***High Priority B: Prevent Homelessness***

Every year, the Maine State Housing Authority counts the number of homeless in shelters or on the street on a given night. In 2013, this survey identified 486 homeless people in Androscoggin County, mostly in Lewiston and Auburn.

However, this is just the tip of the iceberg. There are over 7,800 people living under poverty in Lewiston. Many are on the brink of crisis. A survey of low income Maine people in 2014 found that, in the last year, 46% couldn't pay their utility bill at one point; 39% couldn't pay the full rent that month; 36% experienced having a car break down with no money to fix it; a quarter were forced to move because they couldn't afford their housing (see Figure 3).

Given this reality, preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations

with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future.

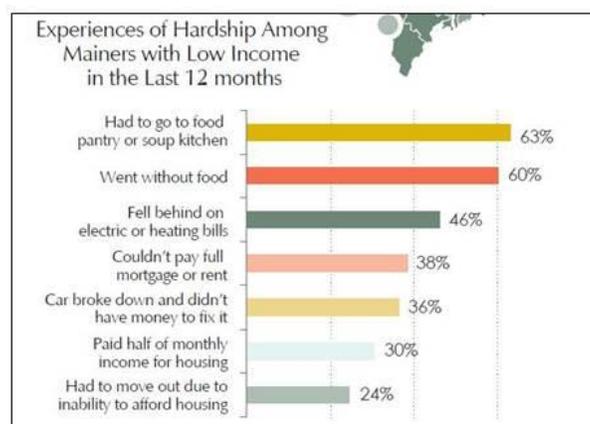
#### CDBG/HOME Strategy

6. Help homeless people connect to the job and housing markets through case management services.
7. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
8. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” strategies.

#### Five Year Outputs

9. Provide direct case management services to 200 households to connect them to stable affordable housing, jobs and other services needed to retain their housing. (CDBG)
10. Provide 10,000 households with emergency assistance for food, shelter, utilities and other services needed for crisis intervention. (CDBG)
11. Provide a security deposit to 125 homeless or near homeless households to provide safe stable housing. (HOME)

**Figure 3**



Source: Survey of 941 poor people in Maine, Summer of 2014, Maine Equal Justice Partners

**(Lewiston Figure 3)**

**(text continued 6)**

***High Priority C: Improve the Safety and Energy Efficiency of the Housing Stock***

Almost two-thirds of the housing stock in the target area was built before 1940. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for the elderly or disabled.

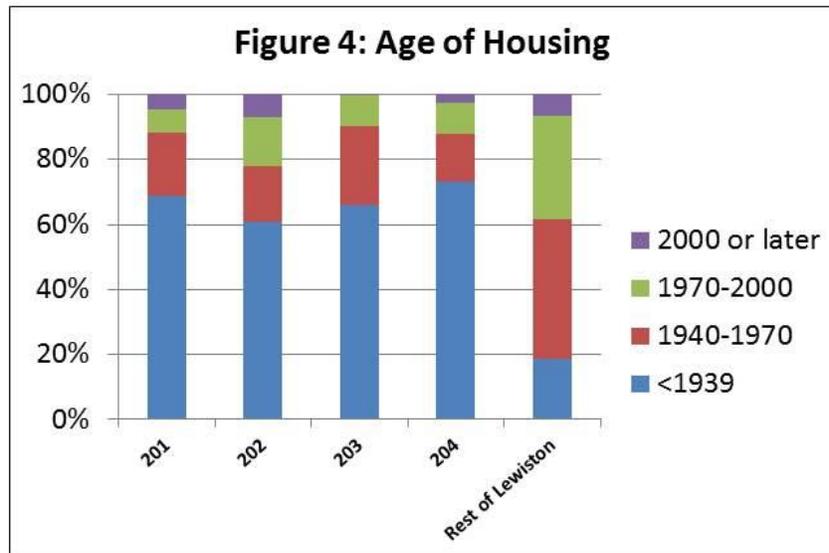
CDBG/HOME strategy

12. Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households, including energy efficiency, weatherization and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings (with good landlord criteria required to qualify). Continue to work to combine multiple funding sources to make the most impact on individual buildings.
13. Fund a dedicated code enforcement position to support improvements to the housing stock.

14. Identify salvageable derelict properties and work with the private sector to rehabilitate.
15. Continue to demolish derelict and abandoned buildings that cannot be salvaged.
16. Support new construction of rental units for low to moderate income households.

#### Five Year Outputs

17. Rehabilitate 30 units of homeowner housing to improve quality of the homes and energy efficiency. (HOME)
18. Rehabilitate 150 units of housing to improve the quality and energy efficiency in the target neighborhoods. (CDBG)
19. Coordinate funding with other housing providers on rehabilitation of 30 units of housing utilizing the green and healthy homes model. (CDBG/LEAD)
20. Inspect 150 multi-family properties that are being rehabilitated to ensure compliance with the Property Maintenance Code. (CDBG)
21. Identify 50 units of substandard and dilapidated housing in the target area, issue condemnation orders and demolish the stock that is not salvagable. (CDBG)
22. Identify 10 properties that are salvagable and encourage private investment into the target areas. (CDBG)
23. Provide financial assistance to private developers to construct 50 new units of affordable rental housing in Lewiston. (HOME)



Source: US Census

**(Lewiston Figure 4)**

**(text continued 7)**

***High Priority D: Reduce Lead Hazards in housing***

Old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 507 Lewiston children under age 6 were poisoned by lead. This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.

CDBG/HOME strategy

24. Execute the strategies of the \$3.4 million Lead Hazard Control and Healthy Home grant which will require an estimated local lead grant match from CDBG of \$70,000 annually. As the lead and healthy homes grants are disbursed, the level of CDBG match funding may change based on the percentage of the grant funds expended in Lewiston
25. Continue to support the Green and Healthy Homes Initiative to create green and healthy homes: “dry, clean, ventilated, free from pests and contaminants, well-maintained and safe”
26. Conduct outreach and training about lead hazards to both tenants and landlords.

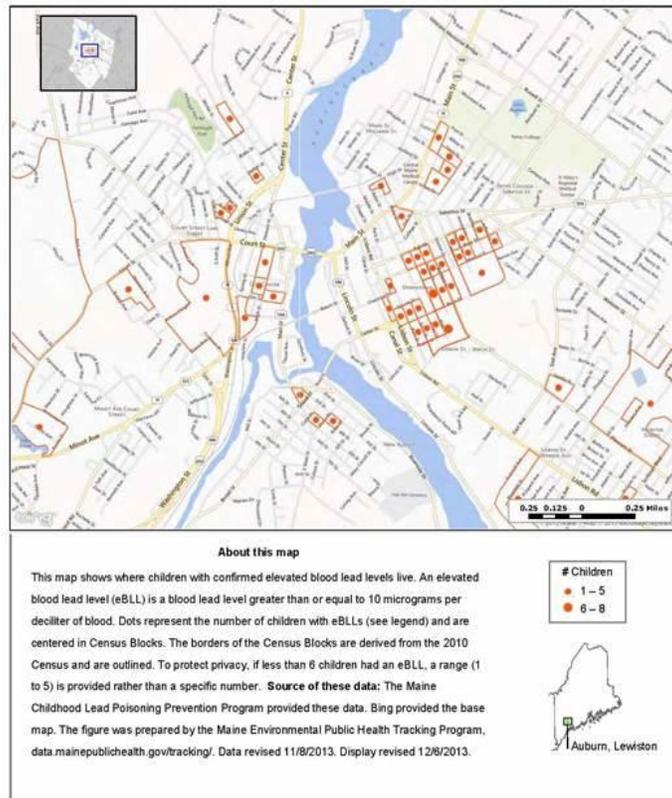
27. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the *5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston*.

Five Year Outputs

28. Create 150 units of lead safe housing by utilizing lead hazard control interventions. (LEAD)
29. Identify, assess and correct health hazards in 30 units that have received lead hazard control interventions. (LEAD)
30. Conduct 50 outreach, education and training events to educate 5,000 persons about the dangers of lead hazards. (LEAD)

**Figure 5: Lead Test Results**

Number of children with an elevated blood lead test, among those screened, age 0-71 months, by Census Block in Auburn and Lewiston, Maine 2008-2012



Source: Maine Childhood Lead Poisoning Prevention Program

**(Lewiston Figure 5)**

**(text continued 8)**

#### ***D. Increase Neighborhood Pride through Investment in Infrastructure***

Improvements are needed to city streets, sidewalks and green spaces throughout the target area. CDBG support for infrastructure investments should focus on priorities identified in existing neighborhood plans, such as the Lewiston Comprehensive Plan (draft), Riverfont Island Master Plan (2012), and the Downtown Neighborhood Action Plan (2009), as well as ensuring the efficiency and completeness of proposed projects; for example, by providing the funds to repair sidewalks or install streetscaping at the time road improvements are made.

##### CDBG/HOME strategy

31. Support projects that achieve identified goals: from the City's Comprehensive Plan, the Riverfront Master Plan, and the Downtown Neighborhood Action Plan
32. Fill in the funding gaps to make projects "complete" including sidewalks, streetscaping, fiber, and sewer/water.
33. Empower neighborhood residents and create a sense of investment, for example if CDBG funds invest in a park, there needs to be a "Friends of" organization to support the investment in the long-term.

##### Five Year Outputs

34. Identify 3 infrastructure projects located in the target areas that have been identified in the Lewiston Capital Improvement Plan (LCIP) and approved by City Council that embody the concept of complete streets or are recommended in at least one of the plans listed above. (CDBG)
35. Encourage neighborhood organizations that want to make improvements in their neighborhood that will instill a sense of pride and place. (CDBG)

#### ***E. Promote Jobs and Economic Growth***

Along with helping people to develop job skills, Lewiston CDBG funds should support the recruitment and retention of businesses and the creation of jobs to the target areas.

##### CDBG/HOME Strategy

36. Continue to fund commercial redevelopment grant and loan programs for buildings in the downtown which includes elimination of slum and blight, restoration of historic buildings and commercial rehabilitation activities through the commercial rehab life safety, façade, and elevator programs. Consider expanding the commercial rehab eligible area, and developing programs that may better meet the changing needs of the target area.
37. Support lead worker and environmental worker training, work readiness and other job training programs.

38. Consider establishing a Neighborhood Revitalization Strategy area, a designation which would support City economic development efforts by allowing more flexibility in undertaking economic development, housing and public services with CDBG funds.

#### Five Year Outputs

39. Improve the facades of 10 buildings to eliminate slum and blight. (CDBG)
40. Return the upper floors of 8 commercial properties back into productive reuse through life safety improvements that conform to NFPA 101 Life Safety Code. (CDBG)
41. Rehabilitate 7 commercial properties to encourage business growth development through the commercial rehabilitation or commercial elevator program. (CDBG)
42. Create 50 new jobs. (CDBG)
43. Provide lead worker training and certification for 36 low-income persons living in the neighborhood. (LEAD)
44. Establish an apprenticeship program in the Lewiston-Auburn Lead Program with at least one lead abatement contractor to hire and mentor trained workers. (LEAD)

**(text continued 9)**

#### ***F. Create more stable and diverse Mixed-Income Neighborhoods***

About 15% of the occupied housing units in the Lewiston target area are owner-occupied. This is much less than the ownership rate in the rest of Lewiston (68%).

There is nothing wrong with rental housing. Rental housing meets the needs of a mobile population, and is particularly attractive to young people. So rental housing is needed.

But owner housing is also needed. There has to be a balance. Studies have regularly shown that homeowners tend to live in their housing longer; tend to care more about their neighborhood; tend to be more likely to vote and get involved in civic activities; and care about the condition of their house and neighboring houses.

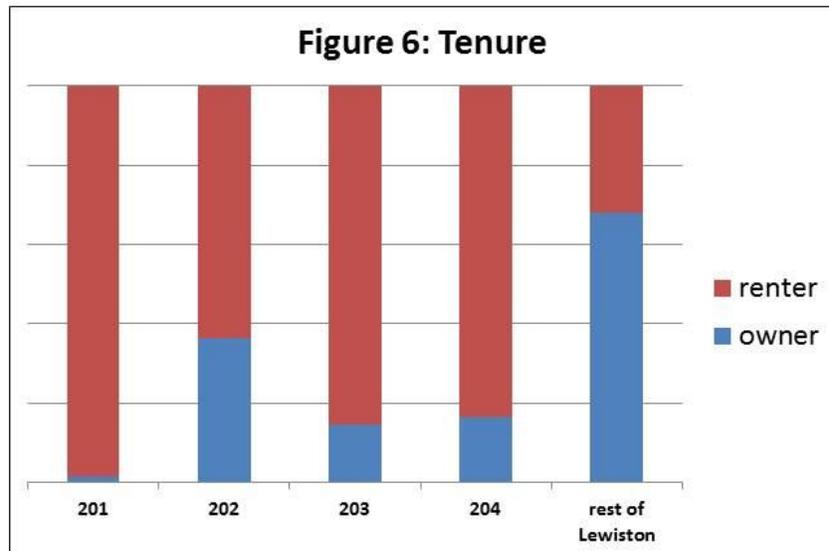
The Committee heard from both renters and landlords about the need to increase awareness of their respective roles and responsibilities. There is a need to develop understanding and strengthen the relationships between them.

#### CDBG/HOME Strategy

45. Help renters become owners with income qualified down payment and closing cost assistance (1-4 units) and continue to require first-time homeowner and landlord classes. Housing Cooperatives are eligible for these programs.
46. Provide information to landlords who apply for funds about their responsibilities, best practices, and available resources. Require landlords to use contractors that are RRP Lead Certified (Renovation, Repair and Paint – EPA designation) for funded repairs and improvements. Educate owners in how to keep their property “lead safe”. Conduct follow-up visits to ensure funded improvements are maintained.
47. Educate tenants who participate in lead abatement programs about responsible behavior and keeping apartments clean and well-maintained.
48. Encourage the City to develop and maintain a list of landlords and their housing units, including contact information and history of code violations.
49. Support efforts that bring landlords and tenants together to address housing issues.

#### Five Year Outputs

50. Provide incentives to 10 low-income households to become homeowners within the CDBG target areas. (CDBG)
51. Provide direct financial assistance to 15 new homebuyers (HOME)
52. Purchase, rehabilitate and sell 5 homes to low income households (HOME)
53. Educate 150 owners of properties receiving lead hazard control interventions and/or CDBG housing rehabilitation funding the importance of utilizing an RRP certified contractor and how to maintain the property after it has been rehabilitated or made lead safe. (LEAD)
54. Provide education and cleaning kits to 150 households living in properties made lead safe to learn about proper cleaning techniques and ways they can learn to keep their children safe from lead hazards. (LEAD)



**(Lewiston Figure 6)**

**(text continued 10)**

## **2. Low Priority Needs, Goals, and Strategies**

### ***Low Priority A: Support Fair Housing and increase Housing Choice***

Federal law prohibits housing discrimination based on a person's race, color, national origin, religion, sex, familial status, or disability.

In 2013, the cities of Auburn and Lewiston conducted a study of the impediments to fair housing in the area. The study concluded that the major problem facing the rental market was a lack of knowledge of rights and responsibilities, among both landlords and tenants. The major recommendation of the study was to conduct workshops to increase awareness (see Figure 7).

In the homeowner market, the major issue is the difficulty of finding homebuyer financing that complies with the needs of the new American population in the region.

### CDBG/Home Strategy

- 55. Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem
- 56. Work with local financing institutions to make alternative home buying products available to those who are not able to access conventional mortgage financing.

Five Year Outputs

- 57. Conduct 5 tenant and 5 landlord workshops (1 each year for the next five years.) (CDBG)
- 58. Host 1 poster contest in April each year for the next five years in the Lewiston Middle School to teach 7 & 8th graders about fair housing choice and what it means. (CDBG)
- 59. Encourage the private sector to provide broader financing options for all potential new homeowners.

**Figure 7: Priority Strategies of Fair Housing Plan**

Strategies
<p><b>1. Landlord workshops:</b> Educate landlords about rights and responsibilities. Focus on established organizations. Include public safety officers, who respond to landlord or tenant complaints. Do event evaluations.</p>
<p><b>2. Tenant Workshops:</b> Educate tenants about rights and responsibilities. Focus outreach to tenants of recently trained landlords. Target specific groups: New Mainers, young tenants, tenants with disabilities. Include public safety officers. Do event evaluations.</p>

Source: 2013 Analysis of the Impediments to Fair Housing Choice, Lewiston and Auburn

**(Lewiston Figure 7)**

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 75 - Geographic Priority Areas

1	<b>Area Name:</b>	Census Tract 201
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	Census Tract 202
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Census Tract 203
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>4</b>	<b>Area Name:</b>	Census Tract 204
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

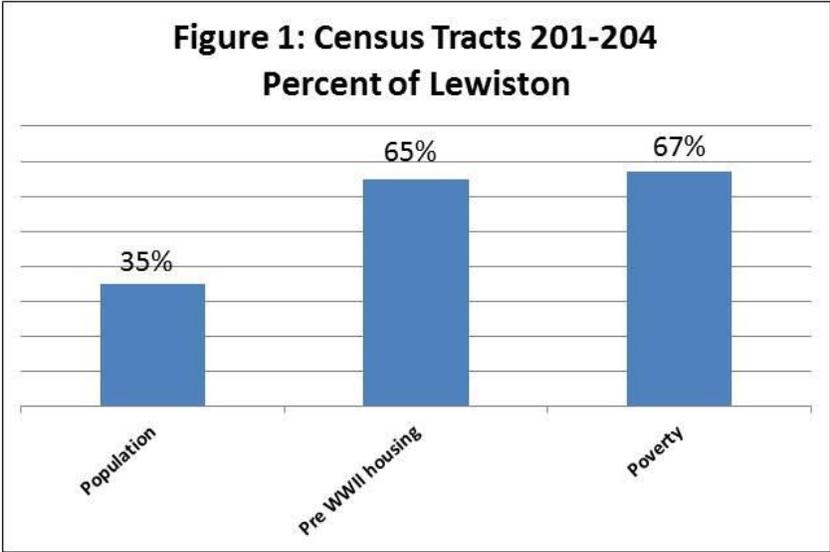
Describe the basis for allocating investments geographically within the state

The target area for Lewiston’s CDBG program includes Census Tracts 201, 202, 203 and 204.

These neighborhoods have very high proportions of old and substandard housing, severe poverty and social problems (see Figure 1). While funding will be primarily focused in the Target area CT 201-204, there are low-income households that reside outside of the target area. Programs such as homeowner assistance and emergency loan programs are based upon serving low-moderate income households with specific needs.

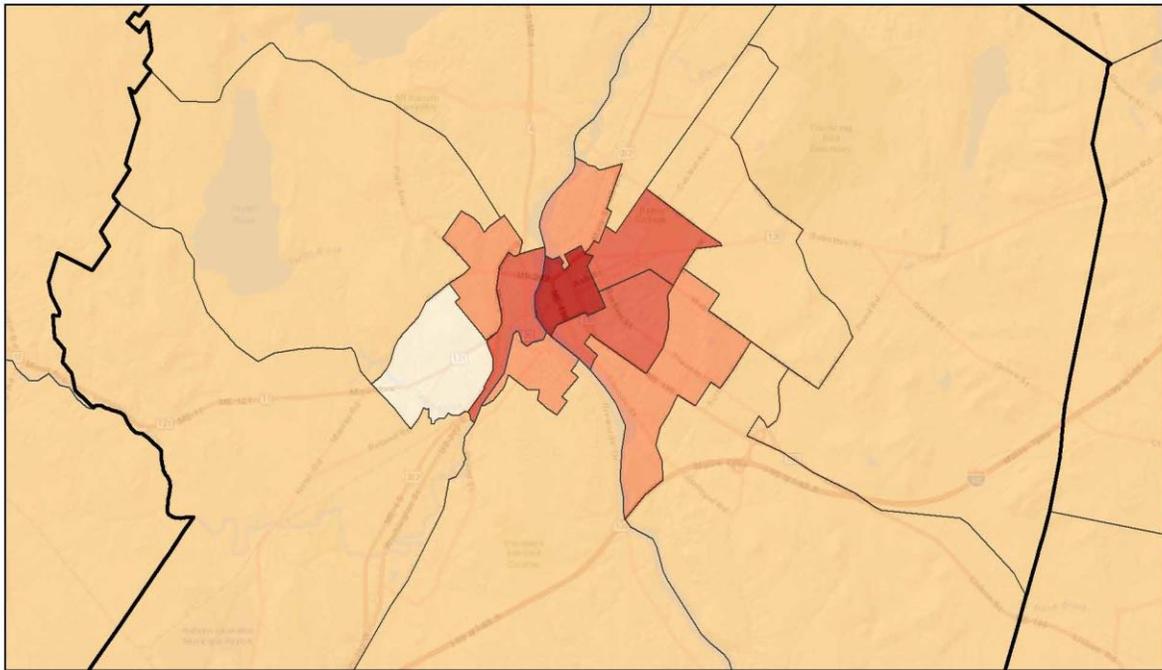


**(Lewiston Target Areas)**

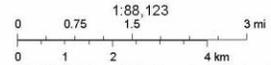
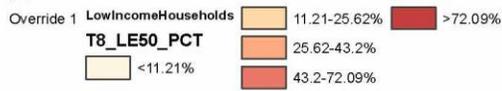


(Lewiston Figure 1)

CPD Maps - % Low Income Households



February 9, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**(Low-income Households)**

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 76 – Priority Needs Summary

1	<b>Priority Need Name</b>	Anti-poverty
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Associated Goals</b>	Anti-poverty/Lewiston
	<b>Description</b>	Support People in their Efforts to Transition Out of Poverty
	<b>Basis for Relative Priority</b>	More than two-thirds of children under the age of 18 and living in the Lewiston target area are growing up in poverty. Poverty is a much larger problem than the Lewiston CDBG program can solve, yet CDBG support for social services can be a part of the solution. The Committee felt that social services funding should prioritize efforts that address the issue of intergenerational poverty by focusing on children, particularly those programs that work with the whole family. In addition, the committee would like to continue to support services that meet people’s basic needs. City commercial loan and grant programs, which are focused in the target area, have job creation/retention goals associated with them.
2	<b>Priority Need Name</b>	Prevent Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Associated Goals</b>	Anti-poverty/Lewiston Prevent Homelessness

	<b>Description</b>	Prevent Homelessness
	<b>Basis for Relative Priority</b>	<p>Every year, the Maine State Housing Authority counts the number of homeless in shelters or on the street on a given night. In 2013, this survey identified 486 homeless people in Androscoggin County, mostly in Lewiston and Auburn.</p> <p>However, this is just the tip of the iceberg. There are over 7,800 people living under poverty in Lewiston. Many are on the brink of crisis. A survey of low income Maine people in 2014 found that at one point in the last year 46% couldn't pay their utility bill; 39% couldn't pay the full rent that month; 36% experienced having a car break down with no money to fix it; and a quarter were forced to move because they couldn't afford their housing. Given this reality, preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a "housing first" strategy that finds permanent housing for people as a first step towards making a better future.</p>
<b>3</b>	<b>Priority Need Name</b>	Housing Stock
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Associated Goals</b>	Housing Stock
	<b>Description</b>	Improve the Safety and Energy Efficiency of the Housing Stock
	<b>Basis for Relative Priority</b>	Almost two-thirds of the housing stock in the target area was built before 1940. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for elderly or disabled.
<b>4</b>	<b>Priority Need Name</b>	Reduce Lead Hazards in Housing

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Associated Goals</b>	Reduce Lead Hazards in Housing
	<b>Description</b>	Reduce Lead Hazards in housing
	<b>Basis for Relative Priority</b>	Old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 507 Lewiston children under age 6 were poisoned by lead. This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.
	<b>5</b>	<b>Priority Need Name</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Associated Goals</b>	Increase Neighborhood Pride through Investment
	<b>Description</b>	Increase Neighborhood Pride through Investment in Infrastructure
	<b>Basis for Relative Priority</b>	Improvements are needed to city streets, sidewalks, utilities, and green spaces throughout the target area. CDBG support for infrastructure investments should focus on priorities identified in existing neighborhood plans, such as the Lewiston Comprehensive Plan(draft), Riverfront Island Master Plan (2012) and the Downtown Neighborhood Action Plan (2009), as well as ensuring the efficiency and completeness of proposed projects. For example: provide the funds to repair sidewalks or install streetscaping at the time road improvements are made.
<b>6</b>	<b>Priority Need Name</b>	Jobs and Economic Growth
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Associated Goals</b>	Jobs and Economic Growth
	<b>Description</b>	Promote Jobs and Economic Growth
	<b>Basis for Relative Priority</b>	Along with helping people to develop job skills, Lewiston CDBG funds should support the recruitment and retention of businesses and the creation of jobs to the target areas.
<b>7</b>	<b>Priority Need Name</b>	Mixed-Income Neighborhoods
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Associated Goals</b>	Mixed-Income Neighborhoods
	<b>Description</b>	Create more stable and diverse Mixed-Income Neighborhoods
	<b>Basis for Relative Priority</b>	<p>About 15% of the occupied housing units in the Lewiston target area are owner-occupied. This is much less than the ownership rate in the rest of Lewiston (68%). There is nothing wrong with rental housing; it meets the needs of a mobile population, and is particularly attractive to young people. Rental housing is needed. But owner housing is also needed. There has to be a balance. Studies have regularly shown that homeowners tend to live in their housing longer; tend to care more about their neighborhood; tend to be more likely to vote and get involved in civic activities; and care about the condition of their house and neighboring houses.</p> <p>In addition, the Committee heard from both renters and landlords about the need for increase awareness of their respective roles and responsibilities. There is a need to develop better understanding and strengthen the relationships between them.</p>

<b>8</b>	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low
	<b>Geographic Areas Affected</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	Support Fair Housing and increase Housing Choice
	<b>Basis for Relative Priority</b>	<p>Federal law prohibits housing discrimination based on a person's race, color, national origin, religion, sex, familial status, or disability. In 2013 the cities of Auburn and Lewiston conducted a study of the impediments to fair housing in the area. The study concluded that the major problem facing the rental market was a lack of knowledge of rights and responsibilities, among both landlords and tenants. The major recommendation of the study was to conduct workshops to increase awareness.</p> <p>In the homeowner market, the major issue is the difficulty of finding home buyer financing that complies with the needs of the New American population in the region, many of whom are Muslim.</p>

**Narrative (Optional)**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	777,025	0	105,000	882,025	3,120,000	The City of Lewiston is an entitlement community and receives approximately \$780,000 annually in CDBG funding. In FFY 2014 \$55,000 of entitlement funding was budgeted to cover the CDBG match funding for the LEAD grant. \$45,000 remains as carryover into FFY2015. Additionally, \$60,000 CDBG entitlement funding was budgeted in 2014 for demolition of unsafe housing. This amount will be carried over to fund the demolition program in FFY 2015.
Other	public - federal	Admin and Planning Housing Other	567,000	0	0	567,000	1,133,000	City of Lewiston is the grantee and managing entity on a lead grant. There is \$3.4 million available for the Cities of Lewiston and Auburn to perform lead hazard control in properties over a three year period. Lewiston has budgeted at least one-half of the funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Economic Development	350,000	0	0	350,000	570,000	The City of Lewiston has a Commercial Revolving Loan Fund which currently has a balance of approximately \$450,000. Grants and loans made require a 1:1 private match. Interest received annually is \$94,000 from the commercial loans.
Other	public - federal	Housing	300,000	0	0	300,000	420,000	The City of Lewiston has a Housing Revolving Loan Fund which currently has a balance of approximately \$300,000. Grants and loans made require a private match that is defined by the program. Interest received annually is \$84,000 from the commercial loans.

