

# City of Auburn



## 2010— 2014 Consolidated Plan

Community Development Block Grant  
and  
HOME Investment Partnerships Programs



# City of Auburn

## 2010-2014 Consolidated Plan

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## **Executive Summary**

### **I. Introduction**

The City of Auburn receives an annual Community Development Block Grant (CDBG) and HOME Investment Partnerships Program grant (HOME) from the United States Department of Housing and Urban Development (HUD). For fiscal year 2010, the estimated amount of funds for Auburn under these grants will be roughly \$630,000 for CDBG and \$320,000 for HOME.

Every five years, the city must prepare a "Consolidated Plan" that identifies the broad goals and numerical objectives for the program in the coming five years. The last plan was submitted in 2005. This is a summary of what the City of Auburn is proposing for its goals and objectives for 2010 to 2014.

### **II. Citizen Participation**

This Consolidated Plan was prepared with the assistance of a voluntary Citizens Advisory Committee of Auburn residents who met 6 times to review information and discuss Auburn Community Development priorities. Members of the committee include:

Sharon Philbrook-Bergeron, Chair	Renee Simonitis
Pauline Bailey	Ann Bentley
Noella Rocheleau	Jonathan LaBonte
Daniel Curtis	Leonard Kimble
Diane Whiting	Linda Snyder
Nellane Corriveau	Beverly Heath
Larry Marcoux	Deb Coolong
Rick Whiting, Vice Chair	Matthew Carter
Craig Phillips	Belinda Gerry
Larry Pelletier	Bob Parnes
Seth Springham	

Minutes from all Citizens Advisory Committee meetings are provided as additional Consolidated Plan documents.

### **III. Background**

The City of Auburn Community Development Program includes the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships program.

The purpose of the CDBG program is "... the development of viable urban communities, by providing decent housing and suitable living environment and expanding economic opportunities principally for persons of low and moderate income." HUD requires that at least 70% of spending under the program benefit people whose household income is less than 80% of the area median income - a

group referred to as being of "low and moderate income." In addition, each funded activity must meet one of the following national objectives: benefit for low- and moderate-income persons, prevention or elimination of slums or blight, or the addressing of urgent or emergency needs. No more than 15% of annual program funds can be used for social service activities.

The HOME program "is designed exclusively to create affordable housing for low-income households." HOME provides formula grants to states and localities to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. Auburn and Lewiston have formed a consortium whereby the two cities are eligible for this additional resource to be used specifically for housing projects to assist low-income households. Auburn is the lead agency for the HOME funds.

#### **IV. Mission of Community Development in Auburn**

The mission of the Community Development Block Grant and HOME programs in Auburn is to make the city a better place to live. This is done by providing high quality projects, programs, and services to meet the needs of low- and moderate-income residents.

#### **V. Target Areas**

As part of the CDBG program, cities may identify target areas where the spending will be focused. This is in order to ensure that the money is used to help areas where building conditions require investment and improvement.

Auburn city staff conducted a housing conditions survey throughout Auburn, and concluded that the neighborhoods in the greatest need of investment were New Auburn, Downtown, Union Street, Sandy Beach, and Manley Road (see *2010 CDBG Target Areas* map, page 4). The Auburn City Council adopted the Update to Urban Conditions Study in February 2010.

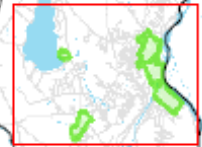
#### **VI. Past Performance**

To give an idea of the contribution of the Community Development program to the quality of life in Auburn, here is what the program has accomplished in the previous five years:

- Helped to rehabilitate 337 owner and renter residential units;
- Helped 27 homebuyers to purchase a single family home or multi-unit dwelling;
- Helped develop 17 units of rental housing;
- Assisted residents to access social services that improve quality of life;
- Created 51 jobs;
- Created 5 public improvement projects- parks, recreation facilities, and parking;
- Demolished one substandard housing units; and
- Made 13,887 linear feet of streetscape improvements – repaved sidewalks and landscaping.

# CDBG TARGET AREAS 2010 Auburn, Maine

 CDBG Target Area 2010



SANDY BEACH AREA

Taylor Pond

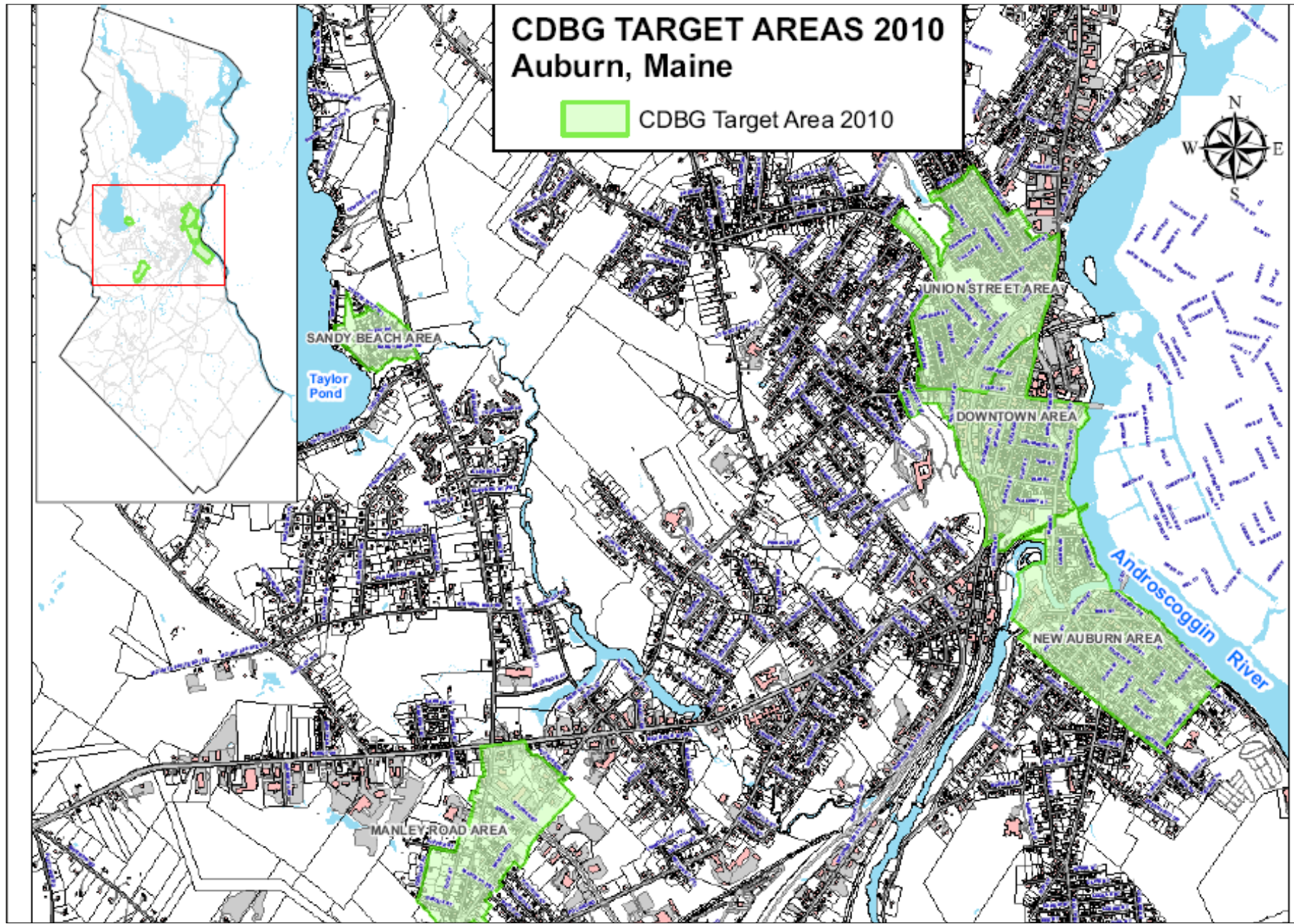
UNION STREET AREA

DOWNTOWN AREA

NEW AUBURN AREA

MANLEY ROAD AREA

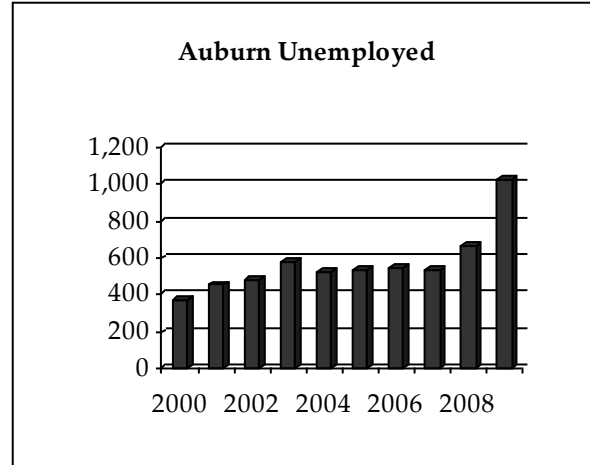
Androscoggin River



## VII. New Challenges for 2010-2014

Much has been accomplished in the last five years. But the current recession, and other developments, provides new challenges that Auburn must address in the coming five years.

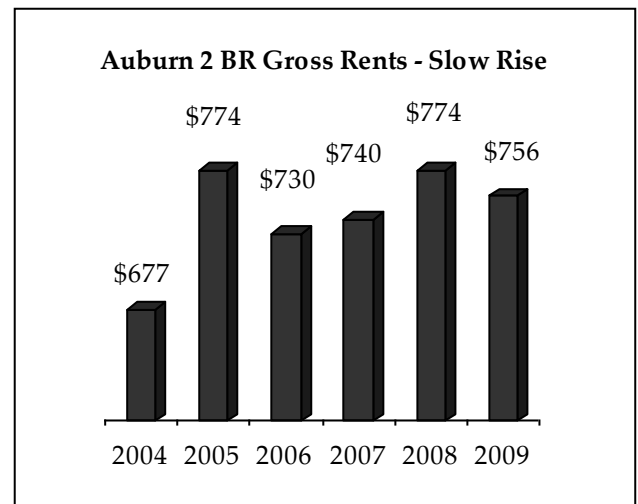
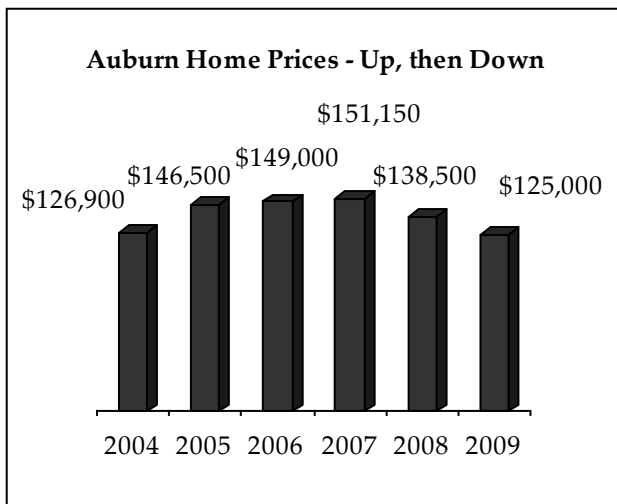
**Unemployment.** The number of unemployed is growing in Auburn. In 2009, the annual average had doubled to over 1,000 people. While unemployment is projected to peak in 2010, it is also expected to only go down slowly. Helping Auburn people, particularly low-income people, find good work will be an ongoing challenge in the coming five years.



**New Americans.** The black population in Auburn has increased from 137 in 2000 to 1,118 in 2006-2008<sup>1</sup>. Next door, in Lewiston, the increase was even more dramatic, from 383 to 2,718. The black population is now 5% of all people in Auburn. This group faces issues of language education, work training and placement, substandard housing, and cultural acceptance.

**Falling home values.** Home values in Auburn have now fallen back below the level they were at in 2004, and the bottom may not have been reached yet. Most Auburn residents are homeowners, and home equity is a major source of family savings, so stabilizing and strengthening home values will be a challenge for Auburn in the years ahead.

**Sticky rents.** While home prices have fallen, rents have not fallen nearly so much, and are still at the general levels they were at the height of the real estate boom four years ago. One reason is that heating and maintenance costs continue to be a challenge for landlords. Whatever the cause, the high rents mean that affordable



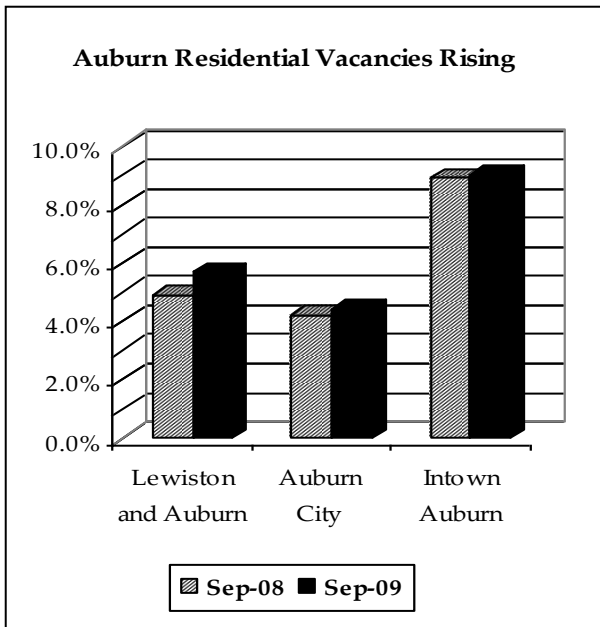
<sup>1</sup> U.S. Census American Community Survey 2006-2008

rental housing is still a challenge in Auburn. According to MaineHousing, only half of Auburn residents can afford the average-priced two-bedroom rent in Auburn. The Auburn Housing Authority currently has 1,099 people on its wait list for subsidized housing, and the wait for housing is typically about 9 months.

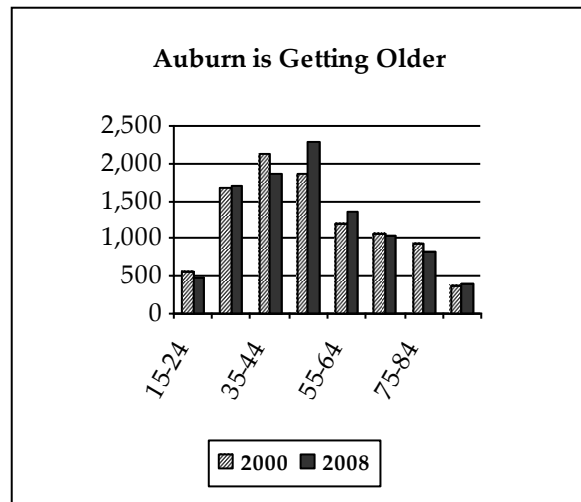
**Vacancies rising.** With unemployment up, and rents remaining high, tenants are doubling up or moving back home. Thus, vacancy rates are rising. In the intown neighborhoods of Auburn, residential vacancies stood at 9% in September of 2009. At such high levels, problems such as lack of maintenance, deterioration, and abandonment arise. The recent conditions survey indicated that 75% of buildings in

the target areas were in need of some repair.

**Homelessness.** The 2007 “point in time” survey of the Maine Housing Authority found 48 people in homeless shelters or transitional housing in Lewiston and Auburn. 7 were from Auburn. The 2009 survey found 110 homeless, twenty-nine of whom had severe mental illness and twenty-three who were domestic violence survivors. Preliminary numbers from the 2010 survey show another increase in homelessness: 127 people in homeless shelters or transitional housing in Lewiston and Auburn.



**Aging of the population.** As in all of Maine, and indeed all of the country, Auburn’s population is aging. Over the next ten years, the 45-54 age group in Auburn (the largest group – see the graph to the right) will be aging into their sixties. This means an increased demand for health care and in-home care, more need for accessible housing and walkable sidewalks. It also means that, in order to keep a balance in its population, Auburn needs to consider how it can be attractive to young families with children, so that they want to move into the city.



The trends listed above are among the new challenges that Auburn will face in 2010-2014.

## **VIII. Vision for the Auburn neighborhoods in 2014**

This is a picture of what the target neighborhoods should look and feel like in the future.

The New Auburn, Downtown, Union Street, Manley Street, and Sandy Beach neighborhoods will have safe, affordable, energy-efficient, good quality housing of all types – owner, renter, middle-income, low and moderate-income, market-rate. They will have an atmosphere of friendliness and community, with neighbors caring about neighbors. People of all ages and cultural backgrounds will live there. The school system will be outstanding. They will be neighborhoods that children want to return to live in when they grow up. The streets and sidewalks will be well-maintained and clean. Different parts of the city will be walkable and easily connected through smooth sidewalks, trails, bridges, and safe intersections. There will be nearby opportunities to work, play, and learn for residents of all ages. Convenient public transportation will connect residents to jobs, shopping, and services.

## **IX. Goals for Auburn Community Development, 2010 to 2014**

These are what the Auburn Community Development program intends to work for in the next five years.

Goal 1: Quality affordable housing

Goal 2: Attractive neighborhoods

Goal 3: Economic opportunity

Goal 4: High quality of life for residents

## **X. Objectives for Auburn Community Development, 2010 to 2014**

These are the measurable outcomes that the Community Development program will accomplish.

Goal 1: Quality affordable housing

- a** 280 owner and rental units rehabilitated (120 units made lead safe)
- b** 80 owner and rental units weatherized
- c** 35 buyers assisted to purchase a home
- d** 40 new units of affordable family rental housing (HOME)
- e** 10 units of supportive rental housing for the homeless (HOME)
- f** 75 owners assisted to heat their homes
- g** 100 homeless or at-risk of homelessness assisted with security deposits (HOME)



Goal 2: Attractive neighborhoods

- a** 10,000 linear feet of improved streetscapes –
  - repaved sidewalks
  - landscaping
- b** 50 building exteriors improved
- c** 15 units of substandard housing demolished

Goal 3: Economic opportunity

- a** 10 businesses helped to improve their buildings, including exterior
- b** economic impact from Community Development activities quantified

Goal 4: High quality of life for residents

- a** residents assisted to access services that provide life and job skills training
  - 1,500 children, youth, and their families
  - 600 individuals
  - 400 homeless individuals
- b** 1 neighborhood community-building initiative supported.

**XI. Strategies for Auburn Community Development, 2010 to 2014**

These are the ways that the Community Development program will accomplish its objectives.

Over a five year period, programs can come into existence and disappear. Thus, while the objectives above are constant, the ways to accomplish them are provisional, and may change from year to year.

The current strategies for accomplishing the objectives include:

- Low or no interest loans, often deferred for a period of time, and repaid into revolving loan funds, for the purposes of:
  - Assisting new owners to buy single family or multi-family homes;
  - Helping owners to rehabilitate and weatherize their homes;
  - Helping landlords to rehabilitate and weatherize buildings for low- and moderate-income tenants;
  - Assisting owners in target neighborhoods to improve the exterior of their homes;
  - Helping developers to build new affordable rental housing;
  - Providing security deposit help for homeless people;
  - Helping owners with heating bills; and
  - Helping small businesses improve their buildings.
- Neighborhood public improvements, such as:
  - Streetscape improvements, including repaved sidewalks and landscaping;
  - Pocket parks and playground equipment; and
  - Community building repairs.

- Staff counseling and advice to housing market participants:
  - Financial planning for homeowners;
  - Rehabilitation advice and construction monitoring;
  - Education for landlords and homeowners about lead hazards and testing; and
  - Relocation for residents displaced by Community Development activities.
- Grants for the purposes of:
  - Lead hazard removal from residential buildings and homes;
  - Start-up costs for low-income households;
  - Life and job skills training for residents; and
  - Neighborhood community-building initiatives.

## **XII. Lewiston HOME**

Lewiston and Auburn have formed a HOME consortium, and Auburn is the lead agency for HOME funds. As such its Consolidated Plan also includes Lewiston's HOME objectives and strategies.

Lewiston will accomplish the following HOME objectives over the next five years:

### 1. Quality affordable housing

- a.** 20 owner units rehabilitated
- b.** 10 buyers assisted to purchase a home
- c.** 40 new affordable rental housing units
- d.** 10 units of supportive rental housing for the homeless
- e.** 100 homeless or at-risk of homelessness assisted with security deposits

## **XIII. Strategies for Lewiston Community Development, 2010 to 2014**

These are the ways that the Lewiston Community Development program will accomplish its objectives.

- Low or no interest loans, often deferred for a period of time, and repaid into revolving loan funds:
  - Assisting new owners to buy single family homes or multi-family homes;
  - Helping owners to rehabilitate their homes;
  - Helping developers to build new affordable rental housing; and
  - Providing security deposit help for homeless people.

## Strategic Plan

The City of Auburn receives an annual Community Development Block Grant (CDBG) and annual HOME Investment Partnerships Program grant (HOME) from the United States Department of Housing and Urban Development (HUD). For fiscal year 2010, the estimated amount of funds for Auburn under these grants will be roughly \$630,000 for CDBG and \$320,000 for HOME.

The purpose of the Community Development Block Grant (CDBG) program is "... the development of viable urban communities, by providing decent housing and suitable living environment and expanding economic opportunities principally for persons of low and moderate income." HUD requires that at least 70% of spending under the program benefit people whose household income is less than 80% of the area median income – a group referred to as being of "low and moderate income." In addition, each funded activity must meet one of the following national objectives: benefit for low- and moderate-income persons, prevention or elimination of slums or blight, or the addressing of urgent or emergency needs. No more than 15% of annual program funds can be used for social service activities.

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**Mission:** The mission of the Community Development Block Grant and HOME programs in Auburn is to make the city a better place to live. This is done by providing high quality projects, programs, and services to meet the needs of low- and moderate-income residents.

To give an idea of the contribution of the Community Development program to the quality of life in Auburn, here is what the program has accomplished in the previous five years:

- Helped to rehabilitate 337 owner and renter residential units;
- Helped 27 homebuyers to purchase a single family home or multi-unit dwelling;
- Helped develop 17 units of rental housing;
- Assisted residents to access social services that improve quality of life;
- Created 51 jobs;
- Created 5 public improvement projects- parks, recreation facilities, and parking;
- Demolished one substandard housing units; and
- Made 13,887 linear feet of streetscape improvements – repaved sidewalks and landscaping.

## **General Questions: Target Areas, Priorities, and Obstacles**

### **I. Target Areas**

As part of the CDBG program, cities may identify target areas where the spending will be focused. This is in order to ensure that the money is used to help areas where building conditions require investment and improvement.

Community Development program funds from 2010-2014 in the City of Auburn will be directed to 5 geographic target areas as well as to low- and moderate-income households throughout the city. The 5 geographic target areas are based on blighted conditions, and were established by a 2010 Urban Conditions Study Update conducted by the City of Auburn Community Development Department. The 5 geographic target areas are: Downtown, Union Street, New Auburn, Hotel/Poland Roads, and Sandy Beach (see *2010 CDBG Target Areas* map, page 14).

### **II. Priority Needs**

Auburn Community Development priority needs were established by the Citizens Advisory Committee based on:

- 1) housing needs identified in the 2000 and 2005-2007 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, which includes special Census housing and income tabulations, as well as 2005-2007 American Community Survey data;
- 2) local housing and homeless data, including data provided by local and state housing authorities and the *2009 10-Year Plan to End Homelessness in Lewiston and Auburn*; and
- 3) community needs information provided by local service agencies and by City of Auburn public facilities, recreation, and economic development departments.

Minutes from the Citizens Advisory Committee meetings are provided as additional consolidated plan documents.

### **III. Obstacles**

The major obstacle to achieving Auburn's Community Development program goals are the poor national and regional economies. Lack of jobs for residents, and lack of income for renters and owners, makes it difficult for landlords to maintain buildings, and difficult for residents to afford property taxes. State funding cutbacks also increase pressure on local budgets. In combination, the lack of resources of households, businesses, and the city government, make it more difficult to achieve community development goals.

A second obstacle is that there are not sufficient incentives to develop new affordable housing in Auburn. The new draft comprehensive plan (April 1, 2010) calls for the institution of a density bonus and reduced infrastructure requirements for housing developments that would include at least 20% of its units in an "affordable" category. This action will address this obstacle.

Finally, there is the obstacle of communication and understanding. There is a large New American population in Auburn, and many lack proficiency in English, and understanding of fair housing and landlord-tenant laws. The city and its partners are involved in ongoing efforts to educate the New Americans – and indeed, all residents – about landlord-tenant laws and fair housing laws.

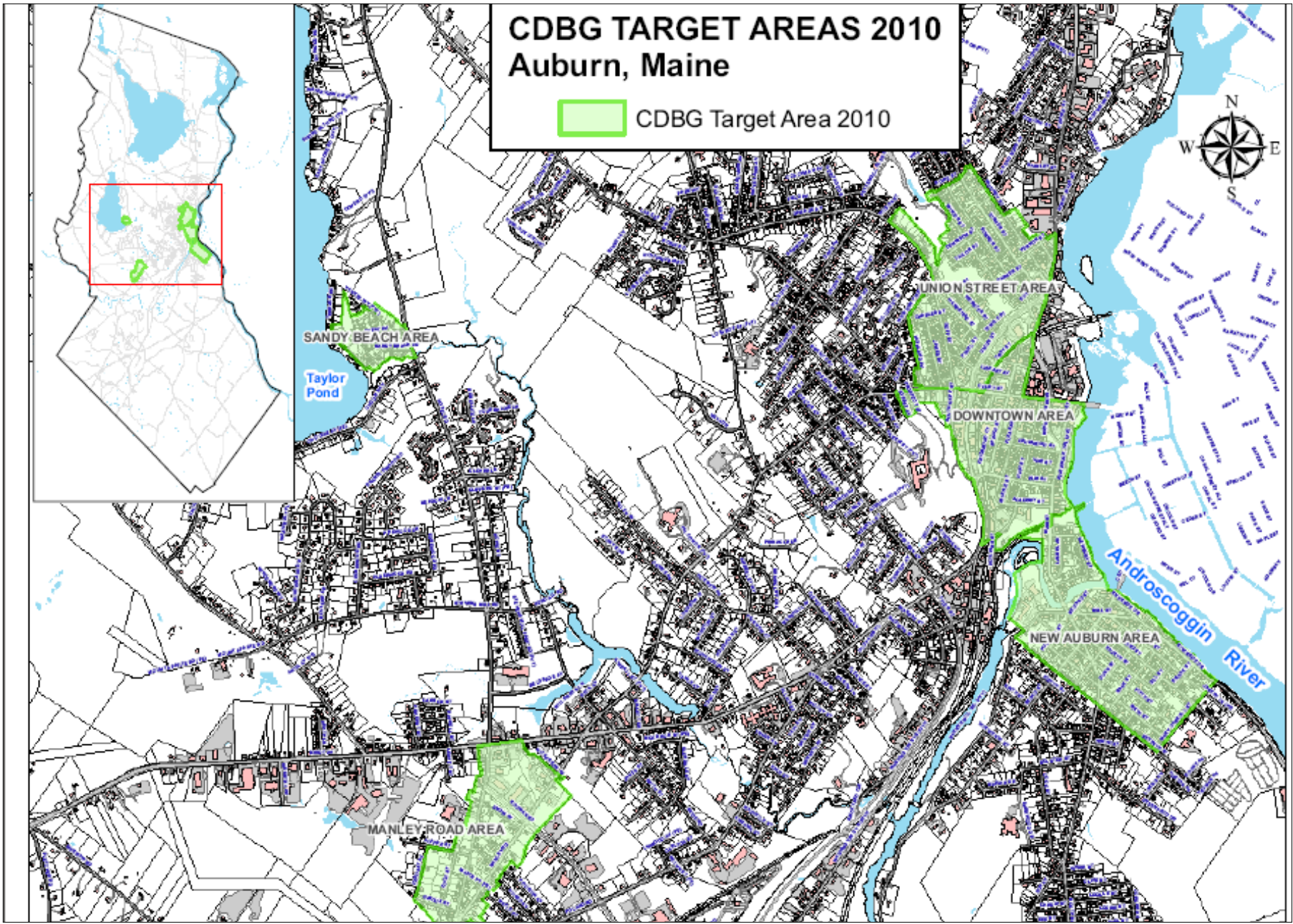
The City initiated two efforts to respond to assist both the Somali and general tenant population to understand the issues of fair housing and tenant-landlord laws.

1) The cities of Auburn and Lewiston will sponsor a workshop on tenant landlord laws and include interpreters and printed material in Somali. This will be similar to the presentations made at landlord workshops in the past, including guests invited from the Maine Human Rights Commission and Attorney General's office. This activity is expected to be complete in spring 2011.

2) The City of Auburn initiated a discussion with a variety of city departments whose services would assist the New Americans population. They include Fire, Police, Parks and Recreation, General Assistance, the Library, Literacy Volunteers, and Auburn Public Housing. The group will create a video that shows the location of the departments (what the buildings and facilities look like), the people who work there, explain what they do, and reinforce a welcoming presence. This is particularly important in the Fire and Police, as the New Americans population has been reluctant to contact this seemingly authoritative style department. This activity will include filming collaboration from local schools and public access TV, and is expected to be complete in 2012.

# CDBG TARGET AREAS 2010 Auburn, Maine

 CDBG Target Area 2010



## Managing the Process

The City of Auburn Community Development Department is the lead agency responsible for overseeing the development of the 2010-2014 Consolidated Plan and for administering Community Development programs.

Auburn Community Development is also the lead agency for HOME funds for the cities of Auburn and Lewiston. The two cities have formed a consortium whereby they are eligible for this additional resource to be used specifically for housing to assist low-income households. Each community is responsible for setting its own priorities, and selecting its own programs and projects.

The 2010-2014 Consolidated Plan was developed under the guidance of a Citizens Advisory Committee and with assistance from the consultant Planning Decisions, Inc. The Citizens Advisory Committee included representatives from the geographic target areas, the Auburn City Council, the Lewiston-Auburn Alliance for Services the Homeless, the Auburn Housing Authority, United Way, Head Start, and the Community Development Loan Committee, as well as tenants, non-profit housing developers, and a local realtor. Between January-March 2010 the committee met 6 times to discuss the needs of low-income Auburn residents and to establish goals and priorities and develop strategies.

Members of the Citizens Advisory Committee include:

Sharon Philbrook-Bergeron, Chair	Renee Simonitis
Pauline Bailey	Ann Bentley
Noella Rocheleau	Jonathan LaBonte
Daniel Curtis	Leonard Kimble
Diane Whiting	Linda Snyder
Nellane Corriveau	Beverly Heath
Larry Marcoux	Deb Coolong
Rick Whiting, Vice Chair	Matthew Carter
Craig Phillips	Belinda Gerry
Larry Pelletier	Bob Parnes
Seth Springham	

Consultations with local public housing authorities and housing, homeless, health, lead hazard, and social service agencies and organizations informed the development of the 2010-2014 Consolidated Plan. They included those who provide services to elderly persons, persons with disabilities, and the homeless. The City of Lewiston, regional planning and county representatives, and appropriate state agencies (including the MaineHousing and the Department of Health and Human Services) were also consulted. A social service consultation for the consolidated plan was attended by the following local agencies:

### Housing Services

Lewiston Housing Authority  
Auburn Housing Authority

### Health Services

St. Mary's Reg. Medical Center  
Child Health Center  
Auburn-Lewiston YMCA  
Common Ties Mental Health Services

### Fair Housing Services

John F. Murphy Homes  
Alpha One  
Community Concepts, Inc.

### Homeless Services

New Beginnings  
The Salvation Army  
Abused Women's Advocacy Project

### Social Services

Auburn-Lewiston YMCA  
State of Maine Dept. of Health & Human Resources  
Advocates for Children  
Pathways, Inc.  
YWCA of Central Maine  
Catholic Charities  
Western Maine Community Action  
Tri-County Mental Health  
Community Concepts, Inc.

Minutes from all of the Citizens Advisory Committee meetings as well as the social service consultation are provided as additional consolidated plan documents.

### **Citizen Participation**

The public participation process for the 2010-2014 Consolidated Plan is described in the document, *Citizen Participation Plan 2010*, adopted by the Auburn City Council on January 5, 2010. The plan defines the manner in which Auburn residents will be consulted to develop a Consolidated Plan, to consider the budget described in the annual Action Plan, and to review the Consolidated Annual Performance and Evaluation Report.

Prior to forming the Citizen's Advisory Committee (CAC) a notice was placed on Auburn's web site to encourage Auburn residents to become involved. A notice was also placed in the Lewiston Daily Sun. The CAC will remain a standing committee for 5 years. Community Development staff also solicited members to achieve the following representation: one person who lives in the each of the target areas Union Street Target Area, Downtown Target Area, and the New Auburn Target Area; a home owner who has participated in the City's homebuyer program; two persons who are low income renters (preferably tenants living in public housing or in Section 8 subsidized housing); a representative of or persons with special needs; a representative from the Community Development Loan Committee; a City Councilor; a representative from Lewiston-Auburn Alliance for Services to the Homeless; a representative of Auburn Housing Authority; a realtor; a non-profit or for-profit housing developer, and an Auburn landlord. At the first meeting, CAC members elected a chairperson and vice-chairperson amongst them to serve as facilitator of meetings, to serve as spokesperson, and to act as liaison with Community Development staff.

The CAC was an integral part of developing the 5-year goals and objectives. During the study process, the CAC considered data on housing needs of extremely low-income, low-income, moderate-income, and middle income families; renters and owners; persons who are elderly, disabled, persons with HIV/AIDS and their families; single persons, large families, public housing residents, families on the public housing or section 8 tenant-based waiting list, and homeless; considered specific problems such as cost-burden, severe cost-burden, substandard housing and overcrowding. The CAC finalized their priorities at their last meeting in March 2010.

The comment period ran from March 26 to April 26, 2010. A notice of availability was placed in the Lewiston Daily Sun. The draft Consolidated Plan was available on March 26, 2010. A hard copy was available at no charge and it was also available on the City's web site. The draft report was sent to MaineHousing, Androscoggin Valley



Council of Governments, and Androscoggin County Government. The Community Development Director also reviewed the draft Consolidated Plan with the members of the Community Development Loan Committee. The plan aired on public television when it was presented to the Auburn City Council.

Comments that were made are as follows:

**Comment:** One person recommended that we should also track the economic impact of the Rehab Program by measuring the value of supplies purchased through the Community Development Program.

**Response:** Community Staff will consider how suppliers can be included in the evaluation of economic impact of Community Development activities.

**Comment:** One person suggested that the City enforce the laws that prevent trash from being dumped on the streets in light of the cancellation of the Spring clean-up.

**Response:** This comment will be forwarded to the Code Enforcement division.

The Auburn City Council held a public hearing prior to adoption of the Consolidated Plan.

## **Institutional Structure and Coordination**

The 2010-2014 Consolidated Plan includes objectives and strategies that involve a consortium of non-profit organizations, housing developers, the Auburn Housing Authority and Community Development staff. With many partners involved in multiple initiatives, coordination is especially important.

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

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 newly formed CHODO -- partner in Auburn's Lease/Buy 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;
- Auburn Health & Welfare, Department of Environmental Protection, Maine Childhood Lead Poisoning Prevention Program – to deliver a comprehensive lead awareness education and screening program;
- Citizen’s Advisory Committee – to establish priorities and review progress on achieving Consolidated Plan goals; and
- Healthy Androscoggin – The Lead Safe Community Coalition (LSCC) is a Maine funded Lead Poisoning Prevention Program. Healthy Androscoggin and the cities of Auburn and Lewiston created the LSCC to educate landlords and tenants to become aware of lead and prevent its negative effects.

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

The weakness of the delivery system is that there are not enough resources, among all of the partners, to meet the identified needs. Waiting lists for services at the housing authorities are long. The General Assistance Offices of both Auburn and Lewiston are under pressure from the effects of the recession.

## **Monitoring**

### **I. CONSOLIDATED PLAN**

The City of Auburn Community Development Department will be responsible for monitoring housing and community development projects and ensuring long-term compliance with program requirements.

Progress toward achieving the Consolidated Plan’s five-year objectives will be reviewed during the preparation of each annual Action Plan and each annual Consolidated Annual Performance and Evaluation Report (CAPER). The Citizen’s Advisory Committee will review the Consolidated Annual Performance and Evaluation Report prior to submission to HUD. Their comments will be incorporated into the CAPER.

### **II. COMMUNITY DEVELOPMENT PROGRAM**

The Community Development Director performs monthly monitoring of files for the various loan programs as data is entered into IDIS. The office relies heavily on checklists as a way of assuring that staff follows program guidelines and regulatory requirements.

A list of minority businesses is updated every three years. The list is used to inform businesses of public improvement and professional services work that is available through the Community Development Program.

Lists of certified disadvantaged and women business enterprises are obtained from Maine Department of Transportation. Letters are sent to Maine's minority and women-owned businesses to encourage participating in Community Development funded projects. The contractor/professional is asked to respond to the letter in order to be included on a solicitation list. When construction projects or professional services are sought, all respondents are sent an Invitation to Bid or a Request for Proposals notice.

Construction contracts include a Section 3 Clause and the successful bidder is required to submit an affirmative action plan for compliance with Section 3. For construction contracts in excess of \$100,000, the contractor is required to post job openings at Auburn Housing Authority's public housing sites and consider low-income applicants. Auburn completes HUD-60002, Economic Opportunities for Low- and Very-Low Income Persons in Connection with Assisted Projects.

The Community Development Department is responsible for monitoring sub-recipients. Each sub-recipient is required to enter into a Sub-recipient Agreement. The Agreement identifies monthly, quarterly, and annual reporting requirements and various conditions of the grant.

**Desk Monitoring:** Community Development staff performs desk monitoring on an ongoing basis. The reporting system is designed to reduce risk of inadequate documentation or the possibility of an ineligible activity. Monthly or quarterly reports of accomplishments are reviewed prior to payment of grant funds. Accomplishments are entered into IDIS each time funds are drawn.

**On-Site Monitoring:** Each year the Action Plan will identify the sub-recipients that will be monitored during the year. Community Development staff will perform on-site monitoring on a staggered schedule so that sub-recipients will be monitored every three years. Monitoring will conclude with a report to the respective organization with a listing of corrective actions, if needed.

### **III. HOME PROGRAM**

As lead agency, Auburn will monitor both Auburn and Lewiston HOME projects for compliance with HOME regulations. Monitoring will encompass compliance with uniform administrative requirements, adequacy of written agreements with sub-recipients and sub-grantees, environmental clearance, labor standards, equal opportunity, adequacy of documentation, and code compliance. Home ownership projects will be monitored annually and rental projects will be monitored every three years. Project monitoring will begin during the pre-development process and will continue through the period of affordability. Monitoring will conclude in a report to the respective community with a listing of corrective actions, if needed.

**Home Ownership Projects:** Monitoring will involve file review for compliance with HOME regulations. Extended monitoring will be done after file completion to assure that the property remains occupied as a principal residence by the HOME beneficiary.

**Rental Projects:** Initial desk monitoring will involve a search of financial documents, especially to identify the HOME assisted units, per unit subsidy level, and layering analysis of the project finances, evaluation of the HOME written agreement, compliance with contractor selection and construction requirements, and documentation for charges to administration.

During the review, staff will gather information from a variety of sources. Staff will use the checklists provided from "Monitoring HOME: Ensuring Program Compliance" handbook.

On-site monitoring will include the following steps:

1. Conduct an initial meeting with the program director and explain the purpose of monitoring and the schedule for the review;
2. Interview members of the organization's staff to gather information about activities and performance;
3. Review additional materials to obtain more detailed information about the project;
4. Examine a sampling of files to confirm the existence of required documentation and to verify the accuracy of reports sent to Auburn;
5. Visit the program site to confirm information contained in program files; interview residents, if appropriate;
6. Conduct an exit conference and discuss preliminary conclusions of the review and discuss any follow-up actions necessary;
7. Record the results of the review, provide a copy to the owner and to Lewiston, if a Lewiston project, and place in the HOME monitoring file; and
8. Follow-up with intervention and corrective actions, if needed

#### **IV. Timeliness**

To maintain timeliness of expenditure, Auburn will follow a specific course of action to address timeliness issues.

Various loan programs will be scrutinized as part of the budget preparation to prevent over accumulation of funds. Loan Programs will be re-capitalized annually based on prior year experience and anticipated projects. A mid-year review will be made to determine a program's progress and funds may be reallocated through a program amendment if there are no demonstrated commitments for specific projects.

The budget for public improvement projects will require planning for project design in the first year, and improvements in subsequent years. This approach will lead to projects that are ready for construction by the time a substantial commitment is made to fund the project.

With respect to HOME, funds will be allocated to rental projects only when all other resources have been committed.

### **Priority Needs Analysis and Strategies**

#### **I. Basis for Allocating Resources**

The Citizens Advisory Committee developed a vision statement, identified program goals, and established objectives and outcomes based on:

- 1) housing needs identified in the 2000 and 2005-2007 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD, which includes special Census housing and income tabulations, and 2006-2008 American Community Survey data;

2) local housing and homeless data, including data provided by local and state housing authorities and the *2009 10-Year Plan to End Homelessness in Lewiston and Auburn*; and

3) community needs information provided by local service agencies and by City of Auburn public facilities, recreation, and economic development departments.

Minutes from all of the Citizens Advisory Committee meetings are provided as additional consolidated plan documents.

The major obstacle to achieving Auburn's Community Development program goals are the poor national and regional economies. Lack of jobs for residents, and lack of income for renters and owners, makes it difficult for landlords to maintain buildings, and difficult for residents to afford property taxes. State funding cutbacks also increase pressure on local budgets. In combination, the lack of resources of households, businesses, and the city government, make it more difficult to achieve community development goals.

A second obstacle is that there are not sufficient incentives to develop new affordable housing in Auburn. The new draft comprehensive plan (April 1, 2010) calls for the institution of a density bonus and reduced infrastructure requirements for housing developments that would include at least 20% of its units in an "affordable" category. This action will address this obstacle.

Finally, there is the obstacle of communication and understanding. There is a large New American population in Auburn, and many lack proficiency in English, and understanding of fair housing and landlord-tenant laws. The city and its partners are involved in ongoing efforts to educate the New Americans – and indeed, all residents – about landlord-tenant laws and fair housing laws.

## **I. Vision for the Auburn neighborhoods in 2014**

This is a picture of what the target neighborhoods should look and feel like in the future.

The New Auburn, Downtown, Union Street, Manley Street, and Sandy Beach neighborhoods will have safe, affordable, energy-efficient, good quality housing of all types – owner, renter, middle-income, low and moderate-income, market-rate. They will have an atmosphere of friendliness and community, with neighbors caring about neighbors. People of all ages and cultural backgrounds will live there. The school system will be outstanding. They will be neighborhoods that children want to return to live in when they grow up. The streets and sidewalks will be well-maintained and clean. Different parts of the city will be walkable and easily connected through smooth sidewalks, trails, bridges, and safe intersections. There will be nearby opportunities to work, play, and learn for residents of all ages. Convenient public transportation will connect residents to jobs, shopping, and services.

## **II. Goals for Auburn Community Development, 2010 to 2014**

These are what the Auburn Community Development program intends to work for in the next five years. These goals reflect the advisory committee's discussions, taking into account the needs described above, the vision for the neighborhoods, and the

requirements of the Community Development Block Grant and HOME programs. For the neighborhoods to remain vibrant and viable, housing quality must improve, and at the same time the housing must be affordable and occupied. Thus, quality affordable housing is the first goal. The neighborhoods also need public improvements in order to stay attractive and livable – streets, sidewalks, walking trails, nicer looking stores, the elimination of blight. This is the “attractive neighborhoods” goal. Residents in the neighborhoods need jobs and income in order to afford the quality housing. There are job development efforts going on in other parts of Auburn – near the Turnpike and the Mall – but there also has to be job creation within the neighborhood as well. This is the “economic opportunity” goal. The last goal involves improving the quality of life of residents through social services by helping them with life and job skills. It also involves helping create a stronger sense of community within the neighborhoods by supporting one or more “community-building” initiatives.

