

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The 2017 Annual Action Plan is the third year of the 2015-2019 Consolidated Plan for the City of Auburn and the HOME Consortium that includes Auburn and Lewiston. Each City oversees its own Community Development Program, and Auburn administers the HOME Program for both cities. Programs are administered by each City with some staff sharing from time to time. Projects and special activities are authorized by each City Council through the budget process.

Following the guidance of CPD Notice 16-18 we managed the Citizen Participation Plan process following the same timeline but built in language to address any changes to the allocation. We based the budget on flat funding with a proportional increase/decrease when the allocations were announced. CDBG funds were increased by \$4,569 while HOME funds decreased by \$920.00. Once the CDBG allocation was announced, the budget numbers were revised as outlined in the contingency plan. The allocations announced in June did not exceed a 15% change to the budget therefore the process was complete with no additional comment periods required.

The total of available CDBG funds in 2017 will be \$1,744,097 and HOME funds will be \$1,434,956. The budget was adopted by the City Council on May15, 2017.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Auburn's strategic plan has 8 high priority and 1 low priority goals. The High Priority goals are to:

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
5. Prevent homelessness
6. Increase owner occupancy
7. Improve parks and establish community gardens

8. Support construction of new affordable housing
9. The low priority goal is:
10. 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 3 high priority goals for its HOME funds:

11. Prevent homelessness
12. Improve the safety and energy efficiency of the housing stock
13. Create more stable and diverse mixed-income neighborhoods

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Below is an assessment of the accomplishments against the goals identified in the City of Auburn 2015 - 2019 Consolidated Plan. Accomplishments at the end of the first year should be approximately 40% of the production goals.

Auburn Goal/Year 1 and 2 Accomplishment/Percent of Goal Met

Support People in their Efforts to Transition out of Poverty Persons/453/46%

Prevent Deterioration of Housing Stock Homeowner Housing Units/63/70%

Prevent Deterioration of Housing Stock Lead Safe Housing Units/70/38%

Prevent Deterioration of Housing Stock Code Enforcement Units/3/.01 %

Promote jobs and Development businesses/0/0%

Safer and Walkable Streets Linear Feet Sidewalks/0/0%

Prevent Homelessness persons/186/54%

Increase Owner Occupancy/2/8%

Improve Parks/1/20%

Support Community Gardens/1 garden/33%

Support Construction of Affordable Housing/0/0%

Support Fair Housing/3 events/42%

Lewiston Goal/Year 1 and 2 Accomplishment/Percent of Goal Met

Prevent Homelessness/46/37%

Improve Safety and Energy Efficiency of Housing Stock rehabilitation/5/50%

Improve Safety and Emergency Efficiency of Housing Stock/rental/0/0%

Create Stable and Diverse Mixed Income Neighborhood Owners/2/12%

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A subcommittee of the Citizens Advisory Committee (CAC) held a meeting to review public service proposals. The CAC Sub-Committee met on February 15th to review the proposals received, score the applications against established criteria and then made decisions about awards. A record of the meeting is summarized in Citizen Participation Comments under Attachments/AD-26 Administration, Meeting Record of Subcommittee for Public Services.

The CAC met on February 22, 2017 where 8 of the 12 members were present. Staff provided an overview of the strategies and goals of the Consolidated Plan and the progress that was made in the year one and two of the plan. Four issues have contributed to low or no accomplishments; the amendments to the 2016 Action Plan which included the creation of 2 new programs, STAR Business Loan Program and the Neighborhood Challenge Grant Initiative; the Hampshire Street Beautification Project which was funded from prior year sidewalk projects was not scheduled to begin until late spring 2017 (it is now underway); Homeownership Assistance Program applicants seldom follow through or they realize through budget counseling they are not financially prepared for homeownership; the HOME Rental Project at 62 Spring Street is scheduled to begin construction of a 42 unit workforce housing project in late summer 2017. The record of the committee meeting is summarized in Citizen Participation Comments in Attachments/ AD-26 Administration, Meeting Record of Citizen Advisory Committee.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The Citizen Advisory Committee requested more information on the Co-Op Housing Model approved by the City Council in May, 2016. The committee agreed that it seemed reasonable to move Co-Op funds to an area more in need. Committee member read an email from the school department outlining the skill set a student needs to be successful in life and that the Work With Me Program offered by the Police Department helps to achieve success with students who are in danger of dropping out of school. Members are interested in funding more programs that address homelessness. They voted to increase funding for two agencies who provide services for homeless while remaining under the public service agency cap. See Citizen Participation Comments in Appendix/ AD-26 Administration, Meeting Record of Citizen Advisory Committee.