**Table 77 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Lewiston’s commercial loan and grant programs require a 1:1 private match. The match is collected from the owner at the time that each invoice is paid; with the owner paying half of the invoice, and the city paying the other half through its loan or grant program. The vendor must show the portion paid by the owner on the next invoice; or, alternatively, the owner may provide a copy of the cancelled check. Prior to payment of the final invoice the property is inspected for completeness by code enforcement or other staff charged with grant compliance, and in exchange for the final payment the vendor provides a final waiver of lien for the total job demonstrating that he was paid in full by both parties. Often the total investment in a commercial project far exceeds the 1:1 match specifically required for a façade, life safety or commercial loan or grant. The City funds only one or two elements of a larger rehabilitation project.

With Lewiston's housing loans the terms vary depending upon the borrower. For loans on 1- 4 unit properties that are investor owned property or to homeowners with incomes between 51% -80% Median Family Income (MFI) a 10% match is required, which is paid using the same methodology as in the city's commercial loans. However, the bulk of the loans made in housing are to homeowners @ or below 50% of (MFI). On those loans no match required and the homeowner is given a deferred loan. If they remain in the home as the primary residence for a period of 10 years, the loan is forgiven. Otherwise, the loan must be repaid in full at the time of sale. Additionally, the City partners with Community Concepts Inc. (CCI), a CHDO, to manage the construction. CCI brings funding from weatherization, lead, and other resources to leverage the city's CDBG.

**If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan**

Typically there is no publicly owned land donated to meet goals; however, occasionally, the City will receive program income after a demolition of housing. This does not occur often and cannot be counted on consistently.

**Discussion**

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Auburn Community Development	Government	Non-homeless special needs	Jurisdiction
City of Lewiston Economic and Community Development	Government	Non-homeless special needs	Jurisdiction
AUBURN HOUSING AUTHORITY	PHA	Public Housing Rental	Jurisdiction
Lewiston Housing Authority	PHA	Public Housing Rental	Jurisdiction
MAINE STATE HOUSING AUTHORITY	PHA	Public Housing Rental	State
COMMUNITY CONCEPTS, INC.	Non-profit organizations	Ownership Rental	Jurisdiction
COASTAL ENTERPRISES, INC.	Developer	Ownership Rental	Jurisdiction
AUBURN HOUSING DEVELOPMENT CORPORATION	Developer	Ownership Rental	Jurisdiction
Androscoggin Valley Council of Governments	Regional organization	Non-homeless special needs	Region
Lewiston Auburn Economic Growth Council	Non-profit organizations	Economic Development Non-homeless special needs	Jurisdiction
TEDFORD HOUSING	Developer	Ownership Rental	Jurisdiction
Lewiston Auburn Alliance for Services to the Homeless	Other	Homelessness	Jurisdiction
City of Auburn Social Services	Government	public services	Jurisdiction
City of Lewiston- General Assistance	Government	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Maine Childhood Lead Poisoning Prevention Program	Government	public services	State
Healthy Androscoggin	Non-profit organizations		Region

**Table 78 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The strength of the delivery system is that it is well-coordinated. The Auburn Community Development Department, the Auburn Housing Authority, the Lewiston-Auburn Alliance for Services to the Homeless, the Lewiston Community Development Department, the Lewiston Housing Authority, other city departments, and local and regional nonprofit organizations, coordinate closely in the planning and delivery of housing services.

The weakness of the delivery system is that there are not enough resources, among all of the partners, to meet the identified needs. Waiting lists for services at the housing authorities are long. The General Assistance Offices of both Auburn and Lewiston are under pressure from the effects of the recession.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X		
Healthcare		X	

Supportive Services			
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			

**Table 79 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Lewiston Auburn Alliance for Services to the Homeless (LAASH) works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Lewiston Auburn 10 Year Plan to End Homelessness identified difficulty locating assistance and navigating services (including for health, mental health, employment, and housing) as a problem for homeless persons, particularly for families and domestic violence survivors.

Homeless service providers describe the challenge of keeping people housed, and the need for case management to help with jobs, budgets and basic needs. For persons without a mental health or disability diagnosis, supportive services can be difficult to access unless there is a crisis.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future.

CDBG/HOME Strategy

60. Help homeless people connect to the job and housing markets through case management services.
61. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
62. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” strategies

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Anti-poverty/Lewiston	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Anti-poverty Prevent Homelessness	CDBG: \$281,250	Public service activities other than Low/Moderate Income Housing Benefit: 5050 Persons Assisted
2	Prevent Homelessness	2015	2019	Homeless	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Prevent Homelessness	CDBG: \$281,250	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted  Homelessness Prevention: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Stock	2015	2019	Affordable Housing Green and Healthy Homes Intervention	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Housing Stock	CDBG: \$1,702,025 OHHLHC: \$69,000	Rental units rehabilitated: 150 Household Housing Unit  Buildings Demolished: 50 Buildings  Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit  Other: 30 Other
4	Reduce Lead Hazards in Housing	2015	2019	Affordable Housing Healthy Homes	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Reduce Lead Hazards in Housing	CDBG: \$210,000 OHHLHC: \$1,606,000	Rental units rehabilitated: 150 Household Housing Unit  Other: 30 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Increase Neighborhood Pride through Investment	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Increase Neighborhood Pride through Investment	CDBG: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
6	Jobs and Economic Growth	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Jobs and Economic Growth	CDBG: \$917,500	Facade treatment/business building rehabilitation: 10 Business  Jobs created/retained: 50 Jobs  Businesses assisted: 15 Businesses Assisted
7	Mixed-Income Neighborhoods	2015	2019	Affordable Housing Education tenant and landlord - LEAD	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Mixed-Income Neighborhoods	HOUSING RLF: \$25,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Fair Housing	2015	2019	Fair Housing and Housing Choice	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Fair Housing	CDBG: \$10,000	Other: 10 Other

Table 80 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Anti-poverty/Lewiston
	<b>Goal Description</b>	<p>Support people in their efforts to transition out of poverty</p> <p><u>Strategies:</u></p> <ul style="list-style-type: none"> <li>63. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life</li> <li>64. Support low-income adults to successfully provide for themselves and their families through education and skill development, including mentoring, work readiness, and job training programs.</li> <li>65. Support services that meet people’s basic needs</li> </ul> <p><u>Five Year Outputs:</u></p> <ul style="list-style-type: none"> <li>66. 1. 50 households will attain higher education/jobs and mentoring services to transition out of poverty. (CDBG)</li> <li>67. 2. 5,000 households will receive services to stabilize their household when in crisis. (CDBG)</li> </ul>

2	<b>Goal Name</b>  <b>Goal Description</b>	Prevent Homelessness  Prevent Homelessness <u>Strategies:</u> 68. Help homeless people connect to the job and housing markets through case management services. 69. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.  <u>Five Year Outputs</u> 70. Provide direct case management services to 200 households to connect them to stable affordable housing, jobs and other services needed to retain their housing. (CDBG) 71. Provide 10,000 households with emergency assistance for food, shelter, utilities and other services needed for crisis intervention. (CDBG)
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3	<b>Goal Name</b>	Housing Stock
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<p><b>Goal Description</b></p>	<p>Improve the Safety and Energy Efficiency of the Housing Stock</p> <p><u>Strategies</u></p> <p>72. Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households, including energy efficiency, weatherization and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings (with good landlord criteria required to qualify). Continue to work to combine multiple funding sources to make the most impact on individual buildings</p> <p>73. Fund a dedicated code enforcement position to support improvements to the housing stock.</p> <p>74. Identify salvageable derelict properties and work with the private sector to rehabilitate.</p> <p><u>Five Year Outputs</u></p> <p>75. Rehabilitate 150 units of housing to improve the quality and energy efficiency in the target neighborhoods. (CDBG)</p> <p>76. Coordinate funding with other housing providers on rehabilitation of 30 units of housing utilizing the green and healthy homes model. (CDBG/LEAD)</p> <p>77. Inspect 150 multi-family properties that are being rehabilitated to ensure compliance with the Property Maintenance Code. (CDBG)</p> <p>78. Identify 50 units of substandard and dilapidated housing in the target area, issue condemnation orders and demolish the stock that is not salvagable. (CDBG)</p> <p>79. Identify 10 properties that are salvagable and encourage private investment into the target areas. (CDBG)</p>
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4	<b>Goal Name</b>	Reduce Lead Hazards in Housing
	<b>Goal Description</b>	<p>Reduce Lead Hazards in Housing</p> <p><u>Strategies:</u></p> <ul style="list-style-type: none"> <li>80. Execute the strategies of the \$3.4 million Lead Hazard Control and Healthy Home grant which will require a local lead grant match from CDBG estimated to initially be \$70,000 annually. As the grant is implemented the amount of match required may vary based on the number of units made lead safe and healthy.</li> <li>81. Continue to support the Green and Healthy Homes Initiative to create green and healthy homes: “dry, clean, ventilated, free from pests and contaminants, well-maintained and safe”</li> <li>82. Conduct outreach and training about lead hazards to both tenants and landlords.</li> <li>83. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the <i>5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston</i>.</li> </ul> <p><u>Five Year Outputs</u></p> <ul style="list-style-type: none"> <li>84. Create 150 units of lead safe housing by utilizing lead hazard control interventions. (LEAD)</li> <li>85. Identify, assess and correct health hazards in 30 units that have received lead hazard control interventions. (LEAD)</li> <li>86. Conduct 50 outreach, education and training events to educate 5,000 persons in the dangers of lead hazards. (LEAD)</li> </ul>

5	<b>Goal Name</b>	Increase Neighborhood Pride through Investment
	<b>Goal Description</b>	<p>Increase neighborhood pride through investment in infrastructure</p> <p><u>Strategies:</u></p> <ul style="list-style-type: none"> <li>87. Support projects that achieve identified goals: from the City’s Comprehensive Plan, the Riverfront Master Plan, and the Downtown Neighborhood Action Plan</li> <li>88. Fill in the funding gaps to make projects “complete” including sidewalks, streetscaping, sewer/water and other utilities.</li> <li>89. Empower neighborhood residents and create a sense of investment; for example, if CDBG funds invest in a park, there needs to be a “Friends of” organization to support the investment in the long-term.</li> </ul> <p><u>Five Year Outputs</u></p> <ul style="list-style-type: none"> <li>90. Identify 3 infrastructure projects located in the target areas that have been identified in the Lewiston Capital Improvement Plan (LCIP) and approved by City Council that embody the concept of complete streets or are recommended in at least one of the plans listed above. (CDBG)</li> <li>91. Encourage neighborhood organizations who want to make improvements in their neighborhood that will instill a sense of pride and place. (CDBG)</li> </ul>

6	<b>Goal Name</b>	Jobs and Economic Growth
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<p><b>Goal Description</b></p>	<p>Promote Jobs and Economic Growth</p> <p><u>Strategies:</u></p> <p>92. Continue to fund commercial redevelopment grant and loan programs for buildings in the downtown which includes elimination of slum and blight, restoration of historic buildings and commercial rehabilitation activities through the commercial rehab, life safety, façade, and elevator programs. Consider expanding the commercial rehab eligible area, and developing programs that may better meet the changing needs of the target area.</p> <p>93. Support lead worker and environmental worker training, work readiness and other job training programs.</p> <p>94. Consider establishing a Neighborhood Revitalization Strategy area, a designation which would support City economic development efforts by allowing more flexibility in undertaking economic development, housing and public services with CDBG funds.</p> <p><u>Five Year Outputs</u></p> <p>95. Improve the facades of 10 businesses to eliminate slum and blight. (CDBG)</p> <p>96. Return the upper floors of 8 commercial properties back into productive reuse through life safety improvements that conform to the NFPA 101 Life Safety Code. (CDBG)</p> <p>97. Rehabilitate 7 commercial properties to encourage business growth development through the commercial rehabilitation or commercial elevator program. (CDBG)</p> <p>98. Create 50 new jobs. (CDBG)</p> <p>99. Provide lead worker training and certification for 36 low-income persons living in the neighborhood. (LEAD)</p> <p>100. Establish an apprenticeship program in the Lewiston-Auburn Lead Program with at least one lead abatement contractor to hire and mentor trained workers. (LEAD)</p> <p>Consolidated Plan</p> <p>AUBURN</p> <p>341</p>
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7	<b>Goal Name</b>  <b>Goal Description</b>	<p>Mixed-Income Neighborhoods</p> <p>Create more stable and diverse mixed income neighborhoods</p> <p><u>Strategies:</u></p> <p>101. Help renters become owners with income qualified down payment and closing cost assistance (1-4 units) and continue to require first-time homeowner and landlord classes. Housing Cooperatives are eligible for these programs.</p> <p>102. Provide information to landlords who apply for funds about their responsibilities, best practices, and available resources. Require landlords to use contractors that are RRP Lead Certified (Renovation, Repair and Paint – EPA designation) for funded repairs and improvements. Educate owners in how to keep their property “lead safe”. Conduct follow-up visits to ensure funded improvements are maintained.</p> <p>103. Educate tenants who participate in lead abatement programs about responsible behavior and keeping apartments clean and well-maintained.</p> <p>104. Encourage the City to develop and maintain a list of landlords and their housing units, including contact information and history of code violations.</p> <p>105. Support efforts that bring landlords and tenants together to address housing issues.</p> <p><u>Five Year Outputs</u></p> <p>106. Provide incentives to 10 low-income households to become homeowners within the CDBG target areas. (CDBG)</p> <p>107. Educate 150 owners of properties receiving lead hazard control interventions and/or CDBG housing rehabilitation funding the importance of utilizing an RRP certified contractor and how to maintain the property after it has been rehabilitated or made lead safe. (LEAD)</p> <p>108. Provide education and cleaning kits to 150 households living in properties made lead safe to learn about proper cleaning techniques and ways they can learn to keep their children safe from lead hazards. (LEAD)</p>
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8	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	<p>Support Fair Housing and increase Housing Choice</p> <p><u>Strategies:</u></p> <p>109. Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem</p> <p>110. Work with local financing institutions to make alternative home buying products available to assist those who are not able to utilize conventional mortgage financing.</p> <p><u>Five Year Outputs</u></p> <p>111. Conduct 5 tenant and 5 landlord workshops (1 each year for the next five years.) (CDBG)</p> <p>112. Host a poster contest in April each year for the next five years in the Lewiston Middle School to teach 7 &amp; 8th graders about fair housing choice and what it means. (CDBG)</p> <p>113. Encourage the private sector to provide broader financing options to serve the needs of all qualified potential new homeowners.</p>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Lewiston intends to serve 5,720 households. Based on past experience certain programs serve residents who are considered to be extremely low income while other programs and services lend themselves to persons in the higher income category. Based on this information and knowledge of the program participants, the City anticipates the following:

Extremely low income households expected to be served: 1,130 or 19%

Low income households expected to be served: 2,975 or 52%

Moderate income households expected to be served: 1,615 or 29%





## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 507 Lewiston children under age 6 were poisoned by lead. This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.

#### Strategies:

114. Execute the strategies of the \$3.4 million Lead Hazard Control and Healthy Home grant which will require a local lead grant match from CDBG estimated at \$70,000 annually. The actual level of CDBG match required may vary as the grant funds are disbursed and the count of units made lead safe and healthy in Lewiston and in Auburn are known.
115. Continue to support the Green and Healthy Homes Initiative to create green and healthy homes: “dry, clean, ventilated, free from pests and contaminants, well-maintained and safe”
116. Conduct outreach and training about lead hazards to both tenants and landlords.
117. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the 5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston.

#### Five Year Outputs:

118. Perform lead hazard control interventions in 150 Lewiston units.
119. Perform healthy homes interventions in 30 Lewiston units.
120. Conduct 50 outreach, education and training events to educate 5,000 persons in the dangers of lead hazards.

### **How are the actions listed above integrated into housing policies and procedures?**

The Lewiston Auburn Public Health Committee is currently considering the adoption of the 5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston. The plan will reduce childhood lead poisoning through improved resource coordination and increased enforcement, outreach and blood testing.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

More than two-thirds of children under the age of 18 and living in the Lewiston target area are growing up in poverty.

#### Strategies:

121. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life
122. Support low-income adults to successfully provide for themselves and their families through education and skill development, including mentoring, work readiness, and job training programs.
123. Support services that meet people's basic needs
124. All social service providers receiving CDBG funds are encouraged to move to an "outcomes" based approach by measuring the impact of their efforts rather than program outputs.
125. CDBG funded commercial loan and grant programs often have job creation agreements as a condition of approval.

#### Five Year Outputs:

126. 50 households will attain higher education/jobs and mentoring services to transition out of poverty.
127. 5,000 households will receive services to stabilize their household when in crisis.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Poverty is a much larger problem than the Lewiston CDBG program can solve, yet CDBG support for social services can be a part of the solution. The Committee felt that social services funding should prioritize efforts that address the issue of intergenerational poverty by focusing on children; and particularly those programs that work with the whole family. In addition, the committee would like to continue to support services that meet people's basic needs.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Each funded activity is set up in IDIS.

A Consolidated Annual Performance and Evaluation Report (CAPER) is required by HUD at the end of each program year. This report is submitted within ninety (90) days after the close of the City's program year which ends on June 30. The CAPER reflects how activities were carried out and funds were spent during the previous program year. The City of Lewiston will make the report available for a fifteen (15) day public review and comment before submitting to HUD. A public notice will be advertised in the local newspaper stating where the report can be viewed.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	777,025	0	105,000	882,025	3,120,000	The City of Lewiston is an entitlement community and receives approximately \$780,000 annually in CDBG funding. In FFY 2014 \$55,000 of entitlement funding was budgeted to cover the CDBG match funding for the LEAD grant. \$45,000 remains as carryover into FFY2015. Additionally, \$60,000 CDBG entitlement funding was budgeted in 2014 for demolition of unsafe housing. This amount will be carried over to fund the demolition program in FFY 2015.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Housing Other	567,000	0	0	567,000	1,133,000	City of Lewiston is the grantee and managing entity on a lead grant. There is \$3.4 million available for the Cities of Lewiston and Auburn to perform lead hazard control in properties over a three year period. Lewiston has budgeted at least one-half of the funding.
Other	public - federal	Economic Development	350,000	0	0	350,000	570,000	The City of Lewiston has a Commercial Revolving Loan Fund which currently has a balance of approximately \$450,000. Grants and loans made require a 1:1 private match. Interest received annually is \$94,000 from the commercial loans.
Other	public - federal	Housing	300,000	0	0	300,000	420,000	The City of Lewiston has a Housing Revolving Loan Fund which currently has a balance of approximately \$300,000. Grants and loans made require a private match that is defined by the program. Interest received annually is \$84,000 from the commercial loans.

**Table 81 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Lewiston’s commercial loan and grant programs require a 1:1 private match. The match is collected from the owner at the time that each invoice is paid; with the owner paying half of the invoice, and the city paying the other half through its loan or grant program. The vendor must

show the portion paid by the owner on the next invoice; or, alternatively, the owner may provide a copy of the cancelled check. Prior to payment of the final invoice the property is inspected for completeness by code enforcement or other staff charged with grant compliance, and in exchange for the final payment the vendor provides a final waiver of lien for the total job demonstrating that he was paid in full by both parties. Often the total investment in a commercial project far exceeds the 1:1 match specifically required for a façade, life safety or commercial loan or grant. The City funds only one or two elements of a larger rehabilitation project.

With Lewiston's housing loans the terms vary depending upon the borrower. For loans on 1- 4 unit properties that are investor owned property or to homeowners with incomes between 51% -80% Median Family Income (MFI) a 10% match is required, which is paid using the same methodology as in the city's commercial loans. However, the bulk of the loans made in housing are to homeowners @ or below 50% of (MFI). On those loans no match required and the homeowner is given a deferred loan. If they remain in the home as the primary residence for a period of 10 years, the loan is forgiven. Otherwise, the loan must be repaid in full at the time of sale. Additionally, the City partners with Community Concepts Inc. (CCI), a CHDO, to manage the construction. CCI brings funding from weatherization, lead, and other resources to leverage the city's CDBG.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Typically there is no publicly owned land donated to meet goals; however, occasionally, the City will receive program income after a demolition of housing. This does not occur often and cannot be counted on consistently.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Anti-poverty/Lewiston	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Anti-poverty	CDBG: \$51,732	Public service activities other than Low/Moderate Income Housing Benefit: 832 Persons Assisted
2	Prevent Homelessness	2015	2019	Homeless	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Prevent Homelessness	CDBG: \$88,489	Public service activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted Homeless Person Overnight Shelter: 175 Persons Assisted Homelessness Prevention: 133 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Stock	2015	2019	Affordable Housing Green and Healthy Homes Intervention	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Housing Stock	CDBG: \$239,852 HOUSING RLF: \$275,000 OHHLHC: \$23,000	Rental units rehabilitated: 50 Household Housing Unit Buildings Demolished: 10 Buildings Housing Code Enforcement/Foreclosed Property Care: 30 Household Housing Unit Other: 10 Other
4	Reduce Lead Hazards in Housing	2015	2019	Affordable Housing Healthy Homes	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Reduce Lead Hazards in Housing	CDBG: \$70,000 OHHLHC: \$436,500	Rental units rehabilitated: 50 Household Housing Unit Other: 5 Other
5	Increase Neighborhood Pride through Investment	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Increase Neighborhood Pride through Investment	CDBG: \$236,874	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4050 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Jobs and Economic Growth	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Jobs and Economic Growth	COMMERCIAL RLF: \$350,000	Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 10 Jobs Businesses assisted: 3 Businesses Assisted
7	Mixed-Income Neighborhoods	2015	2019	Affordable Housing Education tenant and landlord - LEAD	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Mixed-Income Neighborhoods	HOUSING RLF: \$25,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
8	Fair Housing	2015	2019	Fair Housing and Housing Choice	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Fair Housing	CDBG: \$2,000	Other: 3 Other

Table 82 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Anti-poverty/Lewiston
	<b>Goal Description</b>	<p>Poverty is a much larger problem than the Lewiston CDBG program can solve, yet CDBG support for social services can be a part of the solution. The Committee felt that social services funding should prioritize efforts that address the issue of intergenerational poverty by focusing on children and particularly those that work with the whole family. In addition, the committee would like to continue to support services that meet people’s basic needs.</p> <p><u>Strategies include:</u></p> <p>128. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life</p> <p>129. Support low-income adults to successfully provide for themselves and their families through education and skill development, including mentoring, work readiness, and job training programs.</p> <p>130. Support services that meet people’s basic needs</p> <p>CDBG funding will support the following agencies to transition people out of poverty: Androscoggin Head Start and Childcare; Community Concepts, Inc.; Lewiston Adult Education - Work Ready Training; Tree Street Youth; and Seniors Plus. All activities are categorized under the social services low/mod income benefit/non-housing.</p>

2	<b>Goal Name</b>  <b>Goal Description</b>	<p>Prevent Homelessness</p> <p>Preventing homelessness requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future.</p> <p><u>Strategies include:</u></p> <ul style="list-style-type: none"> <li>131. Help homeless people connect to the job and housing markets through case management services.</li> <li>132. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.</li> </ul> <p>CDBG funding will support non-profit agencies to assist people who are homeless or near homeless. Lewiston Social Services (public services for low-mod income benefit/housing); Trinity Jubilee Warming Center and Food Pantry (public services other than low-mod income benefit/non-housing ); Tedford Housing and New Beginnings (Homelessness prevention); and Safe Voices. (overnight Shelter)</p>
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3	<b>Goal Name</b>	Housing Stock
	<b>Goal Description</b>	<p>Almost two-thirds of the housing stock in the target area was built before 1940. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for the elderly or disabled.</p> <p><u>Strategies Include:</u></p> <ul style="list-style-type: none"> <li>133. Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households, including energy efficiency, weatherization and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings (with good landlord criteria required to qualify). Continue to work to combine multiple funding sources to make the most impact on individual buildings.</li> <li>134. Fund a dedicated code enforcement position to support improvements to the housing stock.</li> <li>135. Identify salvageable derelict properties and work with the private sector to rehabilitate.</li> <li>136. Continue to demolish derelict and abandoned buildings that cannot be salvaged.</li> </ul> <p>CDBG funding will be provided to rehabilitate housing utilizing the City CDBG rehabilitation loan program, Healthy Homes funding; Code Enforcement Officer; Demolition of dilapidated housing (CDBG carryover funding of \$60,000); and Community Concepts, Inc CDBG match/Weatherization.</p>

4	<b>Goal Name</b>	Reduce Lead Hazards in Housing
	<b>Goal Description</b>	<p>Old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 507 Lewiston children under age 6 were poisoned by lead. This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.</p> <p><u>Strategies include:</u></p> <p>137. Execute the strategies of the \$3.4 million Lead Hazard Control and Healthy Home grant which will require an estimated local lead grant match from CDBG of \$70,000 annually. As the lead and healthy homes grants are disbursed, the level of CDBG match funding may change based on the percentage of the grant funds expended in Lewiston</p> <p>138. Continue to support the Green and Healthy Homes Initiative to create green and healthy homes: “dry, clean, ventilated, free from pests and contaminants, well-maintained and safe”</p> <p>139. Conduct outreach and training about lead hazards to both tenants and landlords.</p> <p>CDBG funding will support the CDBG match as required by the lead program. The City received funding for the LEAD grant in January of this year. In the final year of the previous Action Plan, the City Council had approved a \$55,000 match. This amount from 2014 will carryover to the 2015 AAP and an additional \$25,000 of the new allocation for FFY 2015 will be added. Additionally, the LEAD grant must be spent in 3 years. The grant end date is December 31, 2017.</p>

5	<b>Goal Name</b>	Increase Neighborhood Pride through Investment
	<b>Goal Description</b>	<p>Improvements are needed to city streets, sidewalks and green spaces throughout the target area. CDBG support for infrastructure investments should focus on priorities identified in existing neighborhood plans, such as the Lewiston Comprehensive Plan (draft), Riverfront Island Master Plan (2012), and the Downtown Neighborhood Action Plan (2009), as well as ensuring the efficiency and completeness of proposed projects; for example, by providing the funds to repair sidewalks or install streetscaping at the time road improvements are made.</p> <p><u>Strategies include:</u></p> <p>140. Support projects that achieve identified goals: from the City’s Comprehensive Plan, the Riverfront Master Plan, and the Downtown Neighborhood Action Plan</p> <p>141. Fill in the funding gaps to make projects “complete” including sidewalks, streetscaping, fiber, and sewer/water.</p> <p>142. Empower neighborhood residents and create a sense of investment, for example if CDBG funds invest in a park, there needs to be a “Friends of” organization to support the investment in the long-term.</p> <p>CDBG funding will be utilized for an infrastructure project in the target area for Oxford Street paving and sidewalk rehabilitation. This is an important pedestrian walk way near the new riverfront park. CDBG will match City funding for this project.</p>
6	<b>Goal Name</b>	Jobs and Economic Growth
	<b>Goal Description</b>	<p>The City of Lewiston utilizes a commercial revolving loan fund to commercial redevelopment grant and loan programs for buildings in the downtown which includes elimination of slum and blight, restoration of historic buildings and commercial rehabilitation activities through the commercial rehab life safety, façade, and elevator programs. There is no new entitlement funding for this activity. The City will utilize its income earned from the fund to capitalize these projects. There is a balance of approximately \$450,000 available for funding and earns income of approximately \$94,000/year.</p>

7	<b>Goal Name</b>	Mixed-Income Neighborhoods
	<b>Goal Description</b>	<p>About 15% of the occupied housing units in the Lewiston target area are owner-occupied. This is much less than the ownership rate in the rest of Lewiston (68%).</p> <p>While rental housing meets the needs of a mobile population, and is particularly attractive to young people, studies have regularly shown that homeowners tend to live in their housing longer; care more about their neighborhood; are more likely to vote and get involved in civic activities; and care about the condition of their house and neighboring houses.</p> <p><u>Strategies include:</u></p> <p>143. Help renters become owners with income qualified down payment and closing cost assistance (1-4 units) and continue to require first-time homeowner and landlord classes. Housing Cooperatives are eligible for these programs.</p> <p>144. Provide information to landlords who apply for funds about their responsibilities, best practices, and available resources. Require landlords to use contractors that are RRP Lead Certified (Renovation, Repair and Paint – EPA designation) for funded repairs and improvements. Educate owners in how to keep their property “lead safe”. Conduct follow-up visits to ensure funded improvements are maintained.</p> <p>145. CDBG funded activities include \$25,000 to seed the first time homebuyer program with special incentives for tenants to become homeowners in the 1-4 unit properties.</p>

8	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	<p>In 2013, the cities of Auburn and Lewiston conducted a study of the impediments to fair housing in the area. The study concluded that the major problem facing the rental market was a lack of knowledge of rights and responsibilities, among both landlords and tenants. The major recommendation of the study was to conduct workshops to increase awareness.</p> <p>In the homeowner market, the major issue is the difficulty of finding homebuyer financing that complies with the needs of the new American population in the region.</p> <p><u>Strategies include:</u></p> <ul style="list-style-type: none"> <li>146. Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem.</li> <li>147. Host a poster contest in the middle schools to teach 7&amp;8th graders about fairhousing and housing choice.</li> <li>148. Work with local financing institutions to make alternative home buying products available to those who are not able to access conventional mortgage financing.</li> </ul> <p>The Cities of Lewiston and Auburn as well as the Auburn Housing Authority and the Lewiston Housing Authority work together to address these strategies. Lewiston's portion of the budget is \$2,000.</p>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The Economic and Community Development Department released a Request for Proposals (RFP) based on the new goals and strategies of the Consolidated Plan. Applications were received on February 17, 2015, and the Citizens Advisory Committee (CAC) read, interviewed and scored all applications received.

#	Project Name
1	Anti-poverty/Lewiston
2	Prevent Homelessness
3	Housing Stock
4	Reduce Lead Hazards in Housing
5	Increase Neighborhood Pride through Investment
6	Jobs and Economic Growth
7	Mixed Income Neighborhoods
8	Fair Housing
9	Administration of CDBG Program/Lewiston
10	Planning Grant

**Table 83 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Anti-poverty/Lewiston
	<b>Target Area</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Goals Supported</b>	Anti-poverty/Lewiston
	<b>Needs Addressed</b>	Anti-poverty
	<b>Funding</b>	CDBG: \$51,731
	<b>Description</b>	High Priority A: Support People in their Efforts to Transition Out of Poverty:1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life2. Support low-income adults to successfully provide for themselves and their families through education and skill development, including mentoring, work readiness, and job training programs.3. Support services that meet peoples basic needs
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 832 persons assisted.
	<b>Location Description</b>	This activity will be undertaken by five non-profit agencies as a sub-recipient to the City. Androscoggin Head Start and Childcare; Community Concepts, Inc.; Lewiston Adult Education; Tree Street Youth and Seniors Plus. All agencies have a presence in Lewiston-Auburn area.

	<b>Planned Activities</b>	<p>Androscoggin Head Start and Child Care: Provide comprehensive services to families whose children are aged six weeks to five years old in the areas of education, medical and dental, mental health, nutrition, disability and social services parent involvement and parent education. Budget \$12,262</p> <p>Community Concepts, Inc. Implement the "Getting Ahead in a Just Getting By World" a Bridges out of Poverty type of program that includes 16 sessions of education and training &amp; 8 weeks of case management and support to develop skills or training to work or further their education. Recruit mentors to support successful poarticipants. Budget \$ 8,196.</p> <p>Lewiston Adult Education - Work Ready Training: Provide integrated training that incorporates hard and soft skills needed to successfully obtain and retain a job with family-supporting wages . Budget \$14,098</p> <p>Tree Street Youth - Provide academic enrichment to at risk low income youth k-12 in Lewiston by providing tutoring and academic games in math and reading. Budget \$ 7,800.</p> <p>Seniors Plus - Provide basic needs of food, nutrition and financial stability through education and advocacy that will keep seniors thriving and remain independant. Budget: \$9,375</p>
2	<b>Project Name</b>	Prevent Homelessness
	<b>Target Area</b>	<p>Census Tract 204</p> <p>Census Tract 203</p> <p>Census Tract 201</p> <p>Census Tract 202</p>
	<b>Goals Supported</b>	Prevent Homelessness
	<b>Needs Addressed</b>	Prevent Homelessness
	<b>Funding</b>	CDBG: \$88,489
	<b>Description</b>	<p>Prevent Homelessness:1. Help homeless people connect to the job and housing markets through case management services.2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other strategies.</p>

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Services activities other than Low/Moderate Income Housing Benefit - 1,700 Public service activities for Low/Moderate Income Housing Benefit - 300 Households Assisted Homeless Person Overnight Shelter - 175 Homelessness prevention - 133 Persons Assisted
	<b>Location Description</b>	City of Lewiston
	<b>Planned Activities</b>	Lewiston Social Services provides direct assistance for shelter, utilities, case management to households in immediate risk of losing their housing. Budget \$57,000.  Trinity Jubilee Center - Warming Center and Resource Center work in partnership to provide services to meet the immediate needs of the homeless and hungry, help people work their way out of these situations, and prevent families from losing their homes and stability. Budget: \$14,973  Trinity Jubilee Center - food pantry provides fresh produce, canned goods, etc. Healthy food is paired with education and nutrition. Budget: \$5,976  Safe Voices - Provide safe haven and advocacy and counseling for victims of domestic violence. Budget: \$3,040  New Beginnings- Youth Outreach provides individualized education and career planning for youth ages 14-22 who have experienced generational poverty , neglect, abuse, and unstable living situations. Budget: \$4,324.  Tedford Housing, Inc provides case management services to its residents to achieve family stability, training and education, voluntary and employments opportunities as lasting solutions to their homelessness. Budget: \$3,176
<b>3</b>	<b>Project Name</b>	Housing Stock

<b>Target Area</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
<b>Goals Supported</b>	Housing Stock
<b>Needs Addressed</b>	Housing Stock
<b>Funding</b>	CDBG: \$486,726 HOUSING RLF: \$275,000 OHHLHC: \$23,000
<b>Description</b>	Improve the Safety and Energy Efficiency of the Housing Stock:1. Rehabilitate 150 units of housing to improve the quality and energy efficiency in the target neighborhoods. (CDBG)2. Coordinate funding with other housing providers on rehabilitation of 30 units of housing utilizing the green and healthy homes model. (CDBG/LEAD)3. Inspect 150 multi-family properties that are being rehabilitated to ensure compliance with the Property Maintenance Code. (CDBG)4. Identify 50 units of substandard and dilapidated housing in the target area, issue condemnation orders and demolish the stock that is not salvageable. (CDBG)5. Identify 10 properties that are salvageable and encourage private investment into the target areas. (CDBG)
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 Rental Units rehabilitated (30 through City CDBG and 20 through CCI) 10 Buildings demolished 30 Units Inspected for Code compliance 10 Units assessed and rehabilitated under the healthy homes initiative

	<b>Location Description</b>	Activities will be conducted in the CDBG target area with the exception of the CCI funding which will be city-wide income qualified households.
	<b>Planned Activities</b>	<p>Community Concepts, Inc. will conduct minor rehabilitation in support of weatherization funding. Budget: \$100,000</p> <p>The remaining housing programs are City department run programs as follows:</p> <p>City will provide low-interest loans to property owners for rehabilitation activities to improve safety and energy efficiency. Budget \$275,000 Housing-RLF</p> <p>Utilizing GHHI the city will assess homes and repair 1-2 items to improve the health and safety of the unit. BUDGET: \$23,000 OHHLHC</p> <p>City funded demolitions. \$60,000 of carry forward funding allocated last year from CDBG</p> <p>Housing Rehabilitation Administration - Costs associated with administering the housing program for the city includes staff salary, benefits, loan software licenses, etc. \$75,688</p> <p>Code Enforcement Officer to conduct code inspections on rehabilitation activities - \$64,164</p>
<b>4</b>	<b>Project Name</b>	Reduce Lead Hazards in Housing
	<b>Target Area</b>	<p>Census Tract 204</p> <p>Census Tract 203</p> <p>Census Tract 201</p> <p>Census Tract 202</p>
	<b>Goals Supported</b>	Reduce Lead Hazards in Housing
	<b>Needs Addressed</b>	Reduce Lead Hazards in Housing
	<b>Funding</b>	<p>CDBG: \$70,000</p> <p>OHHLHC: \$594,000</p>

	<b>Description</b>	Reduce Lead Hazards in Housing:1. Execute the strategies of the \$3.4 million Lead Hazard Control and Healthy Home grant which will require a local lead grant match from CDBG (\$70,000 annually).2. Continue to support the Green and Healthy Homes Initiative to create green and healthy homes: dry, clean, ventilated, free from pests and contaminants, well-maintained and safe.3. Conduct outreach and training about lead hazards to both tenants and landlords.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 units of housing will be made lead safe 5 units of housing will be assessed for health hazards and corrected
	<b>Location Description</b>	City of Lewiston
	<b>Planned Activities</b>	The City is the managing partner of a Office of Healthy Homes and Lead Hazard Control grant. The term of the grant is three years beginning 1/1/2015 - 12/31/2017. The City is required to provide a match utilizing CDBG funding. Each year the City agreed to provide a \$70,000 match. The maximum amount of funding for LEAD hazard control is \$10,000 of which 85% is LEAD grant and 15% is CDBG match provided to the property owner at 0% for up to 20 years. Budget: Carryover CDBG funding from the previous year is \$45,000 and CDBG \$25,000 = \$70,000  Lead safe units - Budget: \$425,000 OHHLHC funding Healthy Homes - Budget: \$23,000
5	<b>Project Name</b>	Increase Neighborhood Pride through Investment
	<b>Target Area</b>	Census Tract 204 Census Tract 201
	<b>Goals Supported</b>	Increase Neighborhood Pride through Investment
	<b>Needs Addressed</b>	Increase Neighborhood Pride through Investment
	<b>Funding</b>	:

	<b>Description</b>	Increase neighborhood pride through investment in infrastructure:1. Support projects that achieve identified goals: from the City's Comprehensive Plan, the Riverfront Master Plan, and the Downtown Neighborhood Action Plan2. Fill in the funding gaps to make projects complete including sidewalks, streetscape, fiber, and sewer/water.3. Empower neighborhood residents and create a sense of investment, for example if CDBG funds invest in a park, there needs to be a Friends of organization to support the investment in the long-term.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4050 low moderate income persons that live in the area.
	<b>Location Description</b>	Downtown Census Tracts 201 & 204
	<b>Planned Activities</b>	CDBC funding will be utilized to rehabilitate Oxford Street between Cedar and Beech streets. The road and sidewalks are in very poor condition. There are several low/moderate income apartment buildings on that stretch of street. It also serves as walking route for residents of Little Canada heading north. Oxford Street is increasingly handling commuter traffic for people working in the downtown. It also used by and creates an impression of Lewiston for people visiting the Franco Center, Balloon Festival, Dempsey Challenge and other events held at Simard Payne Park. Planned improvements include rebuilding the road from the dirt up, removing the sidewalk on the west side of the street (it is quite narrow and has telephone poles further reducing the width) and replacing it with loam and seed; installing new granite curbing with handicap tip downs at intersections on the east side of Oxford, and replacing the bituminous sidewalk with a new concrete one on the east side of the street. Project costs are estimated at \$315,000. CDBG will fund \$236,874 of that.
<b>6</b>	<b>Project Name</b>	Jobs and Economic Growth

	<b>Target Area</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Goals Supported</b>	Jobs and Economic Growth
	<b>Needs Addressed</b>	Jobs and Economic Growth
	<b>Funding</b>	COMMERCIAL RLF: \$350,000
	<b>Description</b>	Promote jobs and economic growth:1. Continue to fund commercial redevelopment grant and loan programs for buildings in the downtown which includes elimination of slum and blight, restoration of historic buildings and commercial rehabilitation activities through the commercial rehab life safety, facade, and elevator programs. Consider expanding the commercial rehab eligible area.2. Support lead worker and environmental worker training, work readiness and other job training programs.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Low-Moderate income persons
	<b>Location Description</b>	CDBG Target area
	<b>Planned Activities</b>	Commercial loans and grant program offered through the City. 2 Facade improvements; 3 businesses assisted through the life safety and elevator grant programs; 10 jobs will be created. Budget: Commercial RLF - \$350,000.
<b>7</b>	<b>Project Name</b>	Mixed Income Neighborhoods
	<b>Target Area</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202

	<b>Goals Supported</b>	Mixed-Income Neighborhoods
	<b>Needs Addressed</b>	Mixed-Income Neighborhoods
	<b>Funding</b>	HOUSING RLF: \$25,000
	<b>Description</b>	Create more stable mixed income neighborhoods:1. Help renters become owners with income qualified down payment and closing cost assistance (1-4 units) and continue to require first-time homeowner and landlord classes. Housing Cooperatives are eligible for these programs.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 low-moderate income renter households will benefit
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	Provide financial assistance to a homebuyer to purchase a property in the target area. \$25,000 - Housing RLF
8	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$2,000

	<b>Description</b>	Support fair housing and increase housing choice:1. Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem2. Host a poster contest in April to teach 7 & 8th graders about fair housing choice and what it means. Publish calendars displaying art work.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Training 1- tenant and 1 Landlord 1 poster contest
	<b>Location Description</b>	City wide
	<b>Planned Activities</b>	The Cities of Lewiston and Auburn are undertaking fair housing activities to raise awareness of fair housing laws. An Analysis of Impediments to Fair Housing Choice, completed in 2013, identified several activities to be undertaken on an annual basis: 1) 1 tenant and 1 landlord workshop to be completed each year; 2) outreach to the Lewiston and Auburn Middle schools for a poster contest that depicts a theme relating to what fair housing means; 3) distribute fair housing information; and 4) identify the obstacles related to sharia compliant lending and encourage private banking institutions to pursue. Budget \$2,000.
9	<b>Project Name</b>	Administration of CDBG Program/Lewiston
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$175,017
	<b>Description</b>	Costs associated with administering the CDBG Program including salaries and benefits of staff; printing, copying, office supplies, training, fees for computer programming, travel, etc.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration for CDBG program
	<b>Location Description</b>	
	<b>Planned Activities</b>	Salary and fringe benefit of staff in the ECDD office. Budget: \$175,017
<b>10</b>	<b>Project Name</b>	Planning Grant
	<b>Target Area</b>	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	<b>Goals Supported</b>	Anti-poverty/Lewiston
	<b>Needs Addressed</b>	Anti-poverty
	<b>Funding</b>	CDBG: \$8,062
	<b>Description</b>	Last year CDBG funded a pilot project based on the Bridges out of Poverty model. There were only 5 participants. City Council approved a planning grant to Community Concepts, Inc. to determine how best to move that model forward.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	low income families
	<b>Location Description</b>	Lewiston

	<b>Planned Activities</b>	Community Concepts, Inc. will utilize the funding to evaluate the current "Bridges out of Poverty" model utilized in the Pilot curriculum "Getting Ahead in a Just Getting By World." Working with the current Bridges Steering Committee to determine how to move this anti-poverty strategy forward. Budget \$ 8,062.
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## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The target area is comprised of four Census Tracts 201-204. It is a residentially dense area with poverty rates 3-4 times higher than those of the City, County and State rates. The unemployment rate is 17.7% as compared to the City's as a whole at 9.7%. The individual poverty rate is 41.4% as compared to the City's at 16% and the County at 16%, Maine's at 8.4% and the Nations at 15.1%. The Median Household Income in the target area is \$22,611, again, one-third as much as the City as a whole. The target area has almost double (45.2% the City's rate of people receiving food stamps; 30% of households are single parent households; and 42% of children living in the target area are living in poverty. The high school graduates only 68% of students, with the State's highest drop out rate.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Census Tract 204	
Census Tract 203	
Census Tract 201	
Census Tract 202	

**Table 84 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The focus will be on these areas. However, the City Emergency Homeowner Loan Program will be city-wide and provided to low income homeowners.

### **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

The City evaluates the reach of its programs and priorities on an annual basis and will target market if there is an area that is under served.

#### **Actions planned to foster and maintain affordable housing**

Over the past few years the City's focus has been on improving the quality of its housing stock. In 2011 - 2013, our focus was to identify, assess, condemn and demolish properties in the target area that had been abandoned or derelict. There were 60 units that were demolished during this time. In 2014, the City funded 28 rehabilitations that corrected code violations, improved energy efficiency and safety. The emphasis remains on rehabilitating to maintain the affordable housing stock.

#### **Actions planned to reduce lead-based paint hazards**

In January 2015, the Cities received a Office of Healthy Homes and Lead Hazard Control (OHHLHC) in which the City of Lewiston is the managing partner, to make 225 units lead safe between the two cities. This is not a 50:50 split; however, the Cities provide a 15% match that is funded by CDBG. Additional funding is available through a Healthy Homes supplemental funding that will be used to assess and make safe 160 units in which lead hazards have been addressed.

#### **Actions planned to reduce the number of poverty-level families**

The City is focussing its efforts on an anti-poverty strategy that utilizes a "Bridges out of Poverty" model. The concept is that if you teach a person to not respond to each crisis and instead focus on future needs, couple that with a new way to think, case management and mentoring; a person can move out of generational poverty. This is very intensive and the City anticipates that it will have 50 persons by the end of five years that will be able to move out of poverty with mentoring support as needed.

Additionally, the City of Lewiston has funded a planning grant to Community Concepts, Inc to assist them to evaluate the PILOT Bridges program that was initiated last year and assist the Bridges Steering Committee to determine how to move this strategy forward.

#### **Actions planned to develop institutional structure**

City staff consist of a Director - Economic and Community Development Department (ECDD),

Community Development Coordinator (ECDD), one part time Administrative Assistant (ECDD); a Grants Accountant (Finance Department); Code Enforcement Officer (ECDD). In addition, to City staff, we contract with Community Concepts, Inc to do our rehabilitation construction management which included writing specs for the scope of work, bidding the work and managing the construction.

There are times when our staff is stretched thin; however, most of the time we have the capacity to manage the programs. The City encourages staff to be trained and network to find ways to work more efficiently and effectively. All staff have been with the City at least 5 years and in the current capacity since 2011 when the entire management level staff left the city.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City works very collaboratively with the City of Auburn, Auburn Housing and Lewiston Housing and works with a variety of private non-profits. City staff are very involved in Lewiston Auburn Alliance for Services to the Homeless (LAASH) collaborative; and the Green and Healthy Homes Initiative (GHHI) a collaborative that signed a compact committing to work together to make housing healthy for all households; the Lead Sub-committee to the L-A Public Health Committee.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	208,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>208,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

## Discussion

## Attachments

## Citizen Participation Comments

**COMMUNITY DEVELOPMENT BLOCK GRANT  
1st CDBG CITIZENS ADVISORY COMMITTEE MEETING  
February 24, 2015, 9:00 AM – 11:00 AM  
Third Floor Conference Room, Lewiston City Building  
**FINAL MINUTES****

**Roll Call:** The meeting was started at 9:10 a.m.

**Members Present:** Andy Choate, Pauline Gudas, Richard White, Sue Charron, and Sara Goodrich (late arrival)

**Members Absent:** Nathan Libby and Brian Wood

**Staff Present:** Lincoln Jeffers, Jayne Jochem, Ingrid Nivison and Cathy Lekberg

**1) Election of Committee Chair and Vice-Chair**

Richard White nominated Pauline Gudas to be Chair and Andy Choate as Vice Chair. Andy Choate declined the nomination, noting it was time for others to have that opportunity. The Committee decided to keep Pauline Gudas as Chair for this meeting only and discuss nomination again at the next meeting when more members were present.

The following motion was made:

**MOTION:** by **Richard White** to nominate Pauline Gudas as Chair for this meeting.  
Second by **Andy Choate**.

**VOTED:** 4-0 (Passed)

**2) Review and approval of March 28, 2014 and May 5, 2014 meeting minutes.**

The following motion was made:

**MOTION:** by **Sue Charron** to accept the March 28, 2014 and May 5, 2014 CDBG Citizen Advisory Committee Minutes as presented. Second by **Pauline Gudas**.

**VOTED:** 4-0 (Passed)

**3) Approval of the 2015-2019 Consolidated Plan Goals & Objectives**

The Committee read over the Consolidated Plan. They all agreed that the plan was good. Sue had a couple of changes she wanted to make to the plan and the Committee agreed.

The following motion was made:

**MOTION:** by **Sue Charron** to change Medium Priority 1: Prevent Homelessness to High Priority and change High Priority 6: Increase Neighborhood Pride through Investment in Infrastructure to Medium Priority.  
Second by **Richard White**.

**VOTED:** 4-0 (Passed)

Andy stated that if they change "Prevent Homelessness" to High Priority, it should not be scored because of higher importance. All goals should be scored equally.

The following motion was made:

**MOTION:** by **Andy Choate** to accept the 2015-2019 Consolidated Plan as amended.  
Second by **Richard White**.

**VOTED:** 4-0 (Passed)

Staff told the Committee they would get in touch with Reine Mynahan and Sarah Curran with their amendments to the plan.

Sara Goodrich arrived at the meeting at 10:05 a.m.

**4) Discussion of the CDBG process and set meeting calendar for 2015-2016 cycle**

Jayne told the Committee that they were going to receive a total of \$777,025 for funding this year from HUD.

The Committee discussed the CDBG process and members noted that they do not have as much time to hold the meetings and would need to meet every week. They decided to meet on the following dates:

Friday, March 6, 2015: 11:30 a.m. - 1:30 p.m.  
Friday, March 13, 2015: 11:30 a.m. - 1:30 p.m.  
Friday, March 20, 2015: 11:30 a.m. - 1:30 p.m.  
Friday, March 27, 2015: 11:30 a.m. - 1:30 p.m.

Pauline asked the members to review their books and decide what agencies they would like to interview and not interview. She also suggested that the Committee pick four of the agencies not being interviewed and score them by Thursday before the first public meeting on March 6, 2015.

Committee members stated they would like to interview the following agencies:

Lewiston Adult Education – Work Ready Training Program  
LearningWorks – Lewiston Family Literacy Initiative  
SeniorsPlus – Education & Supportive Services to Older Adults  
Tedford Housing – Lewiston Supportive Housing  
St. Mary's Nutrition Center – Lots to Gardens

Lincoln said that the recommendations by the Committee will need to be ready for review for the City Council's workshop being held on Thursday, April 9, 2015.

- 4) **Any other business members may have relating to the duties of the CDBG Committee.** None

- 5) **Adjournment**

The following motion was made:

**MOTION:** by **Richard White** to adjourn meeting at 10:55 a.m. Second by **Sara Goodrich.**

**VOTED:** 5-0 (Passed)

**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**2nd CDBG CITIZENS ADVISORY COMMITTEE MEETING**  
March 6, 2015, 11:30 AM – 1:30 PM  
Third Floor Conference Room, Lewiston City Building  
**FINAL MINUTES**

**Roll Call:** The meeting was started at 11:30 a.m.

**Members Present:** Andy Choate, Pauline Gudas, Brian Wood, Sara Goodrich, Richard White and Sue Charron

**Members Absent:** Nathan Libby

**Staff Present:** Lincoln Jeffers, Jayne Jochem and Cathy Lekberg

**1) Election of Committee Chair and Vice-Chair**

The following motion was made:

**MOTION:** by **Andy Choate** to nominate Pauline Gudas as Chair. Second by **Sue Charron.**

**VOTED:** 6-0 (Passed)

The following motion was made:

**MOTION:** by **Sara Goodrich** to nominate Richard White as Vice-Chair. Second by **Andy Choate.**

**VOTED:** 6-0 (Passed)

**2) Approval of draft minutes from the February 24, 2015 meeting.**

The following motion was made:

**MOTION:** by **Richard White** to approve the February 24, 2015 with one change. Second by **Sara Goodrich.**

**VOTED:** 6-0 (Passed)

**3) Agency Interviews**

**Androscoggin Head Start & Child Care – Early Education and Quality Extended Care Program - Betsy Norcross Plourde and Monica Redlevske presenting**

Betsy explained that Androscoggin Head Start's application this year has changed and is in response to the Cities Consolidated Plan goal that relates to moving families out of poverty. They are highlighting a new program called OWL (Opening the World to Learning) which assesses children where they are in becoming school ready. They still offer comprehensive services including physical and mental health services, family services, and working with families with children with disabilities. The total number of children served is 300. Sixty four children will receive the Owl curriculum is 64 and of those 32, of the children will live in Lewiston. Their budget is a little different than in the

past because they are not just funding classroom staff but are also supporting administrative staff which is why the budget may seem high. The agency goal is to get 100% of kids school ready.

Questions were asked by Committee members about the effectiveness of the OWL curriculum and whether it is new and how it is used with the Teachers Strategy Goals (TSG). TSG is the assessment piece which is still utilized and OWL is the curriculum. Betsy said that they are familiar with the Bridges Out of Poverty model and that she and her staff are training on the program.

**Lewiston Adult Education – Integrated Skill-Based Work Readiness Training – Eva Giles presenting**

Eva said she has seen the benefits with this work ready training and increased her proposal this year to allow more people in the community to attend. The training is 80 hours long and is integrated with actual hard skills training from vocational programs including certificates in culinary, welding and CNA. They target people who do not have access to other types of training. Their effectiveness goals are conservative because they know that some of these people have multi barriers which could negatively affect the outcomes. They go low hoping they can meet that goal or exceed it. The Department of Labor will not support their program because the people are not eligible. She said they do three month follow-ups on clients who have found employment to make sure there are no issues. They are familiar with the Bridges Out of Poverty model and have had an opportunity of having access to a number of Bridges Out of Poverty or other programs over the past few years.

**New Beginnings – Youth Educational Support (YES) Program – Mary Ruchinskas and Sara Vazquez presenting**

Mary stated that their YES program works with youths and provides an emergency shelter, transitional housing and an outreach program on Lisbon Street. Their goals are to help young people and their families move away from instability and crisis into something more stable. They work with youths to build skills that they could not get in an unstable environment at home and get them believing that they can learn again. They are now assisting older youth and working with College4ME to use the Choices software which creates an individualized employment plan, develops resumes and connects youths with training and education needed to pursue well-paying jobs. In response to CAC's questions New Beginnings noted that before doing anything with a client, their main goal is to reconnect the families by conducting a formal mediation to reunite the family. They are familiar with Bridges Out of Poverty model and have had training. The youths from their shelter are introduced to the program and their caseworkers work with them to create goals of education and/or employment.

**Safe Voices – Androscoggin Justice Program – Kim Wilson presenting**

Kim stated their agency provides different branches of services including advocacy services, education services in the schools, workplace education about domestic violence, shelter services and a batterer's intervention program. The CDBG funds will support their Androscoggin Justice Project. They have two court advocates that make up the project. Their duties include court advocacy and helping the victims meet their basic needs to be able to go forward and become self-sufficient. That includes providing housing, clothing and food. This would go along with the Bridges out of Poverty in that they reduce barrier for these people as they are moving forward. This project does not specifically serve youths but there are exceptions to that rule. If a youth comes to this agency as a victim of domestic violence, they work and partner with the non-offending parent. They served 387 people from Lewiston last year. Their records show that they served 278 children that were connected to those people. The children are indirectly served. They strive to help remove many barriers to provide the client with the tools and empowerment to be self-sufficient.

**Seniors Plus – Living Independently as an Older Adult – Connie Jones presenting**

Connie stated that this program helps older adults with disabilities stay in their homes as long as possible. They provide answers to all questions regarding aging. Meals on Wheels delivers meals for homebound elderly. They also do benefit checkups for all clients to make sure they are signed up for programs that will save them money such as Medicare Savings program. They have a database that is client specific and when clients call, they are entered in. If they call for more services it is not counted more than once so there are no duplications. The salaries that are being paid with CDBG funding are for the Meals on Wheels delivery drivers, kitchen staff and staff answering client calls. Most clients do not think about growing old and possibly needing different housing. Seniors Plus helps them explore housing options. They have been in educational forums where Bridges Out of Poverty is talked about. The difference between Catholic Charities SEARCH program and the Seniors Plus program is SEARCH provides transportation and also does more one on one type visits.

**4) Agency Scoring Discussion**

Lincoln passed out the scoring sheet to the Committee and noticed there was a big discrepancy in scoring. Pauline mentioned that last year the Committee decided to rescore the first five agencies and if the members wanted, could do so again this year. Brian commented that most of the agencies use the funds for salaries and Lincoln said it makes it more simplistic and easier for our department when agency audits are done. The Committee questioned the fact that Betsy from Androscoggin Head Start mentioned using funding for salaries for administrative staff. Staff would check with her to make sure that these salaries were eligible. The next set of scoring will be due on Thursday, March 12<sup>th</sup> at noontime. If any member would like to rescoring the first five agencies, that would also be due at that time.

**5) Adjournment**

The following motion was made:

**MOTION:** by **Richard White** to adjourn meeting at 1:35 p.m. Second by **Andy Choate**.

**VOTED:** 6-0 (Passed)

**COMMUNITY DEVELOPMENT BLOCK GRANT  
3<sup>rd</sup> CDBG CITIZENS ADVISORY COMMITTEE MEETING  
March 13, 2015, 11:30 AM – 1:30 PM  
Third Floor Conference Room, Lewiston City Building  
**FINAL MINUTES****

**Roll Call:** The meeting was started at 11:30 a.m.

**Members Present:** Andy Choate, Pauline Gudas, Brian Wood, Sara Goodrich (left early), Richard White and Sue Charron

**Members Absent:** Nathan Libby

**Staff Present:** Lincoln Jeffers, Jayne Jochem and Cathy Lekberg

**1) Agency Interviews**

**Community Concepts, Inc. – Bridges Out of Poverty – Program & Planning Grant – Christine Hufnagel presenting**

Christine stated that Bridges Out of Poverty was a small pilot program which started last year and is currently in progress using 2014 CDBG funds. There are five Lewiston families participating in this program. She said they are also applying for a Planning Grant so they can take their work to the next level. One concern of the Committee was paying stipends to the participants and she told them they could be eliminated, but it was part of the recommended national program model at this time and it works well. They pay the participants \$25.00 per class for a total of \$400.00 per household if they attend all classes. There were several different options suggested by the Committee ranging from no stipends to paying at the end, or paying a portion per class and the rest open successful completion of the program. She said they have started a mentoring program and when choosing mentors for the program, they recruit youths from their Big Brothers/Big Sisters program, businesses in the community and sometimes recruit people who were in poverty that changed their lives. Screenings and backgrounds checks are also done on mentors.

**LearningWorks – Lewiston Family Literacy Initiative – Teyonda Hall presenting**

Teyonda stated they have a family literacy model in Portland and in 2014 they started a new program in Lewiston. It consists of four components which are as follows: 1) Adult education, 2) Family time, 3) Parenting component and, 4) Child education component. They hold classes twice a week at Hillview and River Valley housing complexes. Sue asked about outcomes and Teyonda said the adults advance one grade level. They also collaborate with Literacy Volunteers. Andy asked about the demand for these classes and she said it is pretty steady at River Valley with 22 students in the classes. Richard asked if they would expand more into the community and she said it would depend on funding.

**St. Mary's Nutrition Center – Lots to Gardens – Kirsten Walter**

Kirsten said that their program aligns with the Consolidated Plan because they help adults and youth, through their gardens, transition out of poverty. These gardens were created in Lewiston in 1999. While working in these gardens, both adults and youths build skills and confidence to help meet their basic needs such as access to nutritional foods. They charge \$10.00 per space in the community gardens and they provide seeds and seedlings and also provide assistance with growing their gardens. Other parts of this program are to hold classes on how to cook healthier meals, a food pantry and farmers markets in the downtown. In 2014, they served 800 students who attended 250 classes in Lewiston. Andy asked if she was familiar with Bridges out of Poverty and Kirsten said she had not read the whole model, but thought there was some components that made sense, but she did not agree with all of it.

Sara left the meeting at 12:35 p.m.

**Trinity Jubilee Center – Warming Center – Erin Reed presenting**

Erin stated that she has taken over the Executive Director position at Trinity Jubilee Center. The Trinity Jubilee Center is a day shelter where people in the community can come and get warm and have something to eat. It also is a resource center for the downtown. Their goal is to find people housing and provide clothing to families in need. They also assist people in finding employment by assisting with resume writing. They do not turn anyone away from the shelter and cannot always have unduplicated counts. The food pantry is the only piece that asks people to enroll to get food. Some people with mental disabilities are not willing to give any information so they do not get counted. They were devastated by the cut in funding last year and had to close on Sundays. They have not been funded by the church for many years, but the church does provide a small check for electricity. They are not a religious organization and accept everyone that needs help. Andy asked if she was familiar with Bridges Out of Poverty and she said she is not familiar with that model. Richard asked if they receive other funding and Erin said United Way and foundation and business donations.

**3) Discussion of project costs submitted by agencies that are outside the request for proposal criteria**

Lincoln stated that the application for agencies specifies that CDBG funds should only be used for salaries, but some agencies requested funding for other items. He explained that it is easier for staff when it is just salaries when auditing the agencies. The Committee debated whether to shift funds to all salaries or open this up to other items such as rent, supplies and stipends. With supplies it would get complicated because of the procurement policy where agencies would have to get three bids from businesses for supplies. Members discussed the application being the same for a couple of years and it may be time to revise it. Also this year the agencies had only three weeks to prepare and submit their application which is a very short time. City Council would have a hard time if programs that were routinely funded are not funded, but if the Committee does not follow

the goals of the Consolidated Plan, HUD will make them amend it. While there was no formal motion, Committee members generally agreed to expand to adding rents, supplies, stipends, etc. if it was written into the program.

**2) Approval of draft minutes from the March 6, 2015 meeting.**

The following motion was made:

**MOTION:** by Sue Charron to approve the March 6, 2015 as presented. Second by **Andy Choate.**

**VOTED:** 6-0 (Passed)

**3) Any other business members may have relating to the duties of the CDBG Committee**

Lincoln will be presenting the Strategic Plan to the City Council at their workshop on Tuesday, March 17, 2015 at 6:00 p.m.

The next CAC meeting will be held on Friday, March 20, 2015 at 11:30 a.m. Agency scoring for the agencies inviewed today will be due at noontime on Thursday, March 19, 2015. Agenda items will be internal programs, discussion of the budget, and scoring discussion.

**4) Adjournment**

The following motion was made:

**MOTION:** by **Andy Choate** to adjourn meeting at 1:35 p.m. Second by **Sue Charron.**

**VOTED:** 5-0 (Passed)

**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**4th CDBG CITIZENS ADVISORY COMMITTEE MEETING**  
March 20, 2015, 11:30 AM – 1:30 PM  
Third Floor Conference Room, Lewiston City Building  
**FINAL MINUTES**

**Roll Call:** The meeting was started at 11:30 a.m.

**Members Present:** Andy Choate, Pauline Gudas, Brian Wood, Sara Goodrich and Sue Charron

**Members Absent:** Nathan Libby and Richard White

**Staff Present:** Lincoln Jeffers, Jayne Jochem, Ingrid Nivison and Cathy Lekberg

**1) Approval of draft minutes from the March 13, 2015 meeting.**

The following motion was made:

**MOTION:** by **Brian Wood** to approve the March 13, 2015 as presented. Second by **Andy Choate.**

**VOTED: 5-0 (Passed)**

**2) Council/Mayor input from the City Council workshop – further discussion on Sharia lending in the Consolidated Plan**

Lincoln told the Committee there were not many comments from the Council regarding the PowerPoint presentation he gave at the workshop on March 17th. Councilor Michael Lachance asked about the methodology of lead poisoning and Lincoln forwarded more information to him after the meeting. The Mayor spoke out against the “homeless/housing first”, “Sharia” compliant lending and infrastructure improvements in the downtown as described in the Consolidated Plan draft.

Pauline, who was at the workshop, stated that she did not think Sharia lending should be put in the Consolidated Plan. She understands that not to pay interest was against immigrants religious belief, but strongly felt they should not be advocating this type of lending in the Consolidated Plan. She thought it could offend other people in the community by designating one population as different and special. Sue asked Lincoln to explain how the lending works and he said their religion does not allow them to pay interest, instead they pay service fees, which is equivalent to interest. It gets complicated with the banking laws. Community Concepts is a primary lender and have been working with their attorney for documentation that would work, and the City is supportive of their efforts. Lincoln said that the Consolidated Plan has been released for public comments and now is the time to make changes. Sue said they should be less specific in the wording for alternative lending and not include religion or Muslim, etc. She suggested “work with financial institutions to make alternative home buying products available to those who are not able to access conventional mortgage financing”. The Committee agreed. The Committee discussed the Mayor’s comments with regard to the homeless

and "housing first" and agreed that there could be some additional language included in the Consolidated Plan to clarify what is meant by the term "housing first" as a strategy for homeless prevention.

Members also discussed roads and infrastructure and agreed if the City is going to repair a street, they should fix the whole street including underground infrastructure, sidewalks and paving. They also mentioned tree planting. In response to the Mayor's concerns, infrastructure improvements can only be made using CDBG inside the CDBG Target Area, which is located in the downtown. By utilizing CDBG funding for infrastructure improvements downtown, other funding from other sources can be made available to make infrastructure improvements outside of the downtown.

The Consolidated Plan will go before the Council for approval on April 21, 2015 and on April 9, 2015, there will be a City Council workshop to discuss the CDBG budget. All members were encouraged to attend.

**3) City Program Presentation and Request for Funding**

Jayne talked about the City programs request for funding:

**Case Worker for Social Services Department - \$57,000**

This request for funding is for the salary and benefits for one case worker in the Social Services Department. As a caseworker, she assists Lewiston residents with basic needs, offers limited case management services, and requires recipients to participate in educational and work requirements, as well as vocational rehabilitation and other services that will assist the recipients in becoming self-sufficient. A large part of her caseload is with immigrant, refugees and asylum seekers. She is multi-lingual, and well versed on immigration policies and practices. Having immigration expertise and language interpretation are essential to adequately service the immigrant population and administer a fiscally responsible program. By having this person on staff, the City spends less money on language line expenses and face to face interpreters, and less time researching immigration matters.

**Community Development General Office Administration - \$175,017**

This request for funding is for all of the staffing salaries, benefits, office management and administration of the whole CDBG program.

**Community Development Housing Rehab Office - \$75,688**

This request for funding is strictly related to the administration of our loan programs provided to residential owners. It includes travel, copying, GMS software to track loans and grants, etc.

**Lead Grant Program – Matching Funds - \$25,000**

This request for funding is for the second year commitment to provide an annual match in the amount of \$70,000. We are asking for \$25,000. The lead grant was approved six months later than expected, resulting in less money being spent on lead in the current year. Approximately \$45,000 will be rolled from this year to next year, which when combined with the new request for \$25,000 will meet our \$70,000 annual Lead match commitment.

**Housing Rehabilitation Loan Program - \$0.00**

**Community Concepts Rehabilitation and Weatherization Program - \$100,000**

Currently both programs work in tandem and complement each other. If Community Concepts \$100,000 request is fully funded there are adequate funds in the City's residential loan programs to meet the projected need. If Community Concepts is not fully funded some funds should be allocated for the CDBG Rehabilitation program.

**Code Enforcement - \$64,164**

The City has been funding this program actively since 2011. At that time, there were many derelict properties in the downtown and the CEO's job was to identify these properties and get them demolished. Over time the CDBG funded CEO's role has changed. The City is beginning to reinvest in properties with "good bones", and the CEO invests a significant amount of time going through units to see what needs to be done to bring these buildings up to code. He will also do the inspections a couple of years down the road to make sure they continue to be up to code and keep up the lead, rehab, etc. The CEO primarily works in the downtown, but occasionally is called out to other places on code enforcement compliance issues for income eligible properties. The funding will cover the CEO's salary, benefits, training and certifications, small tools, mileage and cell phone.

**Analysis of Impediments to Fair Housing - \$2,000**

In 2010, the Cities of Auburn and Lewiston worked to create a plan designed to address the impediments of fair housing choice. This year we are working with a new group called Opening Doors, which will host a tenant resource fair that will provide information to tenants on how to address landlords and work together. Other activities include a landlord training and a Fair Housing Poster Contest in the Middle Schools.

**Property Acquisition/Demolition – Program Income - \$0**

They are not asking money for demolitions this year. They will be using program income which has come back from loans which is about \$55,000.

**Lisbon Street Infrastructure Improvements – \$235,000**

Because they are asking for less money for lead and rehab they would like to fund a part of a significant rehabilitation project planned for Lisbon Street from Chestnut Street to Main Street. MDOT is funding 90% of the project and their money would be for grinding down Lisbon Street and putting new a new coat of asphalt on it as well as rebuilding sidewalks. The CDBG funding would be used for new wiring, landscaping and lighting in the pedestrian passageway connecting Lisbon and Park Streets, decorative bike racks, decorative fencing, new street trees and landscaping and accent lighting at crosswalks.

A suggestion from the Committee was to save and reuse the decorative fencing when it is removed for redevelopment from its current location.

**4) Scoring Discussion – Public Services**

Lincoln used a projection screen for members to view the budget. He mentioned that funding boxes that were in gray were ones, from a staff level, cannot be negotiated. They were fully funding one caseworker in general assistance, CD office administration which is run very lean, lead match and rehab office administration. Included in the rehab office administration is \$10,000 which will be allocated to Community Concepts who will be doing the construction management for the loans.

The amount of funds flowing to the agencies is capped at 15% of the new allocation plus the program income expected this year. Members discussed and debated the public service agencies funding. The formula for the agencies is to fund those scores above 78 at their request X their score as a percentage X 80%. For agencies with scores between 78 and 75, the formula is the agency request X their score as a percentage X 57%. They tweaked the percentages a few times and decided they would leave it as is for discussion at the next meeting when more members were present.

**5) Adjournment**

The following motion was made:

**MOTION:** by **Sue Charron** to adjourn meeting at 1:30 p.m. Second by **Andy Choate**.

**VOTED:** 5-0 (Passed)

**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**5th CDBG CITIZENS ADVISORY COMMITTEE MEETING**  
March 27, 2015, 11:30 AM – 1:30 PM  
Third Floor Conference Room, Lewiston City Building  
**DRAFT MINUTES**

**Roll Call:** The meeting was started at 11:30 a.m.

**Members Present:** Andy Choate, Nathan Libby, Pauline Gudas, Brian Wood, Sara Goodrich (left early), Richard White and Sue Charron

**Staff Present:** Lincoln Jeffers, Jayne Jochem, Ingrid Nivison and Cathy Lekberg

**1) Approval of draft minutes from the March 20, 2015 meeting.**

The following motion was made:

**MOTION:** by **Sue Charron** to approve the March 20, 2015 as presented. Second by **Brian Wood.**

**VOTED:** 7-0 (Passed)

**2) Final Funding Discussion**

Lincoln explained to the Committee that a public referendum/petition could overturn City Council's decision to go forward with the 235 Lisbon Street project and that staff decided to list an alternative project which was just as important. The conversion of the downtown street lighting was a project that would improve the reliability of lights. The existing lights have an average life of 10,000 hours or 2.3 years and the new LED lights would last approximately 29 years. This project would cost \$240,000 so the original \$235,000 was left in for this project. There would be a total of 577 lights that would be replaced down Lisbon, Lincoln and Elm Streets. He was not sure whether or not wiring was included in this project but if not, wiring could be done at a later date. The petition would need 952 signatures before May 22, 2015 to go forward. Staff said there is a mechanism in place that if the petition falls through, they could continue with the original Lisbon Street project.

The following motion was made:

**MOTION:** by **Nathan Libby** to include the Lisbon Street project in the budget and provide an alternative project if the partition goes forward. Second by **Sue Charron.**

**VOTED:** 7-0 (Passed)

Members discussed Auburn's decision to fund the Bridges Out of Poverty program but not to include rent, stipends and indirect costs for the program. Auburn also decided not to fund the planning grant at all. Members debated whether or not they should include Auburn in Lewiston's consultant trainings and after further discussion, they thought Auburn should not be excluded from attending because they can contribute to these trainings but will only be allowed to attend if they pay a fee.

Members discussed Bridges and whether or not they will be able to continue their program and grant if they do not get full funding. Staff was unable to get in touch with Christine Hufnagel of Bridges at this time to find out. Members thought that if Bridges lowered their goals based on the funding, they could continue.

There was some debate on removing participant stipends from the program, but after further debate most members decided that the agency should make that decision. If stipends are working for them and they have a good outcome, then they should be able to continue to pay them. Members agreed that the Committee should not be directing agencies on how they run their programs. Child care was originally not included in the Bridges program but was added later because if parents were not allowed to access child care, they would not be able to attend the classes.

Other options were discussed for the Bridges planning grant such as staff overseeing the planning grant funding, but staff capacity was a big factor in this and it was decided to leave the funding with Bridges.

Sara Goodrich left the meeting at 1:45 p.m.

Andy asked if the contingency amount was at a comfortable level for Ingrid. Right now the contingency totaled \$2,900.00. Ingrid told the members that she would be more comfortable with about \$5,000.00. She said that HUD there would be an extreme penalty if they go over the 15% cap. The Committee tweaked the agencies again so the agencies who scored 79 – 82 were changed to 83% and the agencies who scored 75 – 78 were changed to 50%. This brought the contingency to just under \$5,000.00 which was acceptable to staff. The Committee thought the present budget was acceptable and made the following motion:

The following motion was made:

**MOTION:** by **Richard White** to accept the proposed budget as presented for recommendation to the City Council on May 9, 2015. Second by **Nathan Libby.**

**VOTED:** 7-0 (Passed)

- 3) **Any other business members may have relating to the duties of the CDBG Committee.** None
- 4) **Adjournment**

The following motion was made:

**MOTION:** by **Nathan Libby** to adjourn meeting at 1:00 p.m. Second by **Brian Wood.**

**VOTED:** 6-0 (Passed)

Grantee SF-424's and Certification(s)



# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	Applicant Identifier	Type of Submission	
05/15/2015		<b>Application</b>	<b>Pre-application</b>
Date Received by state	State Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
<b>Applicant Information</b>			
City of Lewiston		ME231802 LEWISTON	
27 Pine Street		Organizational DUNS 060997418	
		City of Lewiston	
Lewiston	Maine	Economic & Community Development Dept	
4240	Country U.S.A.	Division	
<b>Employer Identification Number (EIN):</b>		Androscoggin	
01-8000030		7/12	
<b>Applicant Type:</b>		<b>Specify Other Type if necessary:</b>	
Local Government: Township		Specify Other Type	
<b>Program Funding</b>		<b>U.S. Department of Housing and Urban Development</b>	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles		Description of Areas Affected by CDBG Project(s)	
\$CDBG Grant Amount \$777,025	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income \$208,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s)			
<b>Home Investment Partnerships Program</b>		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			

<b>Housing Opportunities for People with AIDS</b>		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
<b>Emergency Shelter Grants Program</b>		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 02	Project Districts 02	<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
Lincoln	0	Jeffers	
Director, Economic & Community Development	207-513-3014	207-795-5071	
jeffers@lewistonmaine.gov	www.lewistonmaine.gov	Other Contact	
Signature of Authorized Representative		Date Signed	
City Administrator	<i>Edward A. Banz</i>	05/15/2015	



# CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.  
 This certification is applicable.

## NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



05/15/2015

Signature/Authorized Official

Date

Edward A. Barrett

Name

City Administrator

Title

27 Pine Street

Address

Lewiston, ME 04240

City/State/Zip

207-513-3000

Telephone Number

CPMP Non-State Grantee Certifications 2  
[valid link.](#)

- This certification does not apply.  
 This certification is applicable.

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

11. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, It certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2012, 2013, 2014, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

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CPMP Non-State Grantee Certifications 3  
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15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.



05/15/2015

Signature/Authorized Official

Date

Edward A. Barrett

Name

City Administrator

Title

27 Pine Street

Address

Lewiston, ME 04240

City/State/Zip

207-513-3000

Telephone Number

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CPMP Non-State Grantee Certifications [4](#)  
[valid link.](#)

- 
- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION  
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



05/15/2015

Signature/Authorized Official

Date

Edward A. Barrett

Name

City Administrator

Title

27 Pine Street

Address

Lewiston, ME 04240

City/State/Zip

207-513-3000

Telephone Number

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CPMP Non-State Grantee Certifications 5  
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This certification does not apply.  
 This certification is applicable.

**Specific HOME Certifications**

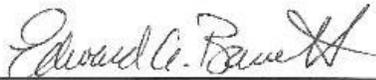
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance --** If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs --** it is using and will use HOME funds for eligible activities and costs, as described in 21 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance --** before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



05/15/2015

Signature/Authorized Official

Date

Edward A. Barrett

Name

City Administrator

Title

27 Pine Street

Address

Lewiston, ME 04240

City/State/Zip

207-513-3000

Telephone Number

---

CPMP Non-State Grantee Certifications 6  
[valid link.](#)

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This certification does not apply.  
 This certification is applicable.

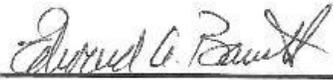
**HOPWA Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_

05/15/2015

Signature/Authorized Official

Date

Edward A. Barrett

Name

City Administrator

Title

27 Pine Street

Address

Lewiston, ME 04240

City/State/Zip

207-513-3000

Telephone Number

- 
- This certification does not apply.  
 This certification is applicable.

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of [Error! Not a valid link.](#), certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review

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CPMP Non-State Grantee Certifications 8  
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responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



Signature/Authorized Official

05/15/2015

Date

Edward A. Barrett

Name

City Administrator

Title

27 Pine Street

Address

Lewiston, ME 04240

City/State/Zip

207-513-3000

Telephone Number

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[valid link.](#)

- This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Lewiston, City Hall	27 Pine Street	Lewiston	Androscoggin	ME	04240

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

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[valid link.](#)

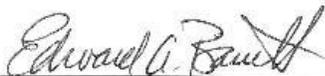
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controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

05/15/2015

Date

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Name

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## Appendix - Alternate/Local Data Sources