Goal 1: Quality affordable housing

Goal 2: Attractive neighborhoods

Goal 3: Economic opportunity

Goal 4: High quality of life for residents

### **III. Objectives for Auburn Community Development, 2010 to 2014**

These are the measurable outcomes that the Community Development program will accomplish.

Goal 1: Quality affordable housing

- a** 280 owner and rental units rehabilitated (120 units made lead safe)
- b** 80 owner and rental units weatherized
- c** 35 buyers assisted to purchase a home
- d** 40 new units of affordable family rental housing (HOME)
- e** 10 units of supportive rental housing for the homeless (HOME)
- f** 75 owners assisted to heat their homes
- g** 100 homeless or at-risk of homelessness assisted with security deposits (HOME)

Goal 2: Attractive neighborhoods

- a** 10,000 linear feet of improved streetscapes –
  - repaved sidewalks
  - landscaping
- b** 50 building exteriors improved
- c** 15 units of substandard housing demolished

Goal 3: Economic opportunity

- a** 10 businesses helped to improve their buildings, including exterior

**b** economic impact from Community Development activities quantified

Goal 4: High quality of life for residents

**a** residents assisted to access services that provide life and job skills training

- 1,500 children, youth, and their families
- 600 individuals
- 400 homeless individuals

1 neighborhood community-building initiative supported.

Table 1 presents Auburn’s specific objectives categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

**Table 1: Specific Objectives by Category**

✓	<b>Objective Category Decent Housing</b>	✓	<b>Objective Category: Expanded Economic Opportunities</b>	✓	<b>Objective Category: Expanded Economic Opportunities</b>
	<b>Affordability</b>		<b>Sustainability</b>		<b>Availability and Accessibility</b>
✓	assisting homeless persons obtain affordable housing	✓	improving the safety and livability of neighborhoods	✓	job creation and retention
✓	assisting persons at risk of becoming homeless	✓	eliminating blighting influences and the deterioration of property and facilities	✓	establishment, stabilization and expansion of small business (including micro-businesses)
✓	retaining the affordable housing stock	✓	increasing the access to quality public and private facilities	✓	the provision of public services concerned with employment
✓	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	✓	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	n/a	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
✓	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	n/a	restoring and preserving properties of special historic, architectural, or aesthetic value	✓	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
✓	providing affordable housing that is accessible to job opportunities	✓	conserving energy resources and use of renewable energy sources	✓	access to capital and credit for development activities that promote the long-term economic social viability of the community

#### **IV. Strategies for Auburn Community Development, 2010 to 2014**

These are the ways that the Community Development program will accomplish its objectives.

Over a five year period, programs can come into existence and disappear. Thus, while the objectives above are constant, the ways to accomplish them are provisional, and may change from year to year.

The current strategies for accomplishing the objectives include:

- Low or no interest loans, often deferred for a period of time, and repaid into revolving loan funds, for the purposes of:
  - Assisting new owners to buy single family or multi-family homes;
  - Helping owners to rehabilitate and weatherize their homes;
  - Helping landlords to rehabilitate and weatherize buildings for low- and moderate-income tenants;
  - Assisting owners in target neighborhoods to improve the exterior of their homes;
  - Helping developers to build new affordable rental housing;
  - Providing security deposit help for homeless people;
  - Helping owners with heating bills; and
  - Helping small businesses improve their buildings.
- Neighborhood public improvements, such as:
  - Streetscape improvements, including repaved sidewalks and landscaping;
  - Pocket parks and playground equipment; and
  - Community building repairs.
- Staff counseling and advice to housing market participants:
  - Financial planning for homeowners;
  - Rehabilitation advice and construction monitoring;
  - Education for landlords and homeowners about lead hazards and testing; and
  - Relocation for residents displaced by Community Development activities.
- Grants for the purposes of:
  - Lead hazard removal from residential buildings and homes;
  - Start-up costs for low-income households;
  - Life and job skills training for residents; and
  - Neighborhood community-building initiatives.

#### **V. Lewiston HOME**

Lewiston and Auburn have formed a HOME consortium, and Auburn is the lead agency for HOME funds. As such its Consolidated Plan also includes Lewiston's HOME objectives and strategies.

Lewiston will accomplish the following HOME objectives over the next five years:

Goal: Quality affordable housing

- a.** 20 owner units rehabilitated
- b.** 10 buyers assisted to purchase a home



- c. 40 new affordable rental housing units
- d. 10 units of supportive rental housing for the homeless
- e. 100 homeless or at-risk of homelessness assisted with security deposits

**vi. Strategies for Lewiston Community Development, 2010 to 2014**

Lewiston will accomplish its HOME Objectives with the following strategy:

- Low or no interest loans, often deferred for a period of time, and repaid into revolving loan funds:
  - Assisting new owners to buy single family homes or multi-family homes;
  - Helping owners to rehabilitate their homes;
  - Helping developers to build new affordable rental housing; and
  - Providing security deposit help for homeless people.

**vii. Resources**

The resources to implement the 2010-2014 Consolidated Plan are primarily federal resources—Community Development Block Grant, HOME Investment Partnerships Program, Neighborhood Stabilization, and Lead Hazards Reduction grants, a total of \$9,387,183. These funds will leverage \$7,505,069 from other resources. The resources are as follows:

**Community Development Block Grant**

New Annual Allocations	\$3,444,213
Program Income	<u>1,582,500</u>
Total	\$5,026,713

**HOME Investment Partnerships Program**

New Annual Allocations	\$3,075,970
Program Income	<u>189,500</u>
Total	\$3,265,470

**Neighborhood Stabilization Program**

Allocation	\$ 250,000
Program Income	<u>240,000</u>
Total	\$ 490,000

**Lead-Based Paint Hazard Control Grant**

Allocation	\$ 605,000
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**Leveraged Funds**

Department of Energy	\$ 350,000
Low Income Housing Tax Credits	\$4,083,912
Maine Historic Tax Credits	1,033,981
Federal Historic Tax Credits	1,142,028
McKinney-Vento Homeless	372,574
MaineHousing	372,574
JTG Foundation Grant	200,000
TD Charitable Foundation	<u>30,000</u>
	\$7,505,069

## Lead-based Paint

Auburn’s Community Development Coordinator and Social Services Director are members of the Maine Childhood Lead Poisoning Prevention Program (MCLPPP) Advisory Committee and provided information on lead hazards and reduction efforts in Auburn for the development of the consolidated plan. Local community partners in lead hazard reduction efforts include schools, hospitals and other health care providers, Androscoggin Head Start and Child Care, and Auburn Housing Authority.

The primary source of lead poisoning is lead-based paint, which was in use until 1978. Housing units built before 1980 are most at risk for containing lead hazards. According to the 2000 Census, 83.5% of Auburn’s residential properties were built before 1980. Housing units occupied by low- to moderate- income households are especially at-risk of lead poisoning.

There are an estimated 2,039 housing units built before 1980 with low-income (< 50% AMI) residents in Auburn, of which 1,499 (73.5%) are renter-occupied, and 540 (26.5%) are owner-occupied.

**Table 2: Housing Units Built Before 1980**

<b>Owner</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>Total HHs &lt; 50% AMI</b>	<b>&gt;50% AMI</b>	<b>All HHs</b>
Total Built Before 1980	185	355	<b>540</b>	4,135	4,675
Built 1960-1979	20	100	<b>120</b>	900	1,020
Built 1950 to 1959	45	55	<b>100</b>	710	810
Built 1949 or Earlier	120	200	<b>320</b>	2,525	2,845
<b>Renter</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>Total HHs &lt; 50% AMI</b>	<b>&gt;50% AMI</b>	<b>All HHs</b>
Total Built Before 1980	755	744	<b>1,499</b>	1,940	3,439
Built 1960-1979	175	240	<b>415</b>	395	810
Built 1950 to 1959	40	44	<b>84</b>	245	329
Built 1949 or Earlier	540	460	<b>1000</b>	1,300	2,300

Source: 2000 CHAS Table A14A (owner) and Table A14B (renter)

Children under the age of 6 are at highest risk of lead poisoning, because they have more hand to mouth activity, they absorb approximately 50% of the lead they take into their bodies, and their nervous systems are still developing. Lead can have a very serious and permanent effect on a child’s growth and development. Lead can cause learning disabilities, behavioral problems, hearing damage, language or speech delays, and lower intelligence.

The percentage of children screened who have an elevated blood lead level in Lewiston Auburn is 66%, compared with 21% in the State of Maine as a whole. In 2009, Lewiston Auburn was identified as a “high-density” area for childhood lead poisoning by the Maine Center for Disease Control. Auburn Community Development is working to reduce lead poisoning by reducing lead paint hazards in residential buildings and by raising awareness about lead poisoning hazards.

Residential lead hazard removal in Lewiston and Auburn is funded by a 2009 Lead-Based Paint Hazard Control grant as well as by Community Development funds. The Lead-Based Paint Hazard Control grant provides for lead removal funds of up to \$8,000/unit, and is expected to improve 100 units in each city through 2012. The

Community Development Lead Loan program provides lead removal loans if lead hazard removal costs exceed \$8,000. Auburn also makes available to homeowners and contractors a HEPA vacuum designed for lead hazard removal.

Auburn’s lead awareness program distributes information about lead hazards to landlords and tenants. The program is funded through the MCLPPP for “high risk” communities including Auburn. Auburn also helps organize local training sessions mandated by EPA for contractors and landlords.

Auburn and Lewiston’s coordinated lead hazard education and outreach efforts have resulted in higher blood lead screening levels among children under the age of six (23% compared to 16% for the State of Maine as a whole in 2006).

## HOUSING

### Housing Needs

This section provides information on housing problems provided by the federal Department of Housing and Urban Development, and based upon the 2005-2007 American Community Survey conducted by the U.S. Census. This information is based on a relatively small sample, so it is only accurate within a broad range of error. The smaller the population segment estimated, the larger the range of error becomes. Even though there is a large range of error, this is the latest available data for Auburn, and so it is used in the analysis below – with the caveat that results must be regarded with caution.

#### I. Extremely low-, very low-, low- and moderate-income households

Extremely low-income households are defined as households with incomes at or below 30% of Area Median Income (AMI).

Very low-income households are households with incomes between 30%-50% AMI.

Low-income households are households with incomes between 50%-80% AMI.

Moderate-income households are households with incomes between 80%-150% AMI.

Table 4 presents 2009 HUD income limits for Auburn. For example, a 4-person household with income between \$27,950 and \$44,700 would be considered low-income.

**Table 3: HUD 2009 Income Limits for Auburn**

Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Extremely Low (30%)</b>	\$11,750	\$13,400	\$15,100	\$16,750	\$18,100	\$19,450	\$20,750	\$22,100
<b>Very Low (50%)</b>	\$19,550	\$22,350	\$25,150	\$27,950	\$30,200	\$32,400	\$34,650	\$36,900
<b>Low (80%)</b>	\$31,300	\$35,750	\$40,250	\$44,700	\$48,300	\$51,850	\$55,450	\$59,000

## II. Households with a Housing Problem

A household is defined as having a housing problem if it has 1 or more of the following problems: 1) lacks complete kitchen facilities; 2) lacks complete plumbing facilities; 3) more than 1 person per room; 4) cost burden (% of household income spent on housing) over 30%.

Using HUD's definition, 35.2% of Auburn households have a housing problem. Among extremely low- to low- income households in Auburn, 61.6% have a housing problem.

**Table 4: Auburn Households with a Housing Problem**

	All HHs	With a Housing Problem	% With Housing Problem
All Auburn households	9,825	3,455	35.2%
Extremely low to low income HHs	4,385	2,700	61.6%

Source: 2005-2007 CHAS ME\_Table1\_060

Extremely low- and very-low income households in Auburn have the highest rates of housing problems, and housing problem incidence generally decreases as household income increases.

**Table 5: Low Income Households with a Housing Problem**

Owner Households	30% AMI or less	30-50% AMI	50-80% AMI	Total Low-Income	All HHs	Low-Income as % of All
Total Households	275	710	790	<b>1,775</b>	5,875	30.2%
With a housing problem	240	545	410	<b>1,195</b>	1,810	66.0%
% with a housing problem	87.3%	76.8%	51.9%	<b>67.3%</b>	30.8%	
No housing problems	0	165	380	<b>545</b>	4,030	13.5%
N/A	35	0	0	<b>35</b>	35	100.0%
Renter Households	30% AMI or less	30-50% AMI	50-80% AMI	Total Low-Income	All HHs	Low-Income as % of All
Total Households	1,240	615	755	<b>2,610</b>	3,950	66.1%
With a housing problem	820	410	275	<b>1,505</b>	1,645	91.5%
% with a housing problem	66.1%	66.7%	36.4%	<b>57.7%</b>	41.6%	
No housing problems	290	185	480	<b>955</b>	2,155	44.3%
N/A	130	20	0	<b>150</b>	150	100.0%

Source: 2005-2007 CHAS ME\_Table1\_060

## III. Renter Households

40.2% of Auburn households are renter households (2005-2007 American Community Survey). Among Auburn's 3,950 renter households, 2,610 are low-income. 1,505 (57.7%) of these households have a housing problem.

According to HUD, cost burden is the most prevalent housing problem. A moderate cost burden is defined as housing costs between 31-50 % of household income; a severe cost burden is housing costs above 50% of household income. There are 780 low-income households with a moderate cost burden and 710 low-income households with a severe cost burden in Auburn.

**Table 6: Low-Income Renter Households and Cost Burden**

Renter Households	30% AMI or less	30-50% AMI	50-80% AMI	Total Low- Income	All HHs	Low- Income as % of All
Total Households	1,240	620	750	<b>2,610</b>	3,950	66.1%
<b>Moderate cost burden</b>	290	280	210	<b>780</b>	890	87.6%
% with moderate cost burden	23.4%	45.2%	28.0%	<b>29.9%</b>	22.5%	
<b>Severe cost burden</b>	530	115	65	<b>710</b>	735	96.6%
% with severe cost burden	42.7%	18.5%	8.7%	<b>27.2%</b>	18.6%	
No cost burden	290	225	480	<b>995</b>	2,195	45.3%
N/A	130	0	0	<b>130</b>	130	100.0%

Source: 2005-2007 CHAS ME\_Table8\_060

There are 667 subsidized housing units in Auburn, including 377 owned and managed by the Auburn Housing Authority.

In addition, Auburn Housing manages 707 housing choice vouchers. 39 of households using a voucher are elderly (5.5%).

**Table 7: Subsidized Rental Housing in Auburn**

Sponsor	Total	Family	Elderly	Disabled	Special Needs
Total Units	<b>667</b>	<b>109</b>	<b>497</b>	<b>8</b>	<b>53</b>
% of Total	<b>100%</b>	16.3%	74.5%	1.2%	8.0%
LHA/HUD	<b>166</b>	80	86	0	0
LHA/HUD/MSHA	<b>211</b>	0	211	0	0
HUD	<b>8</b>	0	0	8	0
HUD/MSHA	<b>196</b>	24	172	0	0
MSHA	<b>86</b>	5	28	0	53

Source: MaineHousing

#### **IV. Public Housing Residents**

None of Auburn Housing's units are considered substandard or in need of restoration or revitalization.

#### **V. Public Housing and Section 8 Tenant-based Waiting List**

There are 1,099 households on the waiting list for Auburn Housing Authority subsidized housing. The wait is approximately 9 months for housing. Auburn Housing reports that of those 1,099 households on the waiting list, 129 are elderly and 315 are disabled.

#### **VI. Owner Households**

59.8% of Auburn households are owner households (2005-2007 American Community Survey). Among Auburn's 5,875 owner households, 1,775 are low-income. 1,195 (67%) of these households have a housing problem.

There are 490 low-income households with a moderate cost burden (housing costs over 30% of household income) and 695 with a severe cost burden (housing costs over 50% of household income).

**Table 8: Low-Income Owner Households and Cost Burden**

Owner Households	30% AMI or less	30-50% AMI	50-80% AMI	Total Low- Income	All HHs	Low-Income as % of All
Total households	275	710	790	<b>1,775</b>	5,875	30.2%
Moderate cost burden	80	80	330	<b>490</b>	990	49.5%
% with moderate cost burden	29.1%	11.3%	41.8%	<b>27.6%</b>	16.9%	
Severe cost burden	160	450	85	<b>695</b>	775	89.7%
% with severe cost burden	58.2%	63.4%	10.8%	<b>39.2%</b>	13.2%	
No cost burden	0	185	380	<b>565</b>	4,085	13.8%
N/A	35	0	0	<b>35</b>	35	100.0%

Source: 2005-2007 CHAS ME\_Table8\_060

An affordability index is a calculation comparing the home price a household earning the median income can afford with the price of a median home in the area. While the affordability index for Auburn has improved over the last few years, a household earning the median income in 2009 can still not afford the median home.

**Table 9: Auburn Affordability Index**

Year	Index	Median Home Price	Median Income	Income to Afford Median Home Price	Home Price Affordable to Median Income
2009	0.95	\$125,000	\$44,210	\$46,531	\$118,764
2008	0.82	\$138,500	\$41,709	\$50,587	\$114,194
2007	0.75	\$151,150	\$41,231	\$55,185	\$112,931
2006	0.74	\$149,000	\$40,525	\$54,398	\$111,001
2005	0.71	\$146,500	\$38,986	\$54,607	\$104,592

Source: MaineHousing

## VII. Substandard Housing

HUD defines housing as substandard if it:

1. is dilapidated. A housing unit is dilapidated if it:
  - does not provide safe and adequate shelter and meets the criteria in either paragraphs 2, 3 or 4;
  - endangers the health, safety or well being of a family in its present condition;
  - has one or more critical defects; or
  - has a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. (The defects may involve original construction, or they may result from continued neglect or lack of repair or rebuilding).
2. does not have operable indoor plumbing;
3. does not have a usable flush toilet, bathtub or shower inside the unit for the exclusive use of a family;
4. does not have electricity or has inadequate or unsafe electrical service;
5. does not have safe or adequate source of heat;
6. should, but does not, have a kitchen; or
7. has been declared unfit for the habitation by an agency or unit of government.

There are 15 low-income owner, and 0 renter households in Auburn living in housing units without complete plumbing and kitchen facilities.

**Table 10: Low-Income Households and Substandard Housing**

<b>Owner</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low-Income</b>
Total Households	275	710	790	1775
In Substandard housing	0	15	0	15
% in substandard	0.0%	2.1%	0.0%	0.8%
<b>Renter</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low-Income</b>
Total Households	1,240	620	750	<b>2,610</b>
In Substandard housing	0	0	0	<b>0</b>
% in substandard	0.0%	0.0%	0.0%	<b>0.0%</b>

Source: 2005-2007 CHAS ME\_Table8\_060

Local data suggests substandard housing is more of a problem. In 2009, the City of Auburn updated its local housing conditions survey. The survey indicated that 75% of buildings in the CDBG target areas were in need of some repair.

Over a four-week period in September and October of 2009, 875 Auburn properties were assessed based on exterior conditions. Properties were to receive a 1-4 rating based on the ranking criteria used in 1994 as follows:

- 4 = No evidence of disrepair;
- 3= Some evidence of deterioration and present need for repair;
- 2 =Extensive deterioration and evidence of a prolonged condition of disrepair;
- 1 = Representative of a threat to safety or welfare.

Each street was then averaged as well as the target areas as a whole. Blighted areas were established by neighborhoods in which the average score was less than 3.4.

**Table 11: Housing Conditions Survey Results**

<b>Target Area</b>	<b>Total Buildings</b>	<b>Percentage scoring below 3.4</b>
New Auburn	180	62.8%
Union Street	225	81.3%
Downtown	127	88.2%
Sandy Beach	27	59.3%
Hotel Road	50	70.0%
Total	609	75.4%

Source: City of Auburn Urban Conditions Study Update (2009)

The local definitions for substandard condition and substandard condition but suitable for rehabilitation are:

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

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

Since the City of Auburn offers a number of rehabilitation programs that provide low interest loans, the majority of the residential buildings are suitable for rehabilitation. Because of limited resources and program design, some buildings need more assistance than what is available. If buildings have advanced in deterioration, the rent levels are generally inadequate to support the repair debt. Recently several buildings have become deteriorated and are unsuitable to rehabilitate. These are the buildings that the Community Development Department will target for demolition.

Housing that has been vacant for along period of time is also more likely to be in need of repair. Data from the U.S. Postal Service suggest that in September 2009 there were 127 residential addresses which had been vacant (not collecting their mail) for more than 24 months. It is not know how many of these potentially abandoned buildings may be suitable for rehab

**Table 12: Vacant Residential Addresses**

<b>Census Tract</b>	<b>Vacant 24-36 Months</b>	<b>Vacant &gt; 36 Months</b>	<b>Total</b>
23001010100	27	30	57
23001010300	9	38	47
23001010500	13	10	23
<b>Total</b>	<b>49</b>	<b>78</b>	<b>127</b>

Source: www.HUDuser.org

### **VIII. Overcrowding**

HUD defines overcrowding as more than one person per room, and severe overcrowding as more then 1.5 persons per room.

By this definition, there are 50 low-income owner households experiencing moderate overcrowding in Auburn, 180 low-income renter households experiencing moderate overcrowding, and 20 low-income renter households experiencing severe overcrowding.



**Table 13: Low-Income Households and Overcrowding**

<b>Owner</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low- Income</b>
Moderate overcrowding	0	50	0	<b>50</b>
1 family household	0	50	0	<b>50</b>
2+ families in household	0	0	0	<b>0</b>
Non-family household	0	0	0	<b>0</b>
Severe overcrowding	0	0	0	<b>0</b>
1 family household	0	0	0	<b>0</b>
2+ families in household	0	0	0	<b>0</b>
Non-family household	0	0	0	<b>0</b>
<b>Renter</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low- Income</b>
Moderate overcrowding	80	100	0	<b>180</b>
1 family household	80	20	0	<b>100</b>
2+ families in household	0	80	0	<b>80</b>
Non-family household	0	0	0	<b>0</b>
Severe overcrowding	0	20	0	<b>20</b>
1 family household	0	20	0	<b>20</b>
2+ families in household	0	0	0	<b>0</b>
Non-family household	0	0	0	<b>0</b>

Source: 2005-2007 CHAS ME\_Table10\_060

## **IX. Elderly Persons**

HUD defines elderly households as households with individuals 62-74 years old, and "extra-elderly" as households with individuals 75 or older.

Households age 60 and older are 28.0% of all households in Auburn. There are 1,595 households age 60-74 and 1,154 households age 74 and older (2005-2007 American Community Survey).

420 low-income elderly owner households in Auburn, and 290 low-income elderly renter households, have a housing problem.

**Table 14: Elderly and Extra-Elderly Households with a Housing Problem**

<b>Owner</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low- Income</b>
With a housing problem	240	545	410	<b>1,195</b>
Elderly	85	35	60	<b>180</b>
Extra-Elderly	100	65	75	<b>240</b>
<b>Renter</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low- Income</b>
With a housing problem	820	410	275	<b>1,505</b>
Elderly	95	35	15	<b>145</b>
Extra-Elderly	75	45	25	<b>145</b>

Source: 2005-2007 CHAS ME\_Table5\_060

## X. Persons with Disabilities

The HUD definition of disability used is based on Census questions regarding mobility and self-care limitations.

There are 280 disabled owner households, and 420 disabled renter households with a housing problem in Auburn.

**Table 15: Disabled Households with a Housing Problem**

<b>Owner</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low- Income</b>
With a housing problem	240	545	410	1,195
Disabled	75	135	70	280
<b>Renter</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low- Income</b>
With a housing problem	820	410	275	1,505
Disabled	210	175	35	420

Source: 2005-2007 CHAS ME\_Table6\_060

## XI. Single Persons

There are 3,363 single-person households in Auburn (2005-2007 American Community Survey).

## XII. Large Families

HUD defines households as large when they include 5 or more persons, and small when they are 4 or fewer. By this definition, there are 445 large households in Auburn with a housing problem.

**Table 16: Housing Problem by Household Size**

<b>Owner</b>	<b>Family, 1 parent</b>	<b>Family, 2 parents</b>	<b>Non- family</b>	<b>Total</b>
Total HHs with housing problem	410	695	705	<b>1,810</b>
Small (4 or fewer)	360	585	705	<b>1,650</b>
Large (5 or more)	50	110	0	<b>160</b>
<b>Renter</b>	<b>Family, 1 parent</b>	<b>Family, 2 parents</b>	<b>Non- family</b>	<b>Total</b>
Total HHs with housing problem	565	185	895	<b>1,645</b>
Small (4 or fewer)	330	135	895	<b>1,360</b>
Large (5 or more)	235	50	0	<b>285</b>

Source: 2005-2007 CHAS ME\_Table4\_060

## XIII. Victims of Domestic Violence

The Abused Women's Advocacy Project (AWAP) provides emergency housing and supportive services to individuals attempting to escape a violent home environment in the Auburn Lewiston area. Last year, AWAP provided services to 1,863 people, including 121 men and women who were sheltered and 89 women who participated in support groups.

#### **XIV. Persons with HIV/AIDS**

No data on HIV/AIDS is available on a municipal level in Maine.

The Maine Center for Disease Control and Prevention (CDC) reports HIV Incidence by region. Lewiston and Auburn are part of the Western Maine region, which includes Oxford, Franklin and Androscoggin Counties. In September 2008, there were 156 people living with diagnosed HIV in the Western Maine region.

#### **XV. Racial Pattern**

The low-income black population in Auburn has a slightly larger chance of experiencing a housing problem than the population as a whole – 65.5% as opposed to 57.7%. The reason for this is that much of the black population in Auburn are recent in-migrants. These in-migrants are still, in many cases, learning the language and adjusting to the community.

Auburn is working with Lewiston and its social service partners, particularly Catholic Charities, to help this population to learn English and get jobs and decent housing.

**Table 17: Disproportionate Need**

<b>Renters</b>	<b>30% AMI or less</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>Total Low- Income</b>
Total Households	1,240	615	755	<b>2,610</b>
All With a Housing Problem	820	410	275	<b>1,505</b>
%	66.1%	66.7%	36.4%	<b>57.7%</b>
Total Black Households	25	70	50	<b>145</b>
Black With a Housing Problem	25	70	0	<b>95</b>
%	100.0%	100.0%	0.0%	<b>65.5%</b>

Source: 2005-2007 CHAS ME\_Table1\_060

#### **Priority Housing Needs**

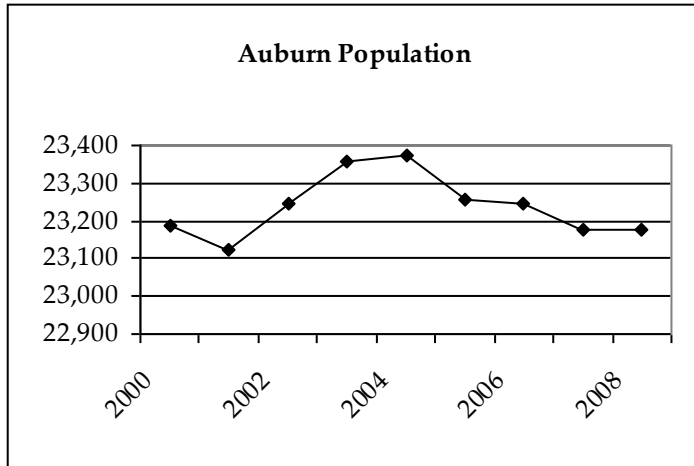
The Community Development program housing goal reflects the advisory committee's discussions, taking into account the local housing market and housing needs of low-income residents, the vision for the neighborhoods, and the requirements of the Community Development Block Grant and HOME programs. For the neighborhoods to remain vibrant and viable, housing quality must improve, and at the same time the housing must be affordable and occupied. Thus, quality affordable housing is the first goal.

##### Goal 1: Quality affordable housing

See *Priority Needs Analysis and Strategies* (page 20) for a discussion Auburn community development priority setting and obstacles.

## Housing Market Analysis

Since 2004, the date of the last Consolidated Plan, the population of the city of Auburn has not changed. It was 23,372 in 2004, and is 23,177 in 2008. Indeed, since the 2000 Census (23,185), the total has not varied by more than a few hundred a year.

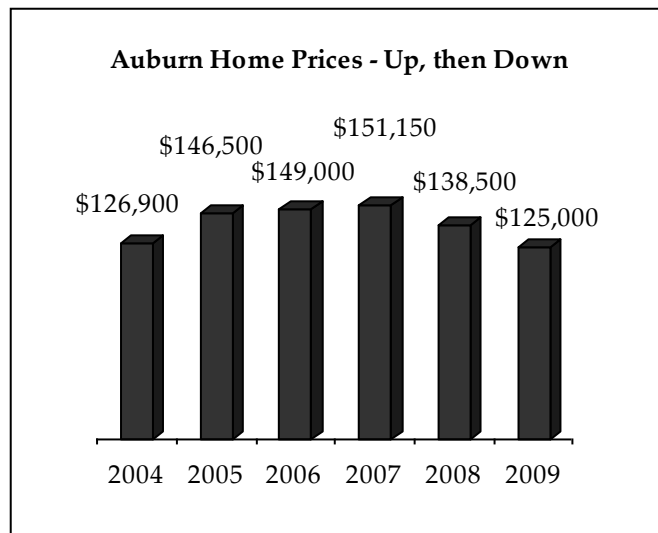


But this apparent stability is deceptive. In fact, since 2004, the City of Auburn has experienced an influx of Somali refugees and migrants, a housing boom, and a housing bust. Here are some of the highlights:

(1) The Census estimates that the black population in Auburn has increased from 137 in 2000 to 1,118 in 2006-8<sup>2</sup>. Next door, in Lewiston, the increase was even more dramatic, from 383 to 2,718. The black population is now 4.9% of all people in Auburn. This group faces issues of language education, work training and placement, substandard housing, and cultural acceptance. A study of Somalis in Lewiston found that less than half of the adults held jobs in 2006. A focus group of new Americans in Lewiston and Auburn found that overcrowding, lack of choice, and substandard conditions are the major housing issues the group faces.

(2) From the date of the last Consolidated Plan, 2004, until 2007, median home values in Auburn shot up 19% -- from \$126,900 to \$151,150. During this period the "affordability index" in Auburn deteriorated, indicating that incomes were not keeping up with cost inflation. In 2007, the household with a median income in Auburn had only 75% of the income required to buy the median-priced home in Auburn.

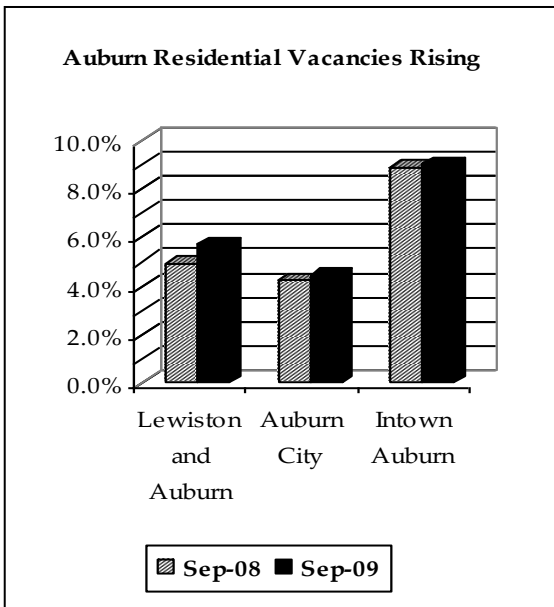
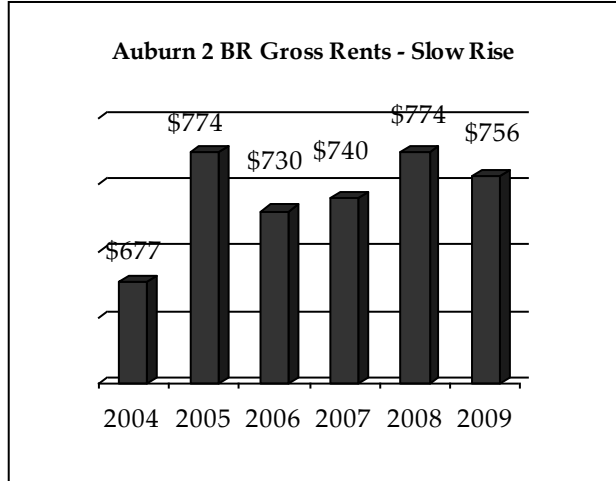
(3) Since 2007, the process has been reversed. From 2007 to 2008, prices declined by 8%, and they declined again in 2009 (though final numbers are not yet in). The median home value in Auburn was \$138,500 in 2008, and is probably closer to \$130,000 today, or not too much different than it was in 2004. The affordability index has improved, but it is still below average. The median-income family in 2008 had 82% of the



<sup>2</sup> U.S. Census American Community Survey 2006-2008

income needed to buy a median priced home in Auburn that year. Most Auburn residents are homeowners, and home equity is a major source of family savings, so stabilizing and strengthening home values will be a challenge for Auburn in the years ahead.

(4) Rents (including utilities) jumped in Auburn from 2004 to 2005 (end of the boom period), then settled back down and have since increased slowly. The recent increases can be explained by increased heating costs. While home prices have fallen, rents have not fallen nearly so much, and are still at the general levels they were at the height of the real estate boom four years ago. One reason is that heating and maintenance costs continue to be a challenge for landlords. Whatever the cause, the high rents mean that affordable rental housing is still a challenge in Auburn. According to

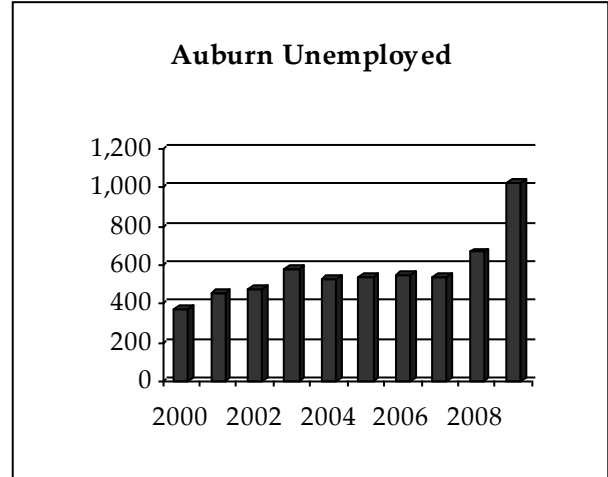


MaineHousing, only half of Auburn residents can afford the average-priced two-bedroom rent in Auburn. The Auburn Housing Authority has 1,099 people on its wait list for subsidized housing. Although only 55% of Auburn households can afford the average 2008 2-bedroom rent, Auburn's rent levels are lower than the Maine average.

(5) Vacancy rates have increased in the past year. From September, 2008 to September, 2009, residential vacancies increased by nearly a percent in Lewiston and Auburn, from 4.9% to 5.7%. This is a result of many more households doubling up as a way of coping with the recession. With unemployment up, and rents

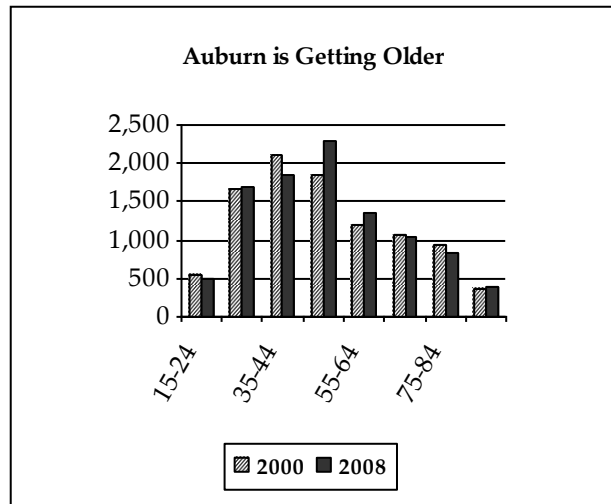
remaining high, tenants are doubling up or moving back home. The increase in Auburn was more modest, from 4.2% to 4.4% -- but the in-town areas of Auburn (tracts 101, 103, 105) have a residential vacancy rate of 9%. In those areas, there were 127 residential addresses identified by the U.S. Postal Service as having been vacant for at least 2 years in September 2009. At such high vacancy levels, problems such as lack of maintenance, deterioration, and abandonment arise. The combination of relatively low rents, old buildings, and high vacancy rates, all point to a danger of housing deterioration.

(6) The unemployment rate in Lewiston Auburn is jumping up, after a decade of relative stability. The unemployment rate in the labor market area has increased from 4.4% in November, 2007; to 6.5% in November, 2008; to 8.2% in November, 2009. The total number of unemployed has increased from 2,553 to 4,700 during this period. The number of unemployed is growing in Auburn. In 2009, the annual average had doubled to over 1,000 people. While unemployment is projected to peak in 2010, it is also expected to only go down slowly. Helping Auburn people, particularly low-income people, find good work will be an ongoing challenge in the coming five years.



(7) Homelessness is increasing. The 2007 “point in time” survey of the Maine Housing Authority found 48 people in homeless shelters or transitional housing in Lewiston and Auburn. 7 were from Auburn. The 2009 survey found 110 homeless, twenty-nine of whom had severe mental illness and twenty-three who were domestic violence survivors. Preliminary numbers from the 2010 survey show another increase in homelessness: 128 people in homeless shelters or transitional housing in Lewiston and Auburn.

(8) The population is getting older. As in all of Maine, and indeed all of the country, Auburn’s population is aging. Over the next ten years, the 45-54 age group in Auburn (the largest group) will be aging into their sixties. This has important implications for the housing stock. Older people have more trouble navigating stairways and old buildings. This is going to make it more difficult to market intown apartments. It also means an increased demand for health care and in-home care, more need for accessible housing and walkable sidewalks. Finally, it means that, in order to keep a balance in its population, Auburn needs to consider how it can be attractive to young families with children, so that they want to move into the city.



(9) The Maine Housing Authority reports a greater need for low-income family rental units in Auburn than senior housing. Auburn Housing Authority reports that of 1,099 households on the waiting list for housing, just 129 are elderly.

	Family Units	Seniors Units (65 and over)
Number of Renter Households @ 50% AMI	1,149	454
Number of Subsidized Units Available	611	545
Project Based	225	456
Non-Project Based (Section 8 Vouchers)	386	89
Number of Affordable Rental Units Needed	538	-91
Indicated Unmet Need %	46.8%	0.0%

Source: MaineHousing

(10) Low-income concentration in the intown Auburn neighborhoods. In 2000, the Census showed that 54.4% of Auburn residents living in poverty lived in Census tracts 101, 103, and 105, the intown neighborhoods of Auburn. The rate of poverty in these neighborhoods was twice that of the city as a whole. No recent data is available regarding the concentration of minority populations in Auburn, but local experience suggests there may also be a concentration of New American residents in the intown neighborhoods.

**Table 18: Low-Income Concentration**

	Auburn	Tract 101	Tract 103	Tract 105	Intown Auburn
Total Population	22,347	1,616	2,538	1,994	6,148
Income below poverty level	2,688	634	438	390	1,462
% under poverty	12.0%	39.2%	17.3%	19.6%	23.8%

Source: U.S. Census 2000

(11) Lewiston. Across the river, Lewiston is confronting similar problems as Auburn. Unemployment has doubled. Home values are falling. In-town rental vacancy rates are rising. One difference is that Lewiston, overall, is resisting the aging trend. Its median age has actually dropped since 2000. The in-migration of New Americans is the major reason for the lower median age. Because their problems with an old housing stock and market conditions are similar, Auburn and Lewiston are cooperating on many community development projects, and will continue to do so in the future.

## Specific Housing Objectives

### I. Objectives for Auburn Community Development, 2010 to 2014

These are the measurable housing outcomes that the Community Development program will accomplish using a combination of CDBG and HOME funds in collaboration with local non-profit organizations and local and state government resources.

### Goal 1: Quality affordable housing

- a** 280 owner and rental units rehabilitated (120 units made lead safe)
- b** 80 owner and rental units weatherized
- c** 35 buyers assisted to purchase a home
- d** 40 new units of affordable family rental housing (HOME)
- e** 10 units of supportive rental housing for the homeless (HOME)
- f** 75 owners assisted to heat their homes
- g** 100 homeless or at-risk of homelessness assisted with security deposits (HOME)

## **II. Objectives for Lewiston Community Development (HOME only)**

Lewiston and Auburn have formed a HOME consortium, and Auburn is the lead agency for HOME funds. As such its Consolidated Plan also includes Lewiston's HOME objectives and strategies.

Lewiston will accomplish the following HOME objective over the next five years:

### 1. Quality affordable housing

- a.** 20 owner units rehabilitated
- b.** 10 buyers assisted to purchase a home
- c.** 40 new affordable rental housing units
- d.** 10 units of supportive rental housing for the homeless
- e.** 100 homeless or at-risk of homelessness assisted with security deposits

## **Needs of Public Housing**

The Auburn Housing Authority owns and operates 413 public housing and project-based housing units, of which 377 are subsidized. No units are expected to be lost from the inventory in the next five years. 25 of the units (18 0- and 1-bedroom units, 5 2-bedroom units, and 2 3+ bedroom units) are handicapped accessible.

In addition, Auburn Housing is currently rehabilitating the former Vincent Bottling Plant into an affordable housing development financed primarily with low income housing tax credits. When completed, it will include 11 one- and 6 two-bedroom apartments for eligible persons who are 55+.

In addition to its public housing units, Auburn Housing administers 707 tenant-based Section 8 subsidy vouchers.



**Table 19: Auburn Subsidized Housing by Bedroom Size**

<b>Bedrooms</b>	<b>0-1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5<sup>3</sup>-6</b>	<b>Total</b>
Public Housing	292	17	38	22	8	<b>377</b>
Tenant Based	278	319	76	26	8	<b>707</b>
Total	570	336	114	48	16	<b>1,084</b>
%	52.6%	31.0%	10.5%	4.4%	1.5%	<b>100%</b>

Source: Auburn Housing

There are 1,099 households on the Auburn Housing wait list, including 386 households waiting for Auburn public housing units and 713 households waiting for tenant-based subsidized housing units (some households may be on both lists). The Auburn Housing wait list includes 129 elderly and 315 disabled households.

**Table 20: Auburn Housing Wait List**

<b>Bedrooms</b>	<b>0-1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Total</b>
Wait List	415	496	132	44	7	5	1,099
%	37.8%	45.1%	12.0%	4.0%	0.6%	0.5%	100.0%

Source: Auburn Housing

## **Public Housing Strategy**

Community Development objectives regarding the creation and rehabilitation of new affordable housing units in Auburn will help alleviate the waiting lists for Auburn public housing.

The following are Auburn Housing Authority's HUD Strategic Goals and Objectives:

*HUD Strategic Goal #1: Auburn Housing will increase the availability of decent, safe and affordable housing*

Objectives:

1. Auburn Housing will apply for additional housing vouchers when they are available.
2. Auburn Housing will create or acquire developments using private or public funds to provide additional housing opportunities.
3. Auburn Housing will Project-base additional 10 units in family/elderly housing by 2012.
4. Auburn Housing will provide outreach to landlords to attract potential new voucher landlords.
5. Auburn Housing will increase voucher payment standards as necessary when the budget will allow for an increase.

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<sup>3</sup> Auburn Housing has a HUD approved plan to change all of the 5 bedroom units to 4 bedroom units when the current tenants move out of the unit.

*HUD Strategic Goal #2: Auburn Housing will continue to maintain the quality of life and economic vitality*

Objectives:

1. Auburn Housing will continue to maintain our high performer status in our Public Housing Management (PHAS) and our Voucher Management (SEMAP).
2. Auburn Housing will continue to increase public satisfaction in our programs.
3. Auburn Housing will continue to keep our lease-up rate at 98%.
4. Auburn Housing will continue to have our turn-around time at less than 10 days.

*HUD Strategic Goal #3: Auburn Housing will continue to ensure Equal Opportunity in housing for all program participants.*

Objectives:

1. Auburn Housing will continue to undertake affirmative measures to insure access to assisted housing and provide a suitable living environment for families living in assisted housing.
2. Auburn Housing will continue to undertake affirmative measures to ensure accessible housing to person with all varieties of disabilities regardless of unit size required.

Auburn Housing currently has three resident commissioners, one more than required under state law, who effectively represent the interests of all residents. In addition, Auburn Housing consults regularly with resident associations and holds board meetings in different housing developments throughout the year. Auburn Housing's affiliate, Auburn Housing Development Corp. (AHDC), is an important partner in the Lease/Buy Program working to provide home ownership opportunities to lower income persons. Last year a former resident of Auburn Housing's Family Development became a proud home owner through this (Lease-Buy) program.

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

## **Barriers to Affordable Housing**

### **I. Building Codes**

The oldest housing stock in Auburn is primarily found in the downtown and includes much of the multi-family housing. One hindrance to building rehabilitation is Auburn's current building code. The code applies to all buildings, regardless of age and often the changes needed to bring older buildings up to code are extremely costly and difficult to implement. This can unintentionally discourage the rehabilitation of older buildings. The recently adopted Maine Uniform Building, Energy and Rehabilitation code (MUBEC), includes the International Building Code (IEBC), a code that facilitates the rehabilitation of older buildings. Auburn will adopt the MUBEC in 2010.

## **II. Zoning**

There are no provisions in the current zoning ordinance to encourage the development of new affordable housing. The new draft comprehensive plan (April 1, 2010) calls for the institution of a density bonus and reduced infrastructure requirements for housing developments that would include at least 20% of its units in an "affordable" category.

## **III. Homebuyer Assistance**

Auburn Development Department has a number of programs to help low- and moderate income households purchase a home.

The Homebuyer Program provides financing to lower the cost of the mortgage, taxes and home insurance to 32% of income. The program also provides a lease-to-purchase option when the homebuyer is unable to obtain standard bank financing. The lease option is available if there is potential for the homebuyer to purchase within an 18-month period.

The Good Neighbor Start-Up Program helps new home owners to ease the cost burden of moving into a new home. The program provides a grant for expenses such as a stove and refrigerator, lawn mower, utility connection fees, and to purchase oil.

Through the Neighborhood Stabilization Program, Auburn can purchase foreclosed properties, fix them up, and resell them at a discount so the buyer only pays 28% of their income for mortgage, taxes, and home insurance. Potential buyer's names are drawn by a lottery. Allowable incomes are higher than other homeownership programs.

# HOMELESS

## **Homeless Needs**

A Continuum of Care is a group of service providers serving a particular geographic area who work together in a collaborative planning process to develop programs that address homelessness. Lewiston and Auburn are part of the Maine Balance of State Continuum of Care.

Lewiston-Auburn Alliance for Services to the Homeless (LASH) 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 the at-risk. In 2009, Lewiston and Auburn, in conjunction with LASH, developed a 10-year plan to end homelessness in the two communities. The plan is founded on an assessment of need based on the first-hand accounts of individuals and families experiencing homelessness in Lewiston Auburn as well as service providers.

Populations of homeless in Lewiston and Auburn include youth, families, and single individuals. They include victims of domestic violence, persons with mental illness and substance abuse, veterans, and immigrants and refugees. The needs assessment identified 100 people homeless on any given night in the two cities. They are part of a larger group of over 1,300 who are homeless in any given year in the two communities. In addition to those in shelters, Lewiston and Auburn’s homeless are hidden in apartments, where they move from one friend’s couch to another, or in cars or campgrounds in the summer.

Racial make-up data is available at the Continuum of Care level in the annual Point in Time survey. In 2010, 86% of the 360 people identified as homeless in the Balance of State Continuum were white. 42 (12%) people were minorities. Minorities are 4% of Maine’s population.

According to the 2008 Lewiston-Auburn Homeless Needs Assessment Report, the at-risk homeless are the people with incomes below the poverty level. They experience a rate of mobility three times that of the population with incomes over the poverty level. The report states there is a cycle in the Lewiston-Auburn housing market like musical chairs in which hundreds of people are on the move every night, and a hundred or so get left out, and end up at the shelter door.

## Priority Homeless Needs

*The 10-Year Plan to End Homelessness in Lewiston and Auburn* is 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 specific actions. Each action has a lead agency that is responsible for coordinating implementation, partners that will contribute to implementation, and benchmarks that lay out specific steps necessary over time for successful implementation.

## Homeless Inventory

Auburn’s services and facilities for the homeless include 2 transitional housing facilities.

**Table 21: Auburn Homeless Facilities and Services**

Facility	Type	Organization
St. Francis Recovery Center	Transitional Housing	Catholic Charities
Abused Women’s Advocacy Shelter “J”	Transitional Housing	Community Housing of Maine
Abused Women’s Advocacy Shelter	Emergency Shelter	Abused Women’s Advocacy Project
Emergency Winter Funds	Emergency Shelter	MaineHousing

Lewiston’s services and facilities for the homeless include 6 emergency shelters, 5 transitional housing facilities, and 1 single room occupancy program.

**Table 22: Lewiston Homeless Facilities and Services**

Facility	Type	Organization
Emergency Winter Funds	Emergency Shelter	MaineHousing
Howe Street Dual Diagnosis	Transitional Housing	Community Housing of Maine
Hope Haven Gospel Mission	Emergency Shelter	Hope Haven Gospel Mission
597 Main St.	Transitional Housing	New Beginnings
97 Pierce St.	Transitional Housing	New Beginnings
New Beginnings	Emergency Shelter	New Beginnings
Scattered Site	Transitional Housing	New Beginnings
Street Outreach	Single Room Occupancy	New Beginnings
St. Martin de Porres	Emergency Shelter	St. Martin de Porres
Transitional Living Prep Program	Transitional Housing	Volunteers of America

While there are currently no facilities and services specifically targeting chronically homeless, Tedford Housing, an organization that provides shelter, housing and services to the homeless, is moving forward with plans to develop 2 new permanent supportive housing facilities for homeless in Lewiston and Auburn. These facilities will create a total of 16 supportive housing units.

## Homeless Strategic Plan

The full 2009 *10 Year Plan to End Homelessness in Lewiston and Auburn* is available as a consolidated plan additional document. It includes the following 5 strategies:

### Strategy 1: Prevention

- Action 1A. Raise Community Awareness
- Action 1B. Ensure Safety Net Services Are Available
- Action 1C. Expand Youth Outreach Center

### Strategy 2: Early Intervention

- Action 2A. Create a Quick Response Team
- Action 2B. Create a Housing Liaison

### Strategy 3: Crisis Response

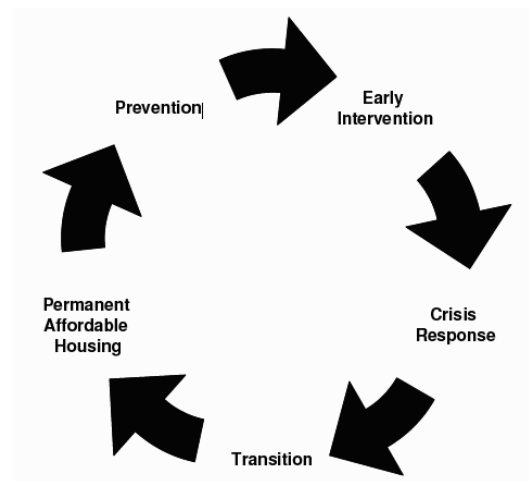
- Action 3A. Provide safe and Accessible Emergency Shelter Beds

### Strategy 4: Transition

- Action 4A. Help with Living Skills
- Action 4B. Develop Job Opportunities

### Strategy 5: Permanent Affordable Housing

- Action 5A. Increase the Affordable Housing Stock



## **I. Institutional Structure**

Each strategy in the *10 Year Plan to End Homelessness in Lewiston and Auburn* has lead agencies responsible coordinating implementation.

Strategy 1: Prevention will educate the community about homelessness in Auburn and Lewiston, and will help low-income families avoid becoming homeless by coordinating the safety net, including food, health care, employment and housing services, and by helping them access those resources. Strategy 1 also specifically targets homeless youth with actions to raise the aspirations of local students and outreach to youth at risk of homeless. The lead agencies for Strategy 1 are United Way, St. Mary's Clinical Services, and New Beginnings.

Strategy 2: Early Intervention will identify persons at immediate risk of becoming homeless and will utilize a quick response team to assess and respond to their needs, helping them access services and housing to prevent their becoming homeless by providing individualized solutions. The lead agencies for Strategy 2 are Auburn and Lewiston General Assistance offices and the Auburn Housing Authority.

Strategy 3: Crisis Response addresses the emergency shelter needs of homeless persons with actions to assure there are sufficient and safe emergency beds that are available, low- barrier, and appropriate. The lead agency for Strategy 3 is the Lewiston-Auburn Alliance for Services to the Homeless (LAASH) public policy subcommittee.

Strategy 4: Transition includes actions to help homeless persons learn living skills and developing job opportunities. The lead agencies for Strategy 4 are Community Concepts and the Lewiston Career Center.

Strategy 5: Permanent Affordable Housing includes actions to increase the affordable housing stock. These strategies address the transitional housing needs of homeless persons and will help homeless persons (including chronically homeless persons) make the transition to permanent housing and independent living. The lead agencies for Strategy 5 are the Lewiston and Auburn Community Development programs.

## **II. Tenant-Based Rental Assistance**

The Cities of Auburn and Lewiston will offer tenant-based rental assistance in the form of security deposit assistance. During a strategy planning efforts LASH identified this form of assistance to help persons who are homeless or at-risk homeless to gain access to housing. LASH is committed to assuring that there are appropriate resources to address the needs of the homeless and to work towards breaking the cycle of homelessness.

LASH members concluded that a security deposit program is needed in the Lewiston-Auburn area. The current housing market conditions leave some tenants without access to housing. This is supported by the following trends:

- there are greater affordability gaps between income and housing costs.
- landlords are able to demand higher standards for acceptance of renters;

- landlords are requiring a security deposit equal to the first month's rent—generally without exception.
- landlords are requiring payment of the last month's rent.
- persons who have limited income are unable to save for a security deposit.
- some tenants who receive housing vouchers are not able to utilize the voucher due to lack of security deposit money.

## COMMUNITY DEVELOPMENT

### Community Development

The Community Development goals below reflect the advisory committee's discussions, taking into account needs, the vision for the neighborhoods, and the requirements of the Community Development Block Grant and HOME programs.

The Community Development target neighborhoods need public improvements in order to stay attractive and livable – streets, sidewalks, walking trails, nicer looking stores, the elimination of blight. This is the "attractive neighborhoods" goal.

Residents in the neighborhoods need jobs and income in order to afford quality housing. There are job development efforts going on in other parts of Auburn – near the Turnpike and the Mall – but there also has to be job creation within the neighborhood as well. This is the "economic opportunity" goal.

The fourth goal involves improving the quality of life of residents through social services by helping them with life and job skills. It includes collaboration with the City of Auburn and local, regional and state organizations and service agencies. It also involves helping create a stronger sense of community within the neighborhoods by supporting one or more "community-building" initiatives.

#### Goal 2: Attractive neighborhoods

- a** 10,000 linear feet of improved streetscapes –
  - repaved sidewalks
  - landscaping
- b** 50 building exteriors improved
- c** 15 units of substandard housing demolished

#### Goal 3: Economic opportunity

- a** 10 businesses helped to improve their buildings, including exterior
- b** economic impact from Community Development activities quantified

#### Goal 4: High quality of life for residents

- a** residents assisted to access services that provide life and job skills training
  - 1,500 children, youth, and their families
  - 600 individuals
  - 400 homeless individuals
- b** 1 neighborhood community-building initiative supported.

See *Priority Needs Analysis and Strategies* (page 19) for a discussion of Community Development priority setting and obstacles.

### **Antipoverty Strategy**

The City of Auburn's antipoverty strategy has several elements:

- 1) Supporting job training and life skills training to residents in the target areas in coordination with private industry and local and state organizations and service agencies;
- 2) Supporting job creation efforts within the target areas;
- 3) Supporting public transportation connecting the target areas to employment centers in Auburn and the region;
- 4) Supporting child and youth programs such as Head Start that expose young people to opportunities in the wider world, and provide them with the skills to succeed in school;
- 5) Working with the United Way and Career Center to ensure that homeless individuals are helped to learn skills to succeed at work.

## **NON-HOMELESS SPECIAL NEEDS**

### **Specific Special Needs Objectives**

A consultation with social service agencies was held on February 17. The agencies were asked to identify the needs of the low-income Auburn and Lewiston residents they serve. Foremost among the needs identified by the agencies were the need for transportation, the need for education, including life skills, the need for jobs and job training, and need for safe, affordable housing, including housing for families, handicapped accessible housing, and transitional housing. Other needs identified by the agencies included child care, case management services, dental care. Specific populations identified in need of services were youth and teenage mothers, with education, job and life skills training needs, and New Mainers, with needs in terms of access to services and training.

The Community Development Advisory Committee discussed social services in detail on March 3<sup>rd</sup>. The Committee prioritized life and jobs skills services as the areas where consolidated plan social service resources should be directed over the next five years.



The major obstacle to meeting underserved populations is the cutbacks in resources from the state government.

Minutes from all of the Citizens Advisory Committee meetings as well as the social service consultation are provided as additional consolidated plan documents.

## Non-homeless Special Needs Analysis

Table 23 provides estimates of subpopulations with special needs in Auburn. The data is a mixture of administrative records and Census estimates, and in some cases is incomplete, so caution must be taken in comparing one type of need to another.

The data shows 680 elderly over age 75, under poverty, and with a disability in Auburn, who may be in need of in-home or other services.

The populations of mentally ill and developmentally disabled are larger than is shown in the chart. The Census estimates a total population of 1,031 residents of Auburn with a mental disability, and living below the poverty level. There is no way to break out the Census data between developmentally disabled and mentally ill.

No data on HIV/AIDS is available on a municipal level in Maine.

**Table 23: Non-Homeless Special Needs**

	<b>Housing</b>	<b>Need</b>	<b>Available</b>	<b>Data Source</b>	<b>Gap</b>	<b>Data Source</b>
52	Elderly (low-income renters)	690	545	MSHA	145	ACS
53	extra elderly (low-income renters)	145	0	n/a	145	ACS
54	mentally ill	63	52	Common Ties, AHA	11	Common Ties
55	developmentally disabled	21	21	MSHA	0	n/a
56	physically disabled (li renters)	445	25	AHA	420	ACS
57	Addicted	45	32	MSHA	13	Catholic Charities
58	HIV Aids	0	0	n/a	0	n/a
59	Public housing residents	187	116	AHA	71	AHA
	<b>Total</b>	<b>1,596</b>	<b>791</b>		<b>805</b>	
	<b>Non-housing</b>					
60	Elderly (<pov, disabled)	370	0		370	ACS
61	extra elderly (<pov, disabled)	680	0		680	ACS
62	mentally ill	217	204	Common Ties	12	Common Ties
63	developmentally disabled	48	48	Pathways	0	Pathways
64	physically disabled (<65,<pov)	506	0	n/a	506	ACS
65	Addicted	0	0	n/a	0	n/a
66	HIV Aids	0	0	n/a	0	n/a
67	Public housing residents	0	0	n/a	0	n/a
	<b>Total</b>	<b>1,820</b>	<b>252</b>		<b>1,568</b>	

## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

The City of Auburn's most recent Analysis to the Impediments to Fair Housing (AI) was completed in March, 2005. The process involved a committee with representatives of the Human Rights Commission, US Department of Housing and Urban Development, legal aid, real estate, banking, landlords, public housing, tenants, minority population, and mental health. The City performed a self evaluation using the "Initiative on Removal of Regulatory Barriers" as part of the AI. The AI included an analysis of basic demographics (2000 Census), public housing options, availability of legal aid, accessible housing, homelessness, mental health accessibility, statewide human rights complaints, barriers by realtors or lenders, regulatory barriers, the needs of the new immigrant population, and landlord practices and knowledge of fair housing. The following summarizes activities undertaken in response to fair housing issues that the AI uncovered.

Two successful trainings were provided to area landlords on fair housing regulations and rules of reasonable accommodations. Speakers included Maine Human Rights Commission staff, a local attorney who specialized in landlord issues, a landlord, and social service providers. Much of the discussion focused on discrimination based on children, public assistance, and people with limited English proficiency. Responses from an evaluation showed landlords both appreciated the information and felt empowered to insure fair housing.

A brochure was created about reasonable accommodations and has been distributed through the fair housing trainings and at Landlord Association meetings.

Although no regulatory barriers were identified in the self-analysis, the Citizen's Advisory Committee of the 2005-10 Consolidated Plan suggested there be regulatory incentives to affordable housing including:

- 1) reduced setback and density considerations for affordable housing developments, and
- 2) provisions in the building codes that allow flexibility for rehabilitation of properties.

Staff worked with the Auburn Comprehensive Plan Committee to encourage adopting those incentives which were included in the recently completed Comprehensive Plan.

The City initiated two efforts to enhance relations with the Somali and Bantu population. These are

- 1) the creation of a DVD showing availability of public services (fire, police, parks and recreation, social services, library, literacy) in native languages; and
- 2) encouraging "La riba" lending (no interest financing). The Islamic population is prohibited from earning or paying interest. Although the City's home ownership program is interest-free, the greater portion of the financing to purchase a home comes from private lenders who charge interest. La riba lending has occurred in other parts of the country where the homebuyer leases from the lender with a payment amount that would be similar to a loan with interest. This financing is not yet available in Maine. City staff met with two lenders to encourage this lending approach.

The Auburn Home Consortium created the Fair Housing and Affirmative Marketing Policy (AMP) in September, 2006. The AMP provides a guide for City staff to monitor home ownership programs and rental housing developments. The Community Development Department completed monitoring for the homeownership programs and reviews each new rental development project as rent up occurs.

In preparation for the 2010-2014 Consolidated Plan Community Development staff considered the following possible impediments to fair housing:

**Concentration of minority areas in subsidized and affordable housing.** There are no concentrations of minority populations in any particular areas of the city. However, there has been a significant increase of the immigrant population since the AI was completed.

**Lender issues affective minority homebuyers.** Community Development staff found no evidence of discrimination based on lending practices, mortgage availability, or foreclosures.

**Neighborhood objections and zoning restrictions limiting supportive housing.** The City has been working with Tedford Housing to create supportive housing units for formerly homeless individuals. Part of the review process to obtain Planning Board approval involved notifying people in the neighborhood. There was no opposition when Tedford Housing presented their project to the Planning Board. Further, the city zoning ordinance allows group homes (community based residential facilities) in all residential zones as a special exception, and many special exceptions have been granted by the Planning Board.

**Availability of accessible housing for disabled persons.** According to a study done several years ago, there is a need for more housing that is accessible. Upon completion of the study, the City created an Accessible Housing Program to encourage the creation of accessible units, but the program has been underutilized. New accessible units are now being created by rental developments that are supported by HOME funds. These include Vincent Square Apartments, Tedford Housing supportive housing, and Webster School Apartments.

**Issues affecting persons with limited English proficiency.** The particular needs of people with limited English proficiency has been anecdotally noted by AI participants as 1) a lack of understanding of community services and how to access them and 2) difficulty communicating with landlords regarding the tenant's payments and responsibilities, and availability of rental units. As noted previously, the City has initiated the creation of a DVD to help bridge the communication issue and to increase awareness of available public services.

**Willingness of landlords to rent to families with children.** There are no known charges against Auburn landlord discrimination based on number of children in a family. However, after attendance at several Lewiston-Auburn Landlord Association meetings, staff learned landlords are concerned about renting to families with children. They expressed concern about the possibility of lead poisoned children. The cities are making great headway in this area by providing free lead testing and consultation with a licensed risk assessor regarding lead safe practices, and

providing free testing and education to tenants regarding lead cleaning techniques. The cities were awarded a HUD lead grant in 2009 which offers grant and loan funds to landlords to make lead improvements.

As a goal of 2010-2014 Consolidated Plan, staff will update portions of the AI that relate to minority and immigrant population changes since the last *AI*. This will give the City a better understanding of the needs of people with limited English proficiency. As a part of the AI update, the committee will also review any previous AI recommendations that have not yet been accomplished, determine their usefulness, and determine a new direction for actions, if appropriate.

**APPENDIX**  
**MINUTES TO CITIZENS ADVISORY COMMITTEE**

Citizen Advisory Committee (CAC)  
Community Room, 2<sup>nd</sup> Floor Auburn Hall  
Minutes of January 27, 2010

**Present:** Pauline Bailey, Ann Bentley, Matthew Carter, Deb Coolong, Nellane Corriveau, Daniel Curtis, Belinda Gerry, Beverly Heath, Leonard Kimble, Jonathan Labonte, Larry Marcoux, Sharon Philbrook-Bergeron, Larry Pelletier, Craig Phillips, Noella Rocheleau, Faith Schaefer, Renee Simonitis, Linda Snyder, Diane Whiting, Richard Whiting

**Consultant:** Sarah Curran, Frank O'Hara

**Staff:** Reine Mynahan, Yvette Bouttenot

I. Welcome:

A summary report on the Funding in The Target Areas was distributed to the members. The report indicates the total dollars spent as well of the percentage by target area.

II. Introductions & Goals:

The committee members were asked the question "If this plan is successful, what would it do?" The following is a broad list of the identified goals which will be condensed and prioritized at a later meeting:

Identified Goals:

- Housing Opportunities for the needy
- Improve standards of living
- Enhance Community
- Aesthetics
- Eliminate blight & revitalize community
- Develop a sense of community
- Make the Downtown the heartbeat of our community
- Reuse housing stock
- Vacancy rates in apartment buildings and single family houses
- Lead hazards
- Sense of ownership
- Leveraging resources
- Listen to the voice of tenants, they need to be heard
- Challenges of tenants
- Reestablishment of community values
- Change the perceptions of the city and lose the feeling of isolation
- Develop programs for middle income families, more needs to be done for them
- Housing for middle income
- Neighborhood stakeholders
- Pride in neighborhood
- Walking areas in neighborhoods
- Neighbors knowing and taking care of each other
- Activities to encourage togetherness
- Rename the Union Street GULLY Area

- Encourage homeownership
- Reduce absentee landlords
- Establish criteria for selection of public service funding
- Children's needs, encourage better quality of life for them
- Pride in buildings, encourage ownership
- Homeless & working poor
- Substandard housing
- Need for safe, decent and affordable rents
- Assist displaced people when buildings are demolished
- Playgrounds for kids... "happy places"
- Physical disabilities – housing accessibility
- Improve demographics of target areas
- Encourage mixed income neighborhoods
- Availability of grants such as Façade
- Make neighborhoods inviting for investment
- Encourage small businesses to move into neighborhoods
- Traffic patterns in neighborhoods
- Limit truck and emergency vehicle traffic specifically on Dennison Street
- Reduce the amount of trash littering the streets of the city
- Emergency vehicle routes
- Sprinklers and fire safety
- Develop criteria for funding Public Service Agencies
- Need for Accessible housing for people with disabilities
- Improve Auburn's demographics, attraction of young professionals
- Develop metrics for goals (i.e. median household incomes)
- Use of the New Auburn Master Plan
- Support Neighborhood Groups
- Develop and enforce a Property Maintenance Code for vacant properties and investment properties
- Access of emergency vehicles
- Commuter data, the routes of working people
- Downtown Connector Study – turnpike
- Develop a flexible voucher system
- Convert existing multi-unit buildings into condos
- Combine 2 or more small units to larger units to decrease density of buildings
- Develop Homebuyer Programs with Rehab
- Inform tenants of their rights
- Develop a Affordable Housing Ordinance to discourage gentrification

### III. Housing Presentation

Housing 101: The law of economics is about supply and demand; for housing it is people and buildings. The housing market needs to be in balance but at this time it is not. When there is a glut of available housing it leads to a deterioration of that housing stock; when there is a low inventory of housing to choose from the prices go up and housing becomes very expensive. It is very difficult to find balance. From 2000 – 2006 there was a huge demand for homes, people had more money and owners rehabbed their buildings.

Now things have changed, there is less money and the cost of housing is lower. However, rents are still expensive, vacancy rates are high, 9% in 2009. There is a greater potential for vacant buildings and deteriorating units. Also, we have an aging population looking for one- story housing units with low maintenance but this type of housing may not exist in the neighborhoods within the target areas. Homelessness has tripled in the last year and keeps increasing. This population needs social services in addition to housing. How to make these two components work together is very important. MSHA reports greater need for the younger population needing low income housing. A slums/blight study was completed by staff this past fall. It identified the condition of exterior housing; every other home was evaluated. The study will be distributed at the next meeting.

Current demographics do not take into account that most people don't live and work in same neighborhoods. The Downtown Connector Study has demographics that include good economic data. Most landlords will be against a Property Maintenance code. The City Council could look at a code for a targeted area where there are more depressed properties. A strategy could be to invest in buildings when they are purchased. They would need to be sold at a lower price so that funds would be then be used to rehab. The waiting list for subsidized housing is very long. It would be nice to connect dots between the vacancy rate, waiting list and landlords. The 9% vacancy rate is an overall number of single family and rental units. The vacancy rate for rents may actually be higher.

One way to increase homeownership and decrease absentee landlords is to convert buildings to condos which are preferable to having building sit vacant. Auburn's population is not partial to condos. They have not sold well in the past. Reducing the density of buildings may work better; taking several bedroom units and creating a larger unit. The MSHA program called Good Neighbors not very successful in this area. The City is currently offering the Neighborhood Stabilization Program (NSP) which is a program where the City will purchase a house, rehab it and then sells it to a qualified family. The Lease Buy Program is on hold while the NSP Program funds are spent. These programs address many of the stated goals.

#### IV. Housing Q & A

- Are there policies to require landlords must respond to tenants?
- We are hearing symptoms....what is the real problem
- Portland has ordinance to protect housing which works in high demand markets.
- Policies to protect mixed income neighborhoods

#### V. Housing Priorities

Everyone was asked to write down to housing priorities. The numbers indicate the number of members who feel the priority listed is important to them. The list is as follows:



- Enhancing efficiencies of older homes to meet increasing energy costs (11)
- Investments in neighborhoods for curbside appeal helping to eliminate blight issues (7)
- Same as above but in the downtown area
- Accountability for landlords – whether or not they live there – property maintenance codes (16)
- Income diversity, increase the socio-economic diversity; low-moderate, own/rent (3)
- Equitable distribution of funding in all target areas based on low income household (5)
- Maintain affordability and maintain value of housing
- Make the most of private investors in neighborhoods
- Keep city government out of housing development keep it in the housing developers who can make a profit. Make most of private investment.
- Assistance for low income to buy and rehab properties. Maintain the programs that exist. (7)
- Gap funding programs to assist those who want to work but can't afford it because of the loss of rent and medical benefits. There are incentives to keep rents affordable for 2 years.
- Family housing priority over elderly housing - Continue the Start-up grants of \$1,000 (6)
- Person feel sense of security, getting basic needs met the needs are health safety and wellbeing
- More green spaces in addition to parks, develop shared green spaces, more benches, review outdated parking ordinance, enforce codes (15)
- Crime watch groups

#### VI. Social Services Meeting Topics

There will be a meeting on February 23 with social service providers. The categories to be focused on will be 1)elderly, 2) children and families, 3)mental illness, disabilities & substance abuse, 4)new Americans. The topic of homelessness will be addressed in each of the 4 groups.

What are the service needs? Are they sufficiently being met? Explore having Non-Governmental Organizations (NGO) Community work together with CDBG Programs. Explore ways to make it possible to have organizations come to CDBG for funding beyond the action plan, possibly through strategic planning.

#### VII. Next Steps

The next meeting will be on February 10, 2010 and the topic will be economic opportunity.

The meeting adjourned at 7:45.

Respectfully submitted,  
Yvette Bouttenot  
Community Development Assistant

Citizen Advisory Committee (CAC)  
Community Room, 2<sup>nd</sup> Floor Auburn Hall  
Minutes of February 10, 2010

**Present:** Pauline Bailey, Ann Bentley, Matthew Carter, Daniel Curtis, Belinda Gerry, Beverly Heath, Jonathan Labonte, Larry Marcoux, Sharon Philbrook-Bergeron, Bob Parnes, Larry Pelletier, Craig Phillips, Noella Rocheleau, Patricia Salvatore, Renee Simonitis, Seth Springham, Diane Whiting, Richard Whiting  
**Guest Speakers:** Roland Miller, Mary Lafontaine, Gerry Dennison  
**Consultant:** Sarah Curran  
**Staff:** Reine Mynahan, Yvette Bouttenot

VIII. Welcome:

Sharon reviewