City of Auburn, Maine

Consolidated Annual Performance and Evaluation Report for FY2015

July 1, 2015—June 30, 2016

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2015 program year is our first year for reporting accomplishments for the 2015-2019 Consolidated Plan. Eight high priority goals and one low priority goal have been identified. Goals that are exceeding our projections are Supporting People to Transition Out of Poverty and Preventing Homelessness in Auburn while we are on track for meeting the goals of Preventing the Deterioration of the Housing Stock, Improving Parks and Community Gardens, and supporting Fair Housing. Our goal of Increasing Homeownership is below projections as is Promoting Jobs and Development, Creating Safer Neighborhoods and the Construction of Affordable Housing. Projects are in the planning stage for these goals are we expect a positive movement forward in the next year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)
Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Anti-poverty/Auburn	Non-Housing Community Development	CDBG: $300,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	300	30.00%	252	300	119.05%
Anti-poverty/Auburn	Non-Housing Community Development	CDBG: $0	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Create Mixed Income Neighborhoods/ Lewiston	Affordable Housing	HOME: $492,865	Direct Financial Assistance to Homebuyers	Households Assisted	17	0	0.00%	8	0	0.00%

OMB Control No: 2506-0117 (exp. 07/31/2015)

Fair Housing/Aub	Fair Housing and Housing Choice	CDBG: $8,000	Other	Other	12	2	17.00%	4	2	50%
Improve Parks and Community Gardens/Auburn	Non-Housing Community Development	CDBG: $270,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4305	1309	31%	1435	1309	92%
Improve Parks and Community Gardens/Auburn	Non-Housing Community Development	CDBG: $270,000	Other	Other	5	0	0.00%			
Improve Safety & Efficiency of Housing/Lewiston	Affordable Housing	HOME: $700,000	Rental units constructed	Household Housing Unit	50	0	0.00%	50	0	0.00%
Improve Safety & Efficiency of Housing/Lewiston	Affordable Housing	HOME: $700,000	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	3	0	0.00%
Increase Owner Occupancy/Auburn	Affordable Housing	HOME: $375,000	Direct Financial Assistance to Homebuyers	Households Assisted	25	0	0.00%	5	0	0.00%
Make Neighborhood Streets Safe and Walkable/Auburn	Non-Housing Community Development	CDBG: $525,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4305	0	0.00%	2000	0	0.00%

OMB Control No: 2506-0117 (exp. 07/31/2015)

Make Neighborhood Streets Safe and Walkable/Auburn	Non-Housing Community Development	CDBG: $525,000	Other	Other	3000	0	0.00%			
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: $1,689,500/ HOME: $515,000	Rental units rehabilitated	Household Housing Unit	185	29	15.68%	41	29	70.73%
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: $1,689,500 HOME: $515,000	Homeowner Housing Rehabilitated	Household Housing Unit	90	38	42.22%	13	38	292.31%
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: $0 HOME: $0	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: $ 0 HOME: $0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: $1,689,500 HOME: $515,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	500	1	0.20%	100	1	1.00%

OMB Control No: 2506-0117 (exp. 07/31/2015)

Prevent Homelessness/Auburn	Homeless	CDBG: $90,000 HOME: $93,750	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	118	59.00%	25	118	472.00%
Prevent Homelessness/Auburn	Homeless	CDBG:$0 HOME: $0	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Prevent Homelessness/Auburn	Homeless	CDBG: $0 HOME: $0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	24	6	25%	5	6	1.20%
Prevent Homelessness/Auburn	Homeless	CDBG:$90,000 HOME: $93,750	Homelessness Prevention	Persons Assisted	125	24	20%	25	24	96%
Prevent Homelessness/Lewiston	Affordable Housing	HOME: $62,500	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	0	0.00%			
Prevent Homelessness/Lewiston	Affordable Housing	HOME: $	Housing for Homeless added	Household Housing Unit	125	23	19%	25	23	92%
Promote Jobs and Development/Auburn	Non-Housing Community Development	CDBG: $400,000	Facade treatment/business building rehabilitation	Business	10	0	0.00%	2	0	0.00%

OMB Control No: 2506-0117 (exp. 07/31/2015)

Promote Jobs and Development/Auburn	Non-Housing Community Development	CDBG: $0	Jobs created/retained	Jobs	0	0		0	0	
Promote Jobs and Development/Auburn	Non-Housing Community Development	CDBG: $400,000	Businesses assisted	Businesses Assisted	10	0	0.00%	2	0	0.00%
Support Construction of New Affordable Housing/Aub	Affordable Housing	HOME: $300,000	Rental units constructed	Household Housing Unit	60	0	0.00%	30	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

OMB Control No: 2506-0117 (exp. 07/31/2015)

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

An assessment was made of the accomplishments against the goals identified in the Consolidated Plan (the five-year goals and objectives are found in Appendix). Ideally, accomplishments should be at 20% of the production goal at the conclusion of the first year. This assessment is summarized in charts that indicate the progress made by Consortium members to achieve goals.

Goals were exceeded in the Anti-Poverty strategy with 30% of goals met, Improving Parks and Community Gardens with 30% of goal met, Affordable Housing Homeowner Rehab Housing strategy with 42% of goal met. The goals that lagged in accomplishments included Homebuyer Assistance, Improving Parks, Making Neighborhoods Safe, Affordable Housing-Rental Units and Code Enforcement. Community Development staff was in the midst of staff changes with the Director retiring and the department being absorbed into a larger Economic and Community Development Department. These staffing changes as well as physically moving the office location led to a slowdown in productivity. Entering our second year, staff is in place to do what is needed to meet our goals.

In Lewiston, Affordable Housing Goals lagged. However, the Homeowner Rehab activity is expected to rebound in the second year. Staff has partnered with Community Concepts Inc. to implement the Homeowner Rehab Program.

OMB Control No: 2506-0117 (exp. 07/31/2015)

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	272	168
Black or African American	100	18
Asian	9	0
American Indian or American Native	2	0
Native Hawaiian or Other Pacific Islander	0	0
Total	**383**	**186**
Hispanic	27	7
Not Hispanic	356	179

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The families assisted are predominantly white (71%) which is also reflected in the Census numbers. The community continues to become more diverse. Last year 85% of the families assisted were white.

OMB Control No: 2506-0117 (exp. 07/31/2015)

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		1,042,902	763,025
HOME		1,126,604	531,122

Table 3 - Resources Made Available

Narrative

Through the Auburn-Lewiston Consortium HOME resources are available to the two communities to assist in creating low-income rental housing units, encouraging home ownership, rehabilitating buildings, and assisting homeless persons. The 2015 Action Plan included $1,126,604 in HOME resources for projects and programs of which $332,327 was the new grant, $76,000 in anticipated program income, and $718,277 from prior year funds for both Auburn and Lewiston. From these resources, HOME funded activities accounted for an expenditure of $531,122. The program also leveraged $189,719 plus $10,000 in matching funds. The expenditures were $10,256 for homebuyer assistance, $111,293 for rehabilitation, $211,985 for acquisition/rehab, $32,645 for security deposits, and $49,735 for administration.

The 2015 Action Plan included $1,042,902 from Community Development resources for activities and administrative costs of which $521,295 was the new grant, $254,750 was anticipated program income, and $266,857 was prior year funds. The program leveraged $229,502 from outside resources, many of which were grants to non-profit agencies. From these resources, Community Development projects accounted for an expenditure of $763,025. Expenditures are shown in a table in the Appendix. By categories, $351,000 was spent on housing activities, $138,211 on public improvements, and $104,069 on social services, and $169,707 was spent on administration which includes paying staffing salaries and benefits, goods and services to operate the program, fair housing activities, one research project for the development of a Neighborhood Revitalization Strategy for the Downtown.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
DOWNTOWN TARGET AREA			
DOWNTOWN TARGET AREA	20	0	No activities funded
NEW AUBURN TARGET AREA			

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NEW AUBURN TARGET AREA	20	58	2 housing rehabs (4 units); 2 building demolitions, 1 park/greenway
UNION STREET TARGET AREA			
UNION STREET TARGET AREA	60	42	7 rental units rehabbed, 1 homeowner unit rehabbed, 1 homebuyer assisted, 1 community garden installed, installation of park equipment

Table 4 – Identify the geographic distribution and location of investments

Narrative

CT105 in the New Auburn Target area received the larger allocation of funds closely followed by CT103, Union Street Target Area. Housing dollars are on a first come first served and the majority if these projects were located in the Union Street Target Area. This area also received funds for a new community garden and installation of park equipment. CT105 expenses were largely spent on building acquisition and demolition of a property to make way for a park. CT 101 located in the Downtown Target Area saw no funds this year. Funding was available through the Small Business Loan Program however no applications were received. The Shoemaker Alley project was cancelled.

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Housing programs are highly leveraged. The program guidelines for the rehabilitation of investor-owned properties require a 25% private match (programs that benefit low income owner-occupied applicants have no match). The homebuyer program also leverages funds through permanent bank financing. Public service dollars also help to leverage funds.

There was $166,734 leveraged from other public and private funds for housing activities as follows: 297 Turner Street $15,375; 143 Madison Street $24,600; 22 Newbury Street $28,753; 87 6th Street $16,845; 132 Hampshire Street $81,161.

Social service agencies leveraged $120,017 as follows: Androscoggin Head Start and Child Care, $53,000; Literary Volunteers $38,500; Tedford Housing $28,517.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,465,457
2. Match contributed during current Federal fiscal year	10,000
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,475,457
4. Match liability for current Federal fiscal year	12,783
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,462,674

Table 5 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1479	4/15/2016	$10,000	0	0	0	0	0	$10,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
$38,252	$149,734	$149,734	$32,645	$0

Table 7 – Program Income

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Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Number	0	0	0
Dollar Amount	0	0	0
Sub-Contracts			
Number	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	**0**	**0**	**0**	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**	**0**	**0**	**0**

Table 9 – Minority Owners of Rental Property

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Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	72	66
Number of non-homeless households to be provided affordable housing units	6	6
Number of special-needs households to be provided affordable housing units	0	0
Total	**78**	**72**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	25	40
Number of households supported through the production of new units	29	0
Number of households supported through the rehab of existing units	46	26
Number of households supported through the acquisition of existing units	5	2
Total	**105**	**68**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The goal to produce new units has again been delayed. The project we anticipated committing funds to was not awarded Low Income Housing Tax Credits for a 2nd year, a necessary financing source for the project to move forward. The developer will be submitting a new application for a 3rd time with higher expectations for success. The number of existing units supported through rehab efforts was overestimated given the continued poor economy in this area. However the Lewiston Lead Hazard Reduction Grant helped increase the number of units renovated by offering a 0% interest loan program to assist property owners with a match requirement.

This is the first year for this Consolidated Plan and though we missed the target numbers in the first year we expect the applications to increase due to a change in loan program guidelines. The number of households assisted with security deposits exceeded our projections.

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Discuss how these outcomes will impact future annual action plans.

We do not see a need to make substantial adjustments to the goals at this point. One adjustment has been made going into year 2 and that is to increase owner-occupancy with the development of a Co-op project.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	8	41
Low-income	19	9
Moderate-income	6	0
Total	**33**	**50**

Table 13 – Number of Persons Served

Narrative Information

Auburn's housing stock has faced an unprecedented level of deterioration since the recession. Many property owners continued to experience property loss to foreclosure and by the time those homes become available they have become more run down. Many vacant properties are also subjected to vandalism. The City has budgeted more of its local tax dollars to demolish buildings. The City is also considering using Tax Increment Financing dollars to encourage building renovation for historic properties in target areas that doesn't have low income conditions attached to the funds. The new Consolidated Plan continues to promote housing rehabilitation and sponsorship of a home ownership program.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Auburn works actively with area homeless service providers to improve coordination. Continuum issues are being addressed by Lewiston-Auburn Alliance for Services to the Homeless (LAASH), a collaboration of 20+ social service providers, who meet monthly to coordinate services, create greater access to the service system, and insure that individuals receive services in an appropriate fashion. LAASH has established priorities to strengthen the area's homeless service delivery system by working to fill the gap in services. LAASH determined that coordination of services remains one of the area's greatest needs.

One of the barriers identified by LAASH for persons who are homeless or near homeless was the lack assistance to help pay for security deposits. A subcommittee of LAASH, the Security Deposit Loan Committee, was formed to address this problem. A group of 8 volunteers representing Auburn and Lewiston General Assistance, Auburn and Lewiston Housing Authority, Auburn and Lewiston Community Development, and other LAASH members, meet regularly to administer the Security Deposit Program, and have received private grants. In FY2015 24 homeless/at-risk households were assisted in Auburn and 16 in Lewiston. Since 2005 the program received 604 requests, and has assisted 473adults and 390 children who are homeless or at risk to gain access to housing.

In the past, Androscoggin County did not receive the attention of state planners who are responsible for homeless funding because the homeless count was too low. LAASH determined it was important to pay more attention to the point-in-time survey that is coordinated annually by Maine Housing. LAASH has participated in the state's point-in-time survey for the past six years. Extensive efforts were made by LAASH members to reach and count the area's homeless people.

The Public Policy subcommittee of LAASH worked on a plan to end and prevent homelessness. The 10-Year Plan to Prevent and End Homelessness was adopted by the Auburn and Lewiston councils in November 2009.

Auburn works with a number of agencies to assure that homeless persons are referred to appropriate housing and that they receive services. Homeless persons come to Auburn's Social Services office where the Director assesses their needs. They are then referred to homeless shelters for emergency resolution, then to Auburn Housing Authority or other resources for permanent housing. When emergency shelter is not available, people are referred to area motels. The Auburn Social Services Director works with other service providers such as Common Ties, Safe Voices, Tri-County Mental health, and Vocational Rehabilitation/DHS to help with services. Once people are housed, the Social Services office may pay the rent for people with no income source until they have access to monthly income.

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Addressing the emergency shelter and transitional housing needs of homeless persons

The Cities of Auburn and Lewiston worked with a non-profit housing developer, Tedford Housing, to develop housing for the homeless. Each city now has a supportive housing project for formerly homeless persons, 10 units of family housing in Lewiston and 6 units to house individuals in Auburn. The City of Auburn also provides support services to Tedford Housing and Safe Voices through its social service grants under the Community Development Program. The Safe Voices grant provides support services at the shelter level and Tedford Housing provides support services to formerly homeless individuals living at its permanent housing project in Auburn.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Persons who are chronically homeless have access to the two supportive housing projects in either Auburn or Lewiston, depending on their family structure.

The State of Maine has launched a new initiative with their Shelter Plus Care vouchers for long-term stayers. If a person is homeless 180 out of the previous 365 days, they will go to the top of the list to receive a voucher. They will be utilizing the HMIS system to identify these people. The challenge for the chronically homeless is the largest shelter that serves this area, Hope Haven, does not allow anyone to remain in the shelter more than 60 days.

There are other services available that link the homeless to services. However, these services are only available to people who have Maine Care. Preble Street is an organization that provides case management, but primarily to homeless veterans. Another organization, Homeless Voice for Justice, works with the homeless to help them advocate for themselves, and works to address systemic type issues. With the loss of the rapid-rehousing program, the only prevention comes from the two cities' Security Deposit Program.

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

Anyone presenting to Auburn who is homeless has access to the City's resources for assistance. Auburn works with a number of agencies to assure that homeless persons are referred to appropriate housing and that they receive services. When a homeless person comes to Auburn, the Social Services Director

assesses their needs. They are then referred to homeless shelters for emergency resolution, then to Auburn Housing Authority or other resources for permanent housing. When emergency shelter is not available, then people are referred to area motels. The Auburn Social Services Director works with other service providers such as Common Ties, Save Voices, Tri-County Mental Health, and Vocational Rehabilitation/DHS. The City makes payments to landlords for people who have no resources to pay the rent.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Auburn Housing Authority is replacing electric meter enclosures at the Family Development & plans to refurbish the elevator cabs at the Lake Auburn Towne House. We intend to replace ranges and refrigerators at the Lake Auburn Towne House in the next year. We are also proceeding with installation of security cameras throughout most of our developments.

We continue to monitor federal policy concerning the Rental Assistance Demonstration Program, but find that financial feasibility is limited currently due to inadequate rent levels. We are likely to apply for participation in the Moving-To Work program once HUD has provided more information on the application requirements.

Auburn Housing Authority continues to employ two full-time Resident Services Coordinators who work closely with residents to assist them in accessing any services required to continue living independently. We continue to offer scholarships to residents attending college, and have several students attending good schools including Springfield College, Brown University, Bates College, Central Maine Community College and University of Maine.

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

Auburn Housing Authority has two resident commissioners who represent the interests of lower income households, and one former resident who is a New American homeowner and successful entrepreneur. We continue to seek homeownership opportunities for residents who are succeeding financially and have developed the capacity to move "up and out" of public housing.

Actions taken to provide assistance to troubled PHAs

Auburn Housing Authority is a high performing agency with good scores for both the Public Housing Assessment System (PHAS)-90 and Section 8 Management Assessment Program(SEMAP)-100.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The 2015-2019 Consolidated Plan identified two barriers to affordable housing: 1) lack of investment and 2) lack of a building code.

Lack of Investment: The City has amended its housing rehab program guidelines and will be available to property owners starting July 1, 2016. Maximum loan amounts have been increased in response to the increase in costs for rehab work. Forgivable loans are now offered for 25% of the project costs and grants are available for exterior repairs. For owner occupied units 50% of the project cost will be funded with a deferred loan for households who are 65 – 80% of median income. Households under 65% will receive a deferred loan of 100% of loan amount. Maximum loan amounts have been increased here as well.

Building Codes: Auburn has welcomed new housing developments. The policies and zoning ordinances in place do not restrict affordable housing projects to be developed. In the past year we have promoted and assisted developers of two affordable housing projects. Community Development uses its own housing standards as well as the Maine Uniform Building and Energy Code for rehabilitation and new construction. In January 2017, the State of Maine will be looking to update the Uniform Building Code and Auburn will participate in the process.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The obstacles to meeting underserved needs are typically associated with inadequate financial resources, both for the City in terms of what can be offered, and from the perspective of our consumers who are stretched with issues of affordability. In attempting to meet underserved needs and expand financial resources, the City has:

- joined forces with the City of Lewiston in an effort to bring in more resources to the City. A grant was awarded in FY2014 and lead remediation in rental properties is under way.
- partnered with Community Concepts, Inc. to bring weatherization resources to Auburn.
- performed preliminary qualifications for 13 households to determine acceptability for Auburn's home ownership programs. Applicants received mortgage counseling and referral to home ownership education and training classes, and to appropriate mortgage lenders (Rural Development, Maine State Housing Authority, and local lenders). Of the 13, 4 opened home savings accounts with this office of which 1 has a pending closing date of late October, 2016 to purchase a home, 2 continue to save and 1 became ineligible.
- developed a Homebuyer/Homeowner Counseling Program for applicants who are not mortgage ready but aspire to become homeowners and for homeowners who are applicants of the

OMB Control No: 2506-0117 (exp. 07/31/2015)

rehabilitation program. For potential homeowners budgeting tools are provided and clients are counseled long term, 6 months – 3 years, until they are mortgage ready. Two clients received these services.

- offered budget counseling services for existing customers who have serious financial issues. The goal is to prevent foreclosure so the household can remain in their homes. Several families received this service.

- offered deferred payment loans to help very low and extremely low income homeowners with their home repairs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce the risks of lead-based paint are:

- Joined efforts with City of Lewiston to apply for a Lead Hazard Reduction Grant. A grant was awarded in FY2014;

- Enforced RRP training requirements for contractors who provide rehabilitation improvements to participants of Auburn's rehabilitation programs;

- Promoted lead awareness by providing brochures to rehab participants and their tenants;

- Provided a HEPA vac for Auburn residents at no cost; and

- Completed lead clearances for units rehabilitated through the Community Development programs.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Auburn's Anti-Poverty Strategy is to assist low-income families by eliminating the barriers that prevent them from working. This is accomplished by supporting efforts to expand or improve services that improve a family's ability to meet their basic needs including child-care, transportation, and affordable housing.

All of Auburn's anti-poverty strategies have been addressed:

Child Care: $8,500 was spent to improvements to child care services through assistance to Androscoggin Head Start and Child Care

Affordable Housing: $691,632 was spent by Auburn and Lewiston to improve the condition of the housing stock, make housing accessible/affordable to home buyers and to give access to housing for the homeless.

Reading Skills: $8,635 to improve the reading skills of Auburn residents through Literacy Volunteers.

Life and Job Skills: $33,449 for a program partnering the Auburn Police and the School Departments along with the Career Center and local business owners in working with youths who are homeless or at-risk of a life of crime. The students are taught job specific skills to help them transition to a life out of poverty.

A second program, Bridges out of Poverty received $10,465 to families needing case management and peer mentoring.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

To reduce gaps in the institutional structure, the City of Auburn is committed to establishing and maintaining relationships with organizations and institutions that are service providers in Auburn. Auburn will continue to support efforts combining local government, non-profit organizations and private sector expertise to improve services to low-income residents.

The institutional structure has improved in Auburn primarily due to the citizen participation efforts and the consultation processes involved in developing the Consolidated Plan. The 2015-2019 Consolidated Plan involved a committee of 20 Auburn residents representing persons of minority race or ethnic background, representatives of community or faith based organizations, organization representing the interest of homeless people, a city councilor, residents, business owners and landlords representing the three target areas (Downtown, New Auburn, Union Street). These citizens were responsible for setting housing priorities for the Community Development Program.

Auburn works in many collaborative efforts. Community Development staff sponsors or participates in several committees who meet regularly. These include Lewiston-Auburn Alliance for Services to the Homeless (LAASH), Security Deposit Committee. Any activity sponsored by the Community Development Department involves public participation and outreach into the community. The linkages created by these processes helps to increase the communication and understanding among the City, the community, and various organizations and businesses in the Auburn/Lewiston area.

Auburn is working with Community Concepts, Inc. to bring a new financial resource that is acceptable to the Muslim Community. This will open the door to homeownership that has to date been restricted due to their culture that prohibits the payment of interest.

Through the efforts to develop a plan to address impediments to fair housing, a new group comprised of Auburn and Lewiston Community Development Departments and Housing Authorities are now working to further the goals of the plan.

The City also participates in monthly meetings of the Lead Committee sponsored by Healthy Androscoggin and the Green and Healthy Homes Initiative to make housing safe for owners and renters.

The City is involved in the L/A Cash Coalition Group and member of the larger State Tax Coalition Group. Free tax preparation services are offered to income eligible families with a strong focus on the Earned Income Tax Credit for eligible families.

Staff of the Community Development Departments of Auburn and Lewiston meet regularly to talk about HOME program issues, review guidelines, develop budget and performance report, checklists and documentation, and to collaborate on joint efforts that benefit both cities. Through a Consortium Agreement change, the City of Auburn will now be assisting Lewiston with administration of the Homebuyer and Homeowner Rehab Programs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Monthly meetings are attended by Community Development staff that help with coordination issues centered on housing and services.

LAASH: The focus of Lewiston-Auburn Alliance of Services to the Homeless is to improve the manner in which persons/families that are homeless or at-risk of homelessness are assisted to find housing and appropriate services to maintain their independence. This is done through increase collaboration, sharing information and strengthening cooperation among local agencies and providers; identifying gaps in services by evaluating the adequacy and availability of homeless resources and prioritizing homeless needs; increasing public awareness; and encouraging development of services, programs, and projects.

Lead: This is a subcommittee of the Lewiston-Auburn Public Health Committee with a specific purpose of reducing lead poisonings in the Lewiston-Auburn area. This committee made a significant contribution to the formation of the lead grant application.

GHHI: In June 2014 the Auburn City Council authorized the City Manager to sign a compact to become a member of the Green and Healthy Homes Initiative. The compact is a new collaborative effort to improve the health of Auburn-Lewiston families. Partners in the compact will work closely to coordinate healthy home interventions that will bring the best results possible. There will be a central coordinating agency to act as facilitator, to conduct a housing assessment, identify available resources, coordinate interventions/improvements, and educate the family. We expect measurable improvements in health and social outcomes of children and families.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In 2013 The Cities of Auburn and Lewiston adopted a plan to address the impediments to fair housing choice. The plan identified several strategies that a team of Community Development and Housing Authority partners will address. Strategies that were identified in the plan are 1) landlord workshops on disability rights and policies, 2) tenant workshops, and Sharia financing for the Muslim community. In FY2015 the Auburn Consortium worked on the following:

Poster Contest: The Auburn Lewiston Fair Housing Alliance sponsored a Fair Housing Poster Contest for students at the Middle Schools. The intention of the contest is to raise community awareness of the Fair Housing laws and the history of the Fair Housing Act with middle school children. This year the theme was "Nations and Neighbors Together". The top 13 posters were selected and prizes awarded at a recognition evening to celebrate their participation. A framed copy of the winning poster is displayed at the Community Development offices; a calendar is created featuring the 13 finalists and distributed to winners, teachers, judges and other housing providers.

Landlord Forum: The Cities of Auburn & Lewiston along with the Housing Authorities sponsored a Fair Housing Forum for Landlords. The specific topic for the forum was "How to avoid costly fines by addressing lead issues in your properties". The event was advertised through various media including an article in the Lewiston Sun Journal printed on May 5; the Housing Authorities included a flyer in the monthly mailing; and flyers were posted. Eric Fromburg, State of Maine Lead Poison Prevention

Manager was present to give a presentation on why it is important to correct the lead paint issues in rental properties and how to avoid problems when renting to families with young children. A representative from the EPA was also in attendance along with 60 area landlords of which 47 signed up for the RRP training class.

CR-40 - Monitoring 91.220 and 91.230

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

SUBRECIPIENT MONITORING: In FY2015 five public service agencies were monitored: Androscoggin Head Start, Literacy Volunteers, Tedford Housing, Safe Voices, and Auburn Police Department-Work With Me. Monitoring is done on-site where files are reviewed for compliance with the Sub Recipient Agreement, eligibility of persons serviced and timeliness in meeting goals and objectives. Several concerns were discussed with two agencies but no findings were issued.

COMMUNITY DEVELOPMENT: Monitoring is conducted by Community Development 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. The reports are reviewed prior to payment of invoices.

HOME INVESTMENT PARTNERSHIPS PROGRAM: Monitoring of the HOME program for FY2015 consisted of desk monitoring of files and monitoring of the Auburn and Lewiston Homebuyer Programs.

Homebuyer and Homeowner: Files for new projects are monitored by the Community Development Director when setting up the activity in IDIS. In 2015, letters were sent to all Homeowners who have HOME Agreements and are under an affordability period. The owners are asked to sign the letter verifying that they reside in the home. When letters are returned because of a change of address or if no response is sent staff tracks down the problem.

Rental Monitoring: Monitoring of rental developments is staggered on a 2-year cycle with Lewiston in the odd years and Auburn in the even years. Auburn projects were scheduled to be monitored in FY2014, but were not done. Both Auburn and Lewiston projects will be monitoring in FY2015.

Security Deposit Program: The City of Auburn conducted on-site monitoring at both Auburn and Lewiston Housing Authority records. Files were reviewed for adequacy of income documentation and leases were reviewed for prohibitions. There were no findings.

MINORITY AND WOMEN BUSINESS ENTERPRISES: The City of Auburn makes efforts to alert minority and women business enterprises of available work. The Community Development Department maintains a list of minority and women business enterprises on file for Community Development funded public improvement projects. Each time the City advertises for Community Development funded work, businesses registered with the City are mailed an invitation to bid or a request for proposals. In an effort to reach as many minority and women owned businesses as possible, the City obtains a list of Certified Disadvantaged and Women Business Enterprise from Maine's Department of Transportation. Every Maine registered business is sent a personal letter to ask if the business wants to be listed in the City of Auburn's directory of MBE/WBE. The list is updated periodically. There were no projects in FY2015 that involved a solicitation of minority and women-owned businesses.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A public notice was placed in the Lewiston Sun Journal announcing the availability of the draft Consolidated Annual Performance Evaluation Report. Copies were available free of charge. There were no public comments. A copy of the notice is in the appendix.

A Public Hearing was held on October 17th during the City Council meeting to review the progress made on the 2015 program year as well as the 5 year performance against goals and objectives. No comments were offered from the public.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The development of the 5 year Consolidated Plan saw new goals identified in moving Auburn forward to meeting HUD's national objectives. Program guidelines are routinely reviewed to evaluate their effectiveness in meeting the needs of people in the City. The Community Development Department proposed a number of changes in response to the challenges of the past few years as follows:

- In recent years the Auburn Consortium made extensive changes to its Homebuyer Program by creating a HOME match savings subsidy. The change included lowering the front-end ratio for housing debt that is used to calculate the assistance level. The match had been a 2:1 match for the 2015 Action Plan Year but has been increased to a 5:1 match starting July 1, 2016. Also, the match is now a grant and the City offers a forgivable loan to enforce to affordability period.
- The Auburn Consortium increased the maximum loan limit under the Homeowner Rehab Program.
- Over the past few years, there has been a great deal of volatility in the price of oil. This has greater implications on cash flow of low-income households since they already have less discretionary income to cover escalating costs. The Community Development Department purchased infrared equipment to better identify areas of energy loss in homes and are directing greater efforts towards energy conservation measures in the rehabilitation program. All units that received funding under the Homeowner Rehab, Residential Rehab, and Energy Programs are scrutinized for energy-related improvements.
- The Community Development Department partnered with Community Concepts, Inc. to leverage their Department of Energy resources with Community Development Block Grant. The program makes more resources available to Auburn residents for weatherization activities.
- The City amended its Community Development Housing Rehab Programs by increasing the maximum loan amount from $18,000 to $25,000 for emergency repairs and for general rehab we now allow for a portion of the project costs to be a forgivable loan for investment properties. For owner-occupied projects the homeowner can now access a $40,000 loan that is 100% deferred for households under 65% of median income and 50% deferred for households between 65 – 80%.

Program Amendments: There were five program amendments during FY2015 covering both CDBG and HOME funds.

CDBG Auburn: Community Concepts Inc. requested additional funding of $4,000 to help them implement the Bridges out of Poverty Program. The re-allocation of $35,800 funds went to purchase park equipment for Union Street Park and $10,200 for the PAL Suspension Diversion Program. The re-allocated funds came from the Union Street Playground activity which was cancelled. The re-allocation

OMB Control No: 2506-0117 (exp. 07/31/2015)

of $15,500 for Recreational Scholarships was in lieu of the Shoemaker Alley project which was cancelled.

HOME Auburn: The Homebuyer Program budget was decreased by $25,000 to increase the funding of the HOME Rental Project. Lewiston's budget was reduced by $57,676.87 for not meeting the HOME commitment requirement. The reduction was taken from two accounts, $5,767.68 from administration and $51,909.19 from rental housing.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following HOME Rental Projects underwent on-site monitoring and property inspections in 2015.

Auburn: On site monitoring was completed for the following three rental properties. The results of the monitoring found all to be in compliance with the standards for income determination, occupancy requirements, HOME rent limits, tenant protection and selection and affirmative marketing. The unit inspections found minor issues at Franklin School but upon re-inspection all passed.

Franklin Apartments:	6 HOME units inspected 4/2/16 and re-inspected 6/21/16 – all passed
Vincent Square:	5 HOME units inspected 4/25/16 - all passed
Webster School:	2 HOME units inspected 3/10/16 – all passed

Lewiston – Unit inspect only:

Bates Street:	5 HOME units inspected 3/16/16 – all passed
Blake Street:	5 HOME units inspected 3/2/16 – all passed
Birch Hill:	5 HOME units inspected 2/29/16 – all passed after re-inspection
Healy Apartments:	7 HOME units inspected 3/24/16 – all passed
Maple Street:	3 HOME units inspected 3/16/16 – all passed
Bates Loft:	5 HOME units inspected 4/13/16 – re-inspected 5/10/16 all passed

The next on-site monitoring will be conducted in 2017. Each City will be responsible for conducting its own on-site monitoring and Auburn will then review Lewiston's files for compliance.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Community Development staff reviewed the Affirmative Marketing Plans and annual reports for three rental development projects, Franklin Apartments, Vincent Square Apartments, and Webster School Apartments, all located in Auburn. Also reviewed were the Lewiston rental projects: Bates Street, Birch Hill, Blake Street, Healy, Maple Street and The Lofts at Bates Mill. Rental Property Management are following due diligence to meet the requirements outlined in the Affirmative Fair Housing Marketing Plan for multifamily housing.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Auburn and Lewiston program income is reserved for any activity within the program that originates the income. Generally program income is added to the pool of funds and is used as soon as it is received. Project expenses from program income are not tracked separately from the loan pool. The loan pool is made up of a new grant, prior year funds, and program income.

HOME projects that were funded with HOME funds, some of which was program income, included 12 homeowner rehabilitation projects, 2 homebuyers including a project for acquisition/rehab, and 47 security deposit projects.

Income was used as follows:

Homeowner Rehab Program $120,301— 3 extremely low, 6 very low, and 3 low income owner units.

Homebuyer Program $3,000—1 low owner units.

Security Deposit Program $16,803— homeless or at-risk of homelessness/7 very low and 16 extremely low income renter units.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The obstacles to meeting underserved needs are associated with inadequate financial resources, both for the City in terms of what can be offered, and from the perspective of our consumers who are stretched with issues of affordability.

In attempting to meet underserved needs and expand financial resources, the City has:

- performed preliminary qualification for 13 households to determine acceptability for Auburn's home ownership programs. Applicants received mortgage counseling and referral to home ownership education and training classes, and to appropriate mortgage lenders (Rural

OMB Control No: 2506-0117 (exp. 07/31/2015)

Development, Maine State Housing Authority, and local lenders).

- developed a Homebuyer/Homeowner Counseling Program for applicants who are not mortgage ready but aspire to become homeowners and for property owners who are applicants of the rehabilitation program. For potential homeowners budgeting tools are provided and clients are counseled, 3 months to 3 years until they are mortgage ready. Three clients received these services.

- offered budget counseling services for existing customers who have serious financial issues. The goal is to prevent foreclosure so the household can remain in their homes. Three families received this service.

The Auburn Consortium offers HOME funds to non-profit and for-profit housing developers to construct affordable housing units. Since the HOME funds are a less significant part of the financing in a development package, HOME resources generally are the leveraged funds for more substantial dollars through Maine Housing's Low Income Housing Tax Credit program or other federal housing production programs. All of Auburn's and most of Lewiston's HOME supported rental developments have benefitted from the partnership with Maine Housing. Without Maine Housing, there would be no new affordable new developments.

APPENDIX
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR PROGRAM YEAR JULY 1, 2015 TO JUNE 30, 2016 (FY2015) AUBURN CONSORTIUM, MAINE

This document is the City of Auburn's annual report that assesses the effectiveness of using Community Development and HOME Investment Partnerships (HOME) Program funds to address the objectives of the 2015 - 2019 Consolidated Plan. This Consolidated Annual Performance and Evaluation Report (CAPER) is for the period July 1, 2015 to June 30, 2016 (PY2015). The report provides an assessment of annual goals and objectives; Community Development, HOME and other supporting resources; and the number of households and/or persons assisted. Last, the report includes an assessment of performance towards meeting the five year objectives.

The eight high priority goals identified in the 2015 - 2019 Consolidated Plan are 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, and 8) support construction of new affordable housing units. There is one low priority goal which is to support fair housing. This evaluation reports on these nine goals.

1. FY2015 Accomplishments

a. EXPENDITURES

The 2015 Action Plan includes activities for Auburn that were funded with $762,987 from Community Development resources for activities and administrative costs. This leveraged $229,502 from other resources. The following table compares the Community Development funding available in FY2015, Community Development funds spent, private dollars leveraged by activity:

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

	FY2015= EXPENDITURES AND LEVERAGED FUNDS		
ACTIVITIES	**CDBG EXPENDITURES**	**LEVERAGED FUNDS**	**TOTAL**
ADMINISTRATION/PLANNING			
Program Administration	$154,589	0	$154,589
Goods & Services	10,368	0	10,368
Neighborhood Revitalization Plan	4,750	0	4,750
ECONOMIC OPPORTUNITIES			
Small Business Program	0	0	0
AFFORDABLE HOUSING			
Housing Project Administration	68,000	0	68,000
Rehabilitation Loan Program	233,833	88,256	322,089

Lead Testing and Clearance	3,440	0	3,440
CCI Weatherization	12,872	16,229	29,101
Code Enforcement	32,855	0	32,855
PUBLIC IMPROVEMENTS			
Union Street Playground	24,343	0	24,343
New Auburn River Trail	82,639	0	82,639
Community Garden	7,332	5,000	12,332
DEMOLITION			
115 Whitney/88 Newbury	23,897	0	23,897
PUBLIC SERVICES			
Androscoggin Head Start	8,500	53,000	61,500
Recreation Scholarships	15,500		15,500
Literacy Volunteers	8,635	38,500	46,865
Safe Voices	11,000		11,000
CCI/Bridges out of Poverty	10,465		10,465
Tedford Housing	7,000	28,517	35,517
Auburn Police Dept./Work With Me	33,449		33,449
PAL Center/Youth Diversion	9,520		9,520
TOTAL EXPENDITURES	**762,987**	**229,502**	**992,489**

The cities of Auburn and Lewiston formed a consortium to be eligible to receive HOME funds. This brings a resource to the communities to assist in creating low-income rental housing units, encouraging home ownership, rehabilitating buildings, and assisting homeless persons. The 2015 Action Plan includes goals that were funded from $531,123 of HOME resources for activities and administrative costs in both Auburn and Lewiston. This leveraged $189,719 and $10,000 in HOME match.

The following chart compares the HOME funding available in FY2015 with the HOME funds spent, public and private dollars leveraged and match funds, all of which addressed the goal of quality affordable housing:

HOME INVESTMENT PARTNERSHIPS PROGRAM

FY2015 EXPENDITURES AND MATCH FUNDS				
ACTIVITIES	**HOME FY2014 EXPENDITURES**	**PRIVATE/PUBLIC DOLLARS LEVERAGED**	**MATCH FUNDS**	**TOTAL PROJECT EXPENDITURES**
AUBURN				
Administration	23,666	0	0	23,666
Housing Administration	10,853	0	0	10,853
Goods & Services	193	0	0	193
Homeowner Rehab	111,293	0	0	111,293
Homebuyer/132 Hampshire Street	85,474	71,161	10,000	166,653
Homebuyer/62 Harvard	129,511	0	0	129,511
Security Deposits	16,803	0	0	16,803
LEWISTON				
Administration	15,023	0	0	15,023

Homebuyer	7,256	118,558	0	125,814
Homebuyer/11 Walker	115,209	0	0	115,209
Homeowner Rehab	0	0	0	0
Security Deposits	15,842	0	0	15,842
Total	**$531,123**	**$189,719**	**$10,000**	**$730,842**

b. Accomplishments, Progress and Barriers towards Meeting Objectives

The objective, strategy, accomplishments and progress towards meeting the nine goals follow

Since Lewiston is a member of the HOME consortium the CAPER includes housing goals and demographics of beneficiaries for both Auburn and Lewiston.

GOAL: SUPPORT PEOPLE IN THEIR EFFORTS TO TRANSITION OUT OF POVERTY

Five social service received CDBG grants to support this goal:

- Androscoggin Head Start and child care provided services to 15 Auburn households
- Auburn Recreation Department provided scholarships to 36 Auburn children.
- Literacy Volunteers of Androscoggin provided services to 184 Auburn households.
- Auburn Police Department/Work With Me Program assisted 60 youth in Auburn Schools with job skills training
- Community Concepts, Inc. provided services to 5 Auburn families through its Bridges Out of Poverty Program

GOAL: PREVENT DETERIORATION OF HOUSING STOCK

The City of Auburn offers a variety of programs to prevent deterioration of the housing stock. Loans are available to property owners with terms and rates depending on the income of the owner and the location of the property. Deferred loans are offered for people under 65% of the median income level; amortized loans are offered to landlords and owner occupied properties that are located in one of the CDBG target areas. Homeowners outside the target areas are offered 0% loans if their income is below 80% of area medium income.

HOUSING REHABILITATION

The Spot and Residential Programs are funded with Community Development Block Grant funds, and Homeowner Rehabilitation is funded with HOME Investment Partnerships Program funds. Each program is designed to serve a particular housing need:

PROGRAM	DESCRIPTION	ACCOMPLISHMENTS
SPOT	The Spot Rehab Program assists owner-occupied buildings to eliminate conditions detrimental to public health and safety.	11 property 15 units rehabbed
Residential	The Residential Rehab Program assists property owners of both owner-occupied and investor-owned buildings to eliminate substandard housing conditions and improve or update long-term maintenance items. The program is available in target areas.	4 property 7 units rehabbed
Lead	Lead loans are used to supplement Lead Abatement Projects funded through the Lewiston Auburn Lead Hazard reduction Program	4 properties 8 units made lead safe
Homeowner Rehabilitation	The Homeowner Rehabilitation Program assists owner-occupied units only where the owner's income is less than 80% of area median income. The program is available throughout the city.	4 property 6 units rehabbed
Acquisition/Rehabilitation/62 Harvard Street	A building was purchased and renovations have been completed. The property is now available for purchase	1 property acquired and rehabbed
Weatherization	CDBG funds are earmarked to weatherize homes of low income persons through a subgrant to Community Concepts, Inc.	2 properties 3 units weatherized
Code Enforcement	Code Enforcement is part of the Planning and Permitting Department. They have initiated the Targeted Code Enforcement Program in three target areas, Downtown, New Auburn and Union Street.	111 housing violations corrected
Exterior Rehab	Exterior Rehab Grants were made available to property owners with building in the three downtown target areas.	4 properties

The projects listed in the above table may have received assistance that fall into more than one category therefore there are duplication in the numbers.

GOAL: PROMOTE JOBS AND DEVELOPMENT

The City offered a Small Business Loan Program to encourage the creation or enhancement of business enterprise with low interest financing. No applications were received in FY2015.

GOAL: MAKE NEIGHBORHOODS STREETS SAFER AND MORE WALKABLE

Funds had been earmarked for upgrading sidewalks in the target areas. The Hampshire Street Reconstruction Project in the Union Street Target Area will make use of $312,000 in funding for sidewalks upgrades. The project is scheduled for spring of 2017.

GOAL: PREVENT HOMELESSNESS

- Safe Voices provided services to 66 Auburn households.
- Tedford Housing provided services to 6 Auburn households.
- The Auburn Security Deposit Program assisted 24 households who were homeless or at-risk of homelessness to secure an apartment. The same program in Lewiston assisted 22 households.

GOAL: INCREASE OWNER OCCUPANCY

ACQUISITION/REHAB/SALE

132 Hampshire Street, Auburn: A building was purchased and renovated in FY2014. With the completion of the rehab, the building was marketed for sale and sold to a qualified homebuyer in April, 2015.

HOME OWNERSHIP ASSISTANCE PROGRAM

Homebuyer: The Homebuyer Loan Program offers qualified buyers a resource for affordable home ownership opportunities. The goal of the program is to make it possible for low-income households to purchase market rate homes, and to increase owner occupancy in throughout the City. The amount of the loan will be established based on housing costs at 32% of household income.

Thirteen applications were accepted for the homebuyer program. By the end of this program year three remain in the program. Five withdrew because they no longer qualified.

One homeowner completed the process and purchased a home in Lewiston.

GOAL: IMPROVE PARKS AND ESTABLISH COMMUNITY GARDENS

Improve Parks: The Union Street Playground at 31 Chestnut Street received funding for the purchase of new bleachers, benches and trash cans.

Establish Community Garden: Auburn's first Community Garden was established in the Union Street Target Area. The lead entity was the St. Mary's Nutrition Center who has had much success with the Lots to Garden Program in Lewiston. A site was selected on Webster Street across from Webster School Apartments and near the Auburn Police Athletic League (PAL) Center. A collaborative effort

with the City of Auburn, St. Mary's Nutrition Center, The National Park Service Trails and Conservation Assistance Program, the University of Maine Cooperative Extension and the Androscoggin Land Trust.

The garden includes 24 plots of raised beds, with several made handicap accessible. The fenced in lot has a shed for tools and other garden supplies, compost bins and a water meter for gardeners. The City of Auburn's Parks and Recreation Department processed applications from interested gardeners. A garden coordinator was hired to oversee the daily operations and functions of the garden and to assist gardeners with their needs.

In addition to the $20,000 of CDBG funds, the project leveraged funding from a Harvard Pilgrim Health Care Foundation Food Fund, Community Garden/Farming Grant, national Park Service and Fiskars Project Orange Thumb. Also, Goodwill Industries offered assistance through the Take 2 program to assist with the construction of the raised beds and the Lewiston Regional Technical Center for building the shed.

The garden was just getting going by the end of this program year. Additional reporting on its successes will be available in November, 2016. Two additional garden sites are being planned.

GOAL: SUPPORT CONSTRUCTION OF NEW AFFORDABLE HOUSING UNITS

The HOME Investment Partnership Funds of $100,000 had been earmarked for development of a rental housing project at 62 Spring Street. The project will include 39 units of mixed rate housing as well as 2 commercial spaces. The developer submitted an application to the State of Maine for tax credits but did not score high enough to be awarded the funding. The developer plans to submit a new application in October, 2017 with a modified project design. No accomplishments are reported for this program year.

GOAL: SUPPORT FAIR HOUSING

In 2013 The Cities of Auburn and Lewiston adopted a plan to address the impediments to fair housing choice. The plan identified several strategies that a team of Community Development and Housing Authority partners will address. Strategies that were identified in the plan are 1) landlord workshops, 2) tenant workshops, 3) Sharia financing for the Muslim community and 4) Fair Housing Poster Contest. In FY2015 the Auburn Consortium worked on the following:

Poster Contest: The Auburn Lewiston Fair Housing Alliance sponsored a Fair Housing Poster Contest for students at the Middle Schools. The intention of the contest is to raise community awareness of the Fair Housing laws and the history of the Fair Housing Act with middle school children. This year the theme was "Nations and Neighbors Together". The top 13 posters were selected and prizes awarded at a recognition evening to celebrate their participation. A framed copy of the winning poster is displayed at the Community Development office; a calendar is created featuring the 13 finalists and distributed to winners, teachers, judges and other housing providers.

Landlord Forum: The Cities of Auburn & Lewiston along with the Housing Authorities sponsored a Fair Housing Forum for Landlords. The specific topic for the forum was "How to avoid costly fines by addressing lead issues in your properties." The event was advertised through various media including an article in the Lewiston Sun

Journal; the Housing Authorities included a flyer in the monthly mailing; and flyers were posted. Eric Frohmberg, State of Maine Lead Poison Prevention Manager was present to give a presentation on why it is important to correct the lead paint issues in rental properties and how to avoid problems when renting to families with young children. A representative from the EPA was also in attendance along with 60 area landlords of which 47 signed up for the RRP training class.

Sharia Lending: Collaboration with Community Concepts Finance Corp. continued in an effort to establish a cultural lending program. Loans would be made available for the purchase of homes by the new Mainers. The mechanism to allow lenders to offer loans which are compliant with Sharia laws have proven to be difficult in this area because there is not enough need.

LEWISTON GOAL #1: PREVENT HOMELESSNESS

Security Deposits: The Security Deposit Program assists households who are homeless or at-risk of homelessness to secure an apartment**. Thirty three renters were assisted to gain access to housing.**

LEWISTON GOAL #2: IMPROVE THE SAFETY AND ENERGY EFFICIENCY OF THE HOUSING STOCK

Homeowner Rehabilitation: The Homeowner Rehabilitation Program assists owner-occupied units only where the owner's income is less than 80% of area median income. The program is available throughout the city. **No accomplishments in the program year.**

Construction of Rental Units: The City of Lewiston is working with a developer for affordable housing units. The project is not yet ready for funding. **No accomplishments in this program year.**

LEWISTON GOAL #3: CREATE MORE STABLE AND DIVERSE MIXED-INCOME NEIGHBORHOODS

Homebuyer: The Homebuyer Loan Program assists to make home ownership affordable so low-income households can purchase market rate homes, and increases owner-occupancy in targeted areas. **One homebuyer was assisted in FY2015.**

Acquisition/Rehab/Sale: A tax acquired property was donated by the City. The property had been vacant for several years and was in need of whole house rehabilitation. The rehab was completed in the spring of 2015 and the property is now being marketed for sale to a qualified home buyer.

2. Geographic Distribution of Resources

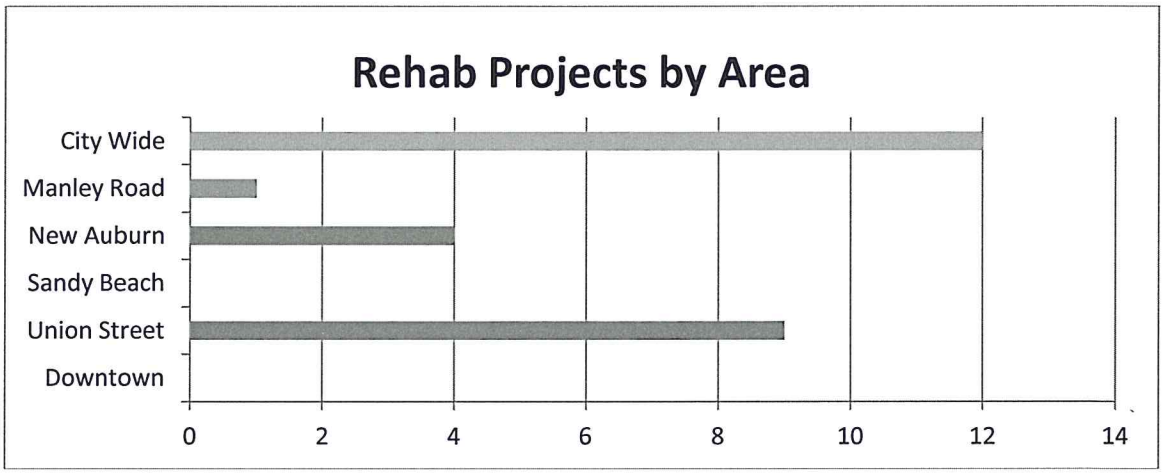
In 1994 Auburn completed the Urban Conditions Study. Although housing was included in this study, the study focused on the living environment that contributed to blight in neighborhoods. The Urban Conditions Study redefined the targeted neighborhoods based on the analysis of factors that contribute to blight. In 2010 the Community Development Department completed an update to the Urban Conditions Study. Boundaries changed slightly. A map of these areas is included in Appendix B. These are the locations where Auburn will invest the majority of its Community Development funds,

especially for public improvements, housing rehabilitation, and commercial loans. These are the areas with the greatest need for public investment. The neighborhoods are: Downtown, Union Street, New Auburn, Sandy Beach, and Manley Road Target Areas.

The Action Plan included public improvements in the Union Street and the New Auburn Target Area. There were no improvements identified in other target areas.

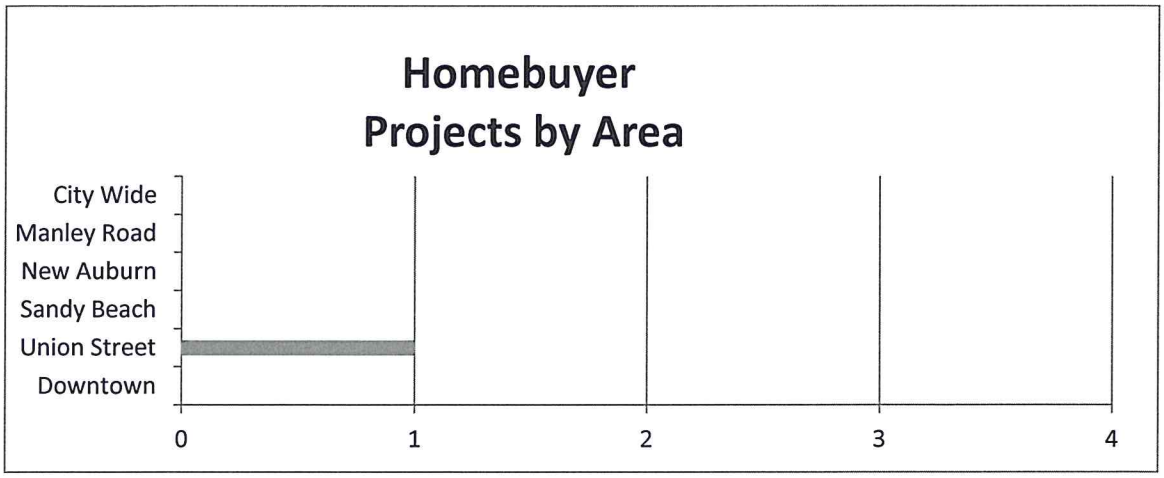
The emphasis for Auburn's Rehabilitation Program activity has been to focus resources in 3 of the 5 target areas. The majority of the rehabilitation dollars were to be spent in the Downtown, New Auburn, and Union Street target areas. Auburn has four rehabilitation programs that are available throughout the city. The Spot Rehab, Residential Rehab, Weatherization, and Home Owner Rehabilitation Programs provide loans with terms based on income.

Rehab activity was heavier in non-target areas. The activities are primarily home weatherization and emergency repairs for low-income homeowners. Many of our clients are having financial difficulties because of low paying jobs or living on limited retirement income. They can no longer pay for improvements through conventional financing methods. Many of these loan terms are on a deferred basis. Rehab of these properties consists mainly of major system failures such as heating, roofing, and septic systems. There were only 3 whole house renovations; 5 projects were funded as a match to a Lead Abatement Project. The following table demonstrates number of projects by area where rehabilitation assistance was provided in FY2015:



Auburn offers a number of programs available to assist households become home owners, all of which are available city-wide:

The following table demonstrates the location where participants of the homebuyer program purchased their homes in FY2015. One homebuyer purchased a property in the Union Street target area.



3. Program Income

Listed below is the amount of program income received in FY 2015. Most of the income was from revolving loan programs where the funds were rolled back into the program from which funds were generated. Miscellaneous income is rolled into the budget to cover general program expenses of the Community Development Program.

PROGRAM INCOME – ALL PROGRAMS

Program	Amount Received	Source
Program Income/Auburn		
Homebuyer Program	$9,095	HOME
Homeowner Rehab Program	120,301	HOME
Security Deposit Program	11,688	HOME
Commercial Program	39,520	CDBG
Rehabilitation Loan Program	282,806	CDBG
Down payment Assistance Loan Program	765	CDBG
Miscellaneous Income	34,586	CDBG
Heating Assistance Program	5,311	CDBG
Total Income	**$504,071**	
Program	Amount Received	Source
Program Income/Lewiston		
Homebuyer Program	$1,870	HOME
Homeowner Rehab Program	4,070	HOME
Security Deposits	2,711	HOME
Rental Income	0	HOME
Total Income	**$8,651**	

4. Loans and Other Receivables

a. Properties Acquired with CDBG Funds and Available for Sale

None

b. Properties Acquired with HOME funds and Available for Sale:

62 Harvard Street, Auburn
11 Walker Street, Lewiston

c. **Loan Portfolio Balances:** The loan portfolio balances and number of outstanding loans as of June 30, are as follows:

LOAN PROGRAM	Source	PORTFOLIO BALANCE	# OF LOANS
Rehabilitation Loan Program	CDBG	$2,167,366.90	382
Down payment Assistance Loan Program	CDBG	2,477.43	2
Commercial Program	CDBG	460,683.91	6
Miscellaneous Income	CDBG	128,056.88	7
Heating Assistance Loan Program	CDBG	81,405.84	99
Neighborhood Stabilization Program	CDBG	640,557.01	7
Homebuyer Program	HOME	468,143.79	21
Homeowner Rehab Program	HOME	755,329.62	62
Security Deposit Loan Program	HOME	23,571.25	55
Rental Housing	HOME	690,000.00	3
Maine Cities	Misc	24,237.57	4
Gorman Foundation	Misc	12,893.75	27
Total Loan Portfolio		**$ 5,481,348.95**	**675**

d. **Deferred Loans:** There are 18 Spot Rehab loans that processed prior to 1994 where the deferral runs until the property is sold. The principal balance of these loans is $60,014. After 1994, the deferred payment loans were awarded for a two-year period. There are 151 deferred payment loans. The principal balance of these loans is $788,985. Income is reviewed every two years and if the household income remains under 65% of AMI, the loan remains deferred. If income increases above 65% level, the loan becomes amortized. Also, if a person reaches the age of 65 and the loan is classified as deferred it will remain deferred until the property is sold or transferred. There are several other deferred loans: an elderly rental project with a principal balance of $320,000 (HOME); a permanent supportive housing project with a balance of $120,000 (HOME); and a family rental project with balance of $250,000 (HOME).

e. **HOME Forgivable Loans:** 4 loans to be forgiven after an occupancy period. The principal balance is $18,700.

f. **Default:** 7 Security Deposit loans were classified as uncollectible in FY2015 for $3,718. The City carries a loss reserve on the balance sheet of $73,229 for CDBG and $3,974 for HOME.

g. **Loan Portfolio Losses in 2015:** The following losses are as a result of 3 loans which went through foreclosure and one loan which was classified as uncollectible.

LOAN PROGRAM	AMOUNT OF LOSS
Rehabilitation Loan program	63,991
Homebuyer	40,000
Homeowner Rehab	5,997
TOTAL	**$109,988**

The end of program year 2015 started a transition for the Community Development Department. A key staff person retired after 35 plus years taking with her much knowledge and expertise. The department was combined with Economic Development, Planning and Permitting, and Code Enforcement to become the Department of Economic and Community Development. We lost a part-time Administrative Assistant and the duties of this position have been absorbed by the Accounting, Compliance and Underwriter, formerly known as the Community Development Coordinator. As we adjust to these changes we will move forward to implement the goals outlined in the Consolidated Plan and annual Action Plan.

2015-19 Consolidated Plan Strategies and Outcomes
Auburn

Activity:	5 Year Objectives	Year 1	Year 2	Year 3	Year 4	Year 5	Ongoing Total	Percentage of Goal Met
a. Support People in their Efforts to Transition out of Poverty	1,000 persons	300					300	30%
b. Prevent Deterioration of Housing Stock	90 homeowner housing	13					13	15%
c. Prevent Deterioration of Housing Stock	100 Homeowner and Rental Housing made Lead Safe	20					20	20%
d. Prevent Deterioration of Housing Stock	40 rental units	10					10	25%
e. Prevent Deterioration of Housing Stock	500 target area buildings inspected by Code Enf	111					111	23%
f. Promote Jobs and Development	20 businesses assisted	0					0	0%
g. Make Neighborhood Streets Safer and More Walkable	3,000 linear feet of repaved sidewalks	0					0	0%
h. Prevent Homelessness	200 homeless assisted with case management	118					118	59%
i. Prevent Homelessness	125 homeless or at risk assisted with security deposits	24					24	20%
j. Increase Owner Occupancy	25 renters assisted to purchase a home	2					2	4%
k. Improve Parks	2 city parks/1 upgraded and 1 new	1					1	50%
l. Support Community Gardens	3 community gardens	1					1	33%
m. Support Construction of Affordable Housing Units	60 new affordable rental units	0					0	0%
n. Support Fair Housing	4 landlord and 4 tenant workshops	1 0 1					1 0 1	17%

4 poster fairs

2015-19 Consolidated Plan Strategies and Outcomes
Lewiston

Activity:	5 Year Objectives	Year 1	Year 2	Year 3	Year 4	Year 5	Ongoing Total	Percentage of Goal Met
a. Prevent Homelessness	125 homeless or near homeless assisted with security deposits	23						19%
b. Improve Safety and Energy Efficiency of Housing Stock	10 homeowner housing rehabilitated	0						0%
c. Improve Safety and Energy Efficiency of Housing Stock	50 affordable rental units constructed	0						0%
d. Create Stable and Diverse Mixed-Income Neighborhoods	17 renters to become owners	1						1%

CITY OF AUBURN
COMBINED NOTICE
NOTICE OF AVAILABILITY – SUBSTANTIAL AMENDMENT
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
FY2015-2016 COMMUNITY DEVELOPMENT AND
HOME INVESTMENT PARTNERSHIP PROGRAMS

The City of Auburn has prepared its Consolidated Annual Performance and Evaluation Report (CAPER) of the Community Development Block Grant and HOME Investment Partnership Programs. The report provides information concerning various activities undertaken in the past 12 months, and compares the production against the annual and 5-year goals of the Consolidated Plan. The report will be submitted to the Department of Housing and Urban Development on September 30, 2016.

Auburn's draft CAPER is available for public examination and comment. Comments will be included in the report to the Department of Housing and Urban Development. **The comment period expires September 30, 2016.** Interested persons may obtain the report free of charge by visiting the City of Auburn's website at **www.auburnmaine.org.** Comments may be submitted in writing or made orally. You may comment by calling Yvette Bouttenot at the Community Development Department, telephone 333-6601 ext. 1336, via email at **ybouttenot@auburnmaine.gov** or by a written statement addressed to Yvette Bouttenot, City of Auburn, 60 Court Street, Auburn, ME 04210.

FY2016 ACTION PLAN OF THE
COMMUNITY DEVELOPMENT BLOCK GRANT
AND HOME INVESTMENT PARTNERSHIPS PROGRAMS

On May 16, 2016 the Auburn City Council made amendments to the proposed FY2016 Action Plan of the Community Development Block Grant and HOME Investment Partnerships Programs. The amendment reallocated $537,050 of the City of Auburn's Community Development Block Grant funds and $225,000 from the HOME Consortium's funds. For more information about these amendments, please contact Yvette Bouttenot, 333-6601 ext. 1336. The amended plan is available on the City of Auburn's web page at **www.auburnmaine.org** under Community Development, Planning, or by e-mail request to **ybouttenot@auburnmaine.gov** Comments period expires on October 15, 2016. You may comment by calling Yvette Bouttenot at the Community Development Department, telephone 333-6601 ext. 1336, via email at **ybouttenot@auburnmaine.gov** or by a written statement addressed to Yvette Bouttenot, City of Auburn, 60 Court Street, Auburn, ME 04210.

Persons with special needs for accessibility or communication assistance should advise Yvette Bouttenot, telephone 333-6601, ext. 1336 so that arrangements can be made for a translator.

The Community Development Program does not discriminate on the basis of race, color, national origin, sex, age, religion, familial status, or disability.

Yvette Bouttenot
Community Development Manager

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