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

All views were accepted; however, there were no efforts to move the co-op funding to another project. Since the budget was approved a new Rental Development Project was brought forward by a developer who is looking for funding in the FY2018 budget. The item will be part of the 4th year Action Plan.

7. Summary

In the development of the 2015-19 Consolidated Plan there was extensive participation by the Citizens Advisory Committee as well as 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 students at an advisory committee meeting. Further two neighborhood meetings were held with good attendance. Information from these outreach efforts helped to inform the CAC on resident priorities and weighed heavily when CAC members set priorities. These priorities are guiding us through each subsequent Annual Action Plan.

The first reading of the 2017 Action Plan and public hearing before the City Council was held at the meeting of April 27. The meeting was well attended by agencies with an interest in the funding. Four staff members of Public Agencies spoke in favor of the budget. A member of the CDBG Loan Committee also spoke favorably of the Housing Rehabilitation Loan Program. On May 15, 2017 the City Council voted to adopt the budget as recommended by the Citizen Advisory Committee. There were no public comments at the final public hearing.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 Division
HOPWA Administrator		
HOME Administrator	AUBURN	City of Auburn Community Development Division
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Community Development Division is one of three making up the Economic and Community Development Department. We are a staff of three; Community Development Manager, Neighborhood Services Coordinator and the Accounting, Compliance and Underwriter. The Division is overseen by the Director of Economic and Community Development.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

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(l)).

The consultation with public service agencies was part of an extensive Consolidated Plan process that started in 2015. The Cities of Auburn and 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. Survey results were presented at a joint meeting of the Lewiston and Auburn Citizens Advisory Committees. The surveys helped to inform CAC committee members about the needs of the community, and carried great weight in setting strategies and goals of the Consolidated Plan. This consultation process helped to direct two approaches selected by the Citizens Advisory Committee:

- Support people in their efforts to transition out of poverty by 1) helping young people to get the personal and educational skills needed to live a healthy and productive life, and expand programming for at-risk teenagers that helps them learn work skills and graduate from high school, and 2) support adults to successfully provide for themselves and their families through education and development of employment skills including mentoring, work readiness, and job training programs .
- Prevent homelessness by supporting homeless people with housing first, then with improved access to services. All of the public service programs address these two high priorities.

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 towards 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. Staff also participate in other Continuum of Care meetings held at the State Level.

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

Not applicable

2. Agencies, groups, organizations and others who participated in the process and consultations

1	Agency/Group/Organization	ANDROSCOGGIN HEAD START AND CHILD CARE
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation survey
2	Agency/Group/Organization	COMMUNITY CONCEPTS, INC.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
3	Agency/Group/Organization	CATHOLIC CHARITIES MAINE
	Agency/Group/Organization Type	Faith Based social services
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey Homeless consultation
4	Agency/Group/Organization	Museum LA
	Agency/Group/Organization Type	Local history
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
5	Agency/Group/Organization	AMERICAN RED CROSS (UNITED VALLEY CHAPTER)
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
6	Agency/Group/Organization	THE VISIBLE COMMUNITY
	Agency/Group/Organization Type	Downtown
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
7	Agency/Group/Organization	Lewiston Adult Education
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey Homeless consultation

8	Agency/Group/Organization	City of Lewiston - General Assistance
	Agency/Group/Organization Type	Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey Homeless consultation
9	Agency/Group/Organization	TREE STREET YOUTH
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
10	Agency/Group/Organization	Restorative Justice Institute of Maine
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
11	Agency/Group/Organization	Healthy Androscoggin
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
12	Agency/Group/Organization	USM Lewiston Auburn College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
13	Agency/Group/Organization	NEW BEGINNINGS, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey Homeless consultation
14	Agency/Group/Organization	Maine People's Alliance
	Agency/Group/Organization Type	grass roots organizing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
15	Agency/Group/Organization	City of Auburn Recreation Dept
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation survey
16	Agency/Group/Organization	Lewiston Career Center
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey
17	Agency/Group/Organization	CMMC
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey
18	Agency/Group/Organization	Center for Women's Wisdom
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey
19	Agency/Group/Organization	TEDFORD HOUSING
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey Homeless consultation
20	Agency/Group/Organization	TRI-COUNTY MENTAL HEALTH SERVICES
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey Homeless consultation
21	Agency/Group/Organization	Seniors Plus
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey
22	Agency/Group/Organization	Learning Works
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey
23	Agency/Group/Organization	SAFE VOICES
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey Homeless consultation
24	Agency/Group/Organization	Western Maine Community Action
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey
25	Agency/Group/Organization	Horn of Africa Aid and Rehabilitation Action Network
	Agency/Group/Organization Type	Immigrant
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey

26	Agency/Group/Organization	ADVOCATES FOR CHILDREN
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey
27	Agency/Group/Organization	YWCA OF CENTRAL MAINE
	Agency/Group/Organization Type	Women
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service consultation survey
28	Agency/Group/Organization	United Way of Androscoggin County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeless consultation
29	Agency/Group/Organization	Sexual Assault Prevention and Response Services
	Agency/Group/Organization Type	Services - Victims Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeless consultation
30	Agency/Group/Organization	Preble Street Veterans Housing Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeless consultation
31	Agency/Group/Organization	City of Auburn Social Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homeless consultation

Table 2 – Agencies, groups, organizations who participated

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

Not applicable

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	n/a	City has adopted 10-Year Plan to End Homelessness
Lewiston-Auburn 10-Year Plan to End Homelessness	Cities of Auburn and Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Analysis of Impediments to Fair Housing Choice	Cities of Auburn and 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
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

Narrative

The Cities of Auburn and Lewiston formed a consortium to qualify for HOME Investment Partnerships Program funds. The 3-year HOME Consortium Plan includes a consultation process with Maine State Housing Authority. Lewiston and Auburn Community Development Department staff 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 to consider common goals and opportunities to coordinate programs as appropriate. Auburn and Lewiston Community Development staff work closely on both the development and implementation of the plan.

AP-12 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**

Outreach for the 2017 Annual Action Plan was through the issuance of a Request for Proposals for Public Services, participation by the Citizens Advisory Committee on February 15 and 22, 2017, and a Public Hearing held by the Auburn City Council on April 27, 2017 with a final public hearing and adoption of the budget on May 15, 2017. The Citizens Advisory Committee meeting was open to the public; notices were published on the City’s website. Notices were placed in the Lewiston Sun Journal announcing the availability of the Draft 2017 Annual Action Plan, the 30-day comment period, and the public hearing. Legal notices are attached in Grantee Unique Appendices of Attachments under AD-26 Administration.

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	Website Notice	Non-targeted/ broad community Citizens Advisory Committee	Citizens Advisory Committee Meeting of February 22, 2017 City staff and CAC members	No members of the public attended, only CAC members. Meeting record is attached.		http://www.auburnmaine.gov/pages/government/citizens-advisory-committee-auburn-maine

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	Newspaper Ad	Non-targeted/ broad community City Council Meeting Public Hearing	Many people were in the audience, three from the CAC, three from supported agencies, one from City Department seeking funds and one member of the CDBG Loan Committee.	Comments were received by Auburn Police Chief, Auburn Community Garden Coordinator, staff representing Safe Voices and Promise Early Education, CDBG loan Committee Member in favor their respective programs		
3	Newspaper Ad	Non-targeted/ broad community	Many people in audience including CAC members and Public Service Agencies	No comments		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Auburn is expecting \$1,744,097 in Community Development resources to carry out the 2017 Annual Action Plan, and \$1,413,283 from HOME Investment Partnerships Program funds that will be shared between Auburn and Lewiston. These resources plus leveraged resources will be used to carry out the strategies identified in the 2015-19 Consolidated Plan and 2017 Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Admin and Planning Economic Development Housing Rehab and Code Enforcement Public Improvements Public Services	516,369	238,000	989,728	1,744,097	\$929,464	Community development funds support 7 of the goals identified. High priority goals are to support people in their effort to transition out of poverty; prevent to deterioration of the housing stock; promote jobs and development; make neighborhood streets safer and more walkable; improve parks and establish community gardens. The low priority goal is to support fair housing

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	322,787	145,640	966,529	1,434,956	644,000	HOME funds will support all 4 high priority goals: prevent deterioration of housing stock; prevent homelessness; increase owner occupancy, and support new housing construction for Auburn and Lewiston.
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Table 1 - 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 STAR Program where there is a 50% match. The weatherization program requires a match from Department of Energy funds to be at 50% minimum but this match often exceeds the minimum. . The new Lead Hazard Control Grant for which Auburn is a subrecipient will provide a 90% grant to the City’s 10% CDBG match.

Terms for rehabilitation loan programs vary. Investor programs to improve the housing stock require a 25% match. Several programs that target low income populations are deferred payment loans and have no match requirements.

Federal HOME funds will leverage private resources primarily through homebuyer activities and rental development projects. Auburn and Lewiston each have a rental development project scheduled to close in the summer/fall of 2017. Auburn has a second development project in the works and if it is successful in receiving LIHTC Auburn will provide funds from its FY2018 budget. The Homebuyer Program has seen an increase in activity and a partnership with a local bank has increased the leveraged dollars for these activities. The bank is offering \$11,000 to each homebuyer to leverage HOME Funds.

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

477 Minot Avenue is a privately owned property and may be the site of a workforce development housing project in 2018. A second city-owned property located on Troy Street may be the site of a rental development project in the future.

Discussion

Troy Street is located in our Union Street Target Area. It is a tax-acquired property and may be suitable for a housing development project.

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 I
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: \$82,844	Public service ac other than Low/Moderate I Housing Benefit 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: \$757,231 HOME: \$211,821	Rental units rehabilitated:38 Household Hous Homeowner Ho Rehabilitated: 7 Household Hous Housing Code Enforcement/Fo Property Care: 1 Household Hous

Table 2 – Goals Summary

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: \$350,000
4	Make Neighborhood Streets Safe and Walkable/Auburn	2015	2019	Non-Housing Community Development	UNION STREET, NEW AUBURN AND DOWNTOWN TARGET AREA	Make Neighborhood Streets Safe and Walkable/Auburn	CDBG: \$362,050
5	Prevent Homelessness/Auburn	2015	2019	Homeless	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA	Prevent Homelessness/Auburn	CDBG: \$19,922 HOME: \$95,000

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: \$45,000	D A H H A
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: \$27,950	F I A t L I E A
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: \$361,828	F n F U

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	
10	Prevent Homelessness/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Prevent Homelessness/Lewiston	HOME: \$17,000	
11	Improve Safety & Efficiency of Housing/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Improve the Safety & Energy Efficiency/Lewiston	HOME: \$140,083	
12	Create Mixed Income Neighborhoods/Lewiston	2015	2019	Affordable Housing	Lewiston Target Areas	Create Mixed-Income Neighborhoods/Lewiston	HOME: \$455,710	

Goal Descriptions

1	Goal Name	Anti-poverty/Auburn
	Goal Description	Support People in their Efforts to Transition Out of Poverty
2	Goal Name	Prevent Deterioration of Housing Stock/Auburn
	Goal Description	Rehabilitation of rental housing units in target areas and low income homeowner units city wide

3	Goal Name	Promote Jobs and Development/Auburn
	Goal Description	Create jobs by promoting new business growth
4	Goal Name	Make Neighborhood Streets Safe and Walkable/Auburn
	Goal Description	Safety Improvements and beautification of streets and sidewalks in target areas
5	Goal Name	Prevent Homelessness/Auburn
	Goal Description	Assist persons who are at risk of homelessness or who are homeless
6	Goal Name	Increase Owner Occupancy/Auburn
	Goal Description	Provide down payment assistance
7	Goal Name	Improve Parks and Community Gardens/Auburn
	Goal Description	Create new community gardens and improvement to parks
8	Goal Name	Support Construction of New Affordable Housing/Aub
	Goal Description	Development of Rental Projects qualifying for LIHTC
9	Goal Name	Fair Housing/Aub
	Goal Description	Support Fair Housing and Increase Housing Choice
10	Goal Name	Prevent Homelessness/Lewiston
	Goal Description	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	Goal Name	Improve Safety & Efficiency of Housing/Lewiston
	Goal Description	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	Goal Name	Create Mixed Income Neighborhoods/Lewiston
	Goal Description	Help renters become owners with income qualified down payment and closing cost assistance and continue to require first-time homeowner and landlord classes.

Table 3 – Goal Descriptions

Estimated housing beneficiaries:

Extremely Low-Income: 15 households

Low-Income: 28 households

Moderate-Income: 8 households

AP-35 Projects - 91.420, 91.220(d)

Introduction

Projects and programs were identified by the Citizens Advisory Committee through the planning process for the Consolidated Plan. Some Projects will meet more than one indentified goal.

#	Project Name
1	Anti-Poverty/Auburn
2	Prevent Deterioration of Housing Stock/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 3 – Project Information

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

Priorities have been determined by a Citizens Advisory Committee appointed by the Auburn City Council in 2014. This is a 5-year standing committee.

AP-38 Project Summary

Project Summary Information

1	Project Name	Anti-Poverty/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Anti-poverty/Auburn
	Needs Addressed	Anti-poverty/Auburn
	Funding	CDBG: \$82,844
	Description	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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	189 persons
	Location Description	n/a

	Planned Activities	<p>The Community Development Department released the request for funding to public service agencies on December, 2016 and were due on January 6, 2017. Applications were received from 6 social service agencies. A subcommittee of the Citizens Advisory Committee ranked the applications and made their selections based on a set of pre-determined criteria. Four applications were selected under the anti-poverty category. Budget \$82,844</p> <p>Androscoggin Head Start and Child Care: Provide social services for families enrolled in head start at Webster School. Budget \$9,461</p> <p>Literacy Volunteers of America/Androscoggin: Recruit, train and support volunteers to provide tutoring to illiterate adults and families. Budget \$9,096</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 \$48,826</p> <p>Recreation Scholarships: Scholarships for children to participate in summer recreation programming. Budget \$15,461</p>
2	Project Name	Prevent Deterioration of Housing Stock/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Prevent Deterioration of Housing Stock/Auburn
	Needs Addressed	Prevent Deterioration of Housing Stock/Auburn
	Funding	CDBG: \$757,231 HOME: \$256,821

	Description	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.
	Target Date	6/30/208
	Estimate the number and type of families that will benefit from the proposed activities	38 renters; 7 owners; families and elderly
	Location Description	Primarily Downtown, New Auburn and Union Street Target Areas
	Planned Activities	<ul style="list-style-type: none"> • CDBG Salary and fringe benefits for administration of housing programs, Budget \$93,000 • CDBG Rehabilitation Program including lead testing, Budget \$560,281 • CDBG Weatherization improvements through subrecipient Community Concepts, Inc., Budget \$53,950 • CDBG Code Enforcement activities, Budget \$50,000 • HOME Homeowner Rehabilitation, Budget \$171,110 • Lead Testing, Budget \$5,000
12343	Project Name	Promote Jobs and Development/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA

	Goals Supported	Promote Jobs and Development/Auburn
	Needs Addressed	Promote Jobs and Development/Auburn
	Funding	CDBG: \$350,000
	Description	1. Assist business start-ups who will locate in vacant storefronts in the three identified target areas. Eligible business will receive forgivable loans in exchange for job creation.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	7 businesses
	Location Description	Downtown, Union Street and New Auburn Target Area
	Planned Activities	Assist 7 businesses
4	Project Name	Safe and Walkable Streets/Auburn
	Target Area	UNION STREET, DOWNTOWN AND NEW AUBURN TARGET AREA
	Goals Supported	Make Neighborhood Streets Safe and Walkable/Auburn
	Needs Addressed	Make Neighborhood Streets Safe and Walkable/Auburn
	Funding	CDBG: \$362,050
	Description	1) Provide funding to complete the Hampshire Street Reconstruction Project; 2) Challenge Grant, Budget \$50,000 to provide funding for neighborhood groups to beautify and increase safety in neighborhoods
	Target Date	06/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Area benefit 8,215 persons
	Location Description	Hampshire Street from Turner Street to Goff Street, 2,300 lf. Street improvements include drainage, full depth reconstruction of gravel and pavement layers, granite curbing, roadside parking with shared bike lanes, striping, new sidewalks, at-grade railroad crossing, pedestrian improvements at Union Street, street landscaping and lighting, and grade improvements at Turner Street. Challenge Grant locations to be determined as applications are received but they will be located in one of the three identified target areas.
	Planned Activities	The project is underway with a completion date of December 2017. Neighborhood Challenge Grants applications are available
5	Project Name	Prevent Homelessness/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Prevent Homelessness/Auburn
	Needs Addressed	Prevent Homelessness/Auburn
	Funding	CDBG: \$19,922 HOME: \$95,000

	Description	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. In FY2017 the City will initiate a tenant-based rental subsidy program that will target families whose children are at risk of having to relocate schools because of evictions.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	78 persons assisted with case management 29 households assisted with security deposits 16 households assisted with rental assistance
	Location Description	n/a
	Planned Activities	The Community Development Department released a request for funding to public service agencies in December 2016. A subcommittee of the Citizens Advisory Committee ranked the applications and made their selections. Two applications were selected under the homeless category. Contracts will be effective July 1. CDBG Budget \$19,922. Provide security deposit loans for people who are homeless or at risk of homelessness and rental assistance to at-risk of homelessness. HOME Budget \$95,000
6	Project Name	Increase Owner Occupancy/Auburn
	Target Area	DOWNTOWN TARGET AREA NEW AUBURN TARGET AREA UNION STREET TARGET AREA
	Goals Supported	Increase Owner Occupancy/Auburn

	Needs Addressed	Increase Owner Occupancy/Auburn
	Funding	HOME: \$45,000
	Description	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 2. Sell single family home to income qualified family. The property rehabilitation was underway in 2016 and will be completed in summer of 2017.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	8 households
	Location Description	n/a
	Planned Activities	<p>Sell home that was purchased in 2016 to income qualified family. The rehabilitation of the property commenced in September of 2016 and will be completed by end of summer 2017. The property will be marketed for sale. HOME Budget is \$170,850.</p> <p>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 forgivable loan of \$2,000 and a \$5,000 grant. Participants also receive credit counseling and homebuyer education to make good decisions. The City has partnered with a local bank who can provide up to \$11,000 in grants towards the purchase. This program is generally coupled with the City's Homeowner Rehabilitation Program. HOME Budget \$45,000</p>
7	Project Name	Improve Parks and Support Community Gardens/Auburn

	Target Area	NEW AUBURN TARGET AREA; UNION STREET TARGET AREA
	Goals Supported	Improve Parks and Community Gardens/Auburn
	Needs Addressed	Improve Parks and Community Gardens/Auburn
	Funding	CDBG: \$27,950
	Description	1. The installation of a community garden at 88 Newbury Street will begin in the fall of 2017. The project is in its planning stages with a committee meeting monthly to discuss the details. This will be the second garden for Auburn and will be located in the New Auburn Target Area. 2. Salary for Garden Coordinator
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	48 households
	Location Description	88 Newbury Street and 61 Webster Street, Auburn, ME
	Planned Activities	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. A contract will be signed with St. Mary's Nutrition Center to provide oversight for the garden in the 2017 growing season. Budget \$22,000 for Newbury Street Installation and \$5,950 for Garden Coordinator Salary
8	Project Name	Construction of New Affordable Housing/Auburn
	Target Area	DOWNTOWN TARGET AREA
	Goals Supported	Support Construction of New Affordable Housing/Aub

	Needs Addressed	Support Construction of New Affordable Housing/Aub
	Funding	HOME: \$250,000
	Description	Provide financial assistance to developers of high-quality affordable mixed income housing in the target areas of Auburn.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	79 households
	Location Description	62 Spring Street, Auburn, ME 477 Minot Avenue, Auburn, ME
	Planned Activities	New construction of a 42 unit workforce housing project is scheduled to break ground in September/October of 2017. The developer has been award LIHTC and has secured all financing. The project is currently being underwritten and the Environmental Review is nearly complete. There will be two HOME Units funded with city HOME dollars. HOME Budget: \$250,000 Potential new construction of 37 units of workforce housing: HOME Budget\$111,828
9	Project Name	Fair housing and Increase Housing Choice/Auburn
	Target Area	
	Goals Supported	Fair Housing/Aub
	Needs Addressed	Support Fair Housing/Auburn
	Funding	CDBG: \$2,000

	Description	1. The Fair Housing Committee will be meeting to begin planning for the development of the Fair Housing Assessment. Auburn will partner with the City of Lewiston and the Auburn and Lewiston Housing Authorities. 2. Landlord Workshop in spring of 2018, topic to be determined.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	30 landlords
	Location Description	n/a
	Planned Activities	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 workshops. This year's topic will be determined in spring 2018; 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; 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. Budget \$2,000
10	Project Name	Home Administration/Auburn
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$26,250
	Description	Administration of HOME Program including sub-recipient monitoring.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of HOME Program including sub-recipient monitoring.
11	Project Name	HOME Project Delivery Costs/Auburn
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$30,000
	Description	Salary and fringe benefits to deliver housing projects. Costs will be charged to specific projects by address.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	Administration of Community Development Program/Auburn
	Target Area	
	Goals Supported	

	Needs Addressed	
	Funding	CDBG: \$142,100
	Description	Salary and fringe benefits to deliver housing projects.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Salary and fringe benefit costs for Economic Development Director, Deputy Director, Program Manager, and Accounting, Compliance and Underwriter, Budget \$130,000 Goods and services, Budget \$12,100
13	Project Name	Prevent Homelessness/Lewiston
	Target Area	Lewiston Target Areas
	Goals Supported	Prevent Homelessness/Lewiston
	Needs Addressed	Prevent Homelessness/Lewiston
	Funding	HOME: \$17,000
	Description	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.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	23 households

	Location Description	n/a
	Planned Activities	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.
14	Project Name	Improve Safety & Efficiency/Lewiston
	Target Area	Lewiston Target Areas
	Goals Supported	Improve Safety & Efficiency of Housing/Lewiston
	Needs Addressed	Improve the Safety & Energy Efficiency/Lewiston
	Funding	HOME: \$140,083
	Description	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. Continue to work to combine multiple funding sources to make the most impact on individual buildings.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	6 households
	Location Description	Lewiston Target Areas
Planned Activities	Provide loans and grants to income qualified owners.	
15	Project Name	Create Mixed Income Neighborhoods/Lewiston
	Target Area	Lewiston Target Areas
	Goals Supported	Create Mixed Income Neighborhoods/Lewiston
	Needs Addressed	Create Mixed-Income Neighborhoods/Lewiston

	Funding	HOME: \$455,710
	Description	Provide loans and grants to income qualified home buyers. Rehabilitate existing housing, and create new affordable housing units.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	19 multi-family units 4 co-operative households 7 Homebuyers
	Location Description	Lewiston Target Areas
	Planned Activities	Help renters become owners with income qualified payment and closing cost assistance and continue to require first-time homeowner and landlord classes. HOME Budget \$35,000 Develop affordable rental housing. HOME Budget \$350,000 Co-operative Housing. Budget \$70,710
16	Project Name	HOME Administration/Lewiston
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$15,374
	Description	Salary and fringe benefit costs for administration of HOME Program.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	

Table 4 – Project Summary

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 New Auburn Target Area (88 Newbury Street Community Garden); funding for the Residential Rehabilitation Loan Program in the Downtown, New Auburn and Union Street target Areas; funding for the STAR Business Loan Program for job creation in the Downtown, New Auburn and Union Street target Areas; funding for a Neighborhood Challenge Grant in the Downtown, New Auburn and Union Street target Areas; and funding for the Hampshire Street Reconstruction Project in the Union Street Target Area. All HOME Project funds are available throughout the City.

City of Lewiston: The target area encompasses the four Census tracts of 201, 202, 203 and 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% 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

Target Area	Percentage of Funds
DOWNTOWN TARGET AREA	25
NEW AUBURN TARGET AREA	25
UNION STREET TARGET AREA	50

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Staff and Citizen’s Advisory Committee continue 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 for investment properties that are predominantly occupied by low-to-moderate income tenants. Weatherization improvements are available for low- and moderate income households through a partnership with Community Concepts, Inc. The City of Auburn is again a subrecipient to a Lead Hazard Control Grant where the focus is to eliminate lead hazards in rental and owner occupied housing with a priority given to buildings that have received an abatement order from the State of Maine Childhood Lead Poisoning Prevention Program.

HOME Investment Partnerships Program: Homebuyer, Homeowner Rehabilitation, Security Deposit, Co-operative Housing Project and development of new rental housing.

The HOME Consortium members are the Cities of Auburn and Lewiston, with Auburn as the lead agency. The Cities have renewed its Mutual Cooperation Agreement 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. Project monitoring will be done by each respective City.

One Year Goals for the Number of Households to be Supported	
Homeless	78

One Year Goals for the Number of Households to be Supported	
Non-Homeless	52
Special-Needs	6
Total	136

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	105
Rehab of Existing Units	46
Acquisition of Existing Units	0
Total	206

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Auburn has goals of serving 27 households through the security deposit program and an additional 8 households through a Stay Home Rental Assistance Program. Homeowner rehab programs will serve 6 households by providing funds through a loan program. Auburn will also fund a 42 unit mixed income rental development.

The City of Lewiston has goals of serving 20 households through the security deposit program. Homeowner rehab programs will serve 6 households by providing funds through a loan program. Lewiston will also fund a 63 unit mixed income rental development.

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) waterproof basement at Lincoln School Apartments;
- 2) repair walkways at Lake Auburn Town House and Family Development;
- 3) replace electric meter enclosures at Family Development;
- 4) replace stoves and refrigerators at Lake Auburn Town House; and
- 5) procure security cameras/monitoring equipment/agency wide.

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 2016 the waiting list for public housing was 472 families and individuals. The majority of need is for apartments with one and two bedrooms. Auburn Housing Authority receives approximately 50 new applications per month. During the last 12 months 39 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 and has remained near that level for about five years.

Auburn Housing Authority has joined a consortium of local housing authorities operating a centralized waiting list which is more convenient for applicants and promotes better choice and mobility. There are 659 applicants meeting all of the preferences and many more applicants who do not.

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 Cities of Auburn and Lewiston Community Development staff sit on the Lewiston Auburn Alliance for Services to the Homeless (LAASH) Committee. The Committee includes public service agencies who are directly involved in providing services to the homeless, police department personnel, and advocates for the homeless. The group meets monthly and has been key to implementing the goals and objectives of the 10 year plan to end homelessness.

The City of Auburn supports two agencies in its efforts in reducing and ending homelessness, 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.

The City of Auburn also assists homeless or at-risk of homelessness gain access to housing through security deposit assistance.

A new program will be provided for families to maintain their housing unit in lieu of facing eviction. The target population for this program is families whose children attend Auburn schools and who may have to re-establish in a new school system if the family is evicted.

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 94 unduplicated households by paying for all or a portion of their rent, a total of \$146,765 expenditure.

The average household rental assistance is \$1,561.

The homeless strategy is to support 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 provides services to families with children who are victims of domestic violence. They are committed to housing first and rapid re-housing interventions. Collaboration with Maine State Housing Authority and utilizing rental assistance programs provides the tools needed to assist individuals overcome barriers in obtaining and maintaining housing.

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. The City will also create a new program to provide subsidies to families with children who are at risk of homelessness due to eviction.

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

The *Work with Me* is receiving funds for the third year and will target youth at risk of homelessness and being school dropouts.. The program is 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.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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, rent payment through the City's Social Services Department, and support through the new Staying Home Rental Assistance Program.

The City is supporting a 42 unit Rental Development Project at 62 Spring Street. Home funds were awarded from the consortium and the state HOME funds.

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 provide 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.

The City has adopted a plan to encourage fair housing through tenant and landlord education.

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).

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. The Spot Rehab Program provides assistance to owners of rental properties who have received a citation because of code violations, to make the Homeowner Rehab Program a better resource for extremely low and low income homeowners, and to provide an increased level of financial support for families at risk of evictions.

Actions planned to reduce lead-based paint hazards

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 is a partner in Lead Hazard Control Grant where the lead agency is City of Lewiston. Lewiston will receive a new \$3.2 million dollar Lead Demonstration Grant. This should result in improvements to 20+ units in Auburn.

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

FY2017 Goals Auburn: 39 renter and 14 owner units rehabilitated; 6 buyers assisted to purchase a home; 27 homeless or at-risk of homelessness assisted with security deposits; and 8 renters assisted with rental assistance; development of 42 rental units.

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

FY2017 Annual Goals Lewiston: 6 owner units rehabilitated; 20 homeless or at-risk of homelessness assisted with security deposits; and 62 rental units created.

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	\$0.00
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$0.00

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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**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

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.

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 of \$1,000 with a grant of \$5,000. Additionally, a \$2,000 interest-free forgivable loan will be held by the city to ensure the affordability period. Additional funds may be available if needed to meet the debt-to-income ratios of the program. The Homeowner Rehab Program provides up to \$40,000 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.

Auburn's Action Plan provides funds for a Co-operative Housing Project. The City has not been successful with finding a developer and so the City will move the funds to a Rental Development Project

in 2018. Lewiston did fund a Co-operative Housing Project in 2016 and the project is underway with completion in 2017.

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, although the subsidy amount has not yet been determined for co-operative housing projects. 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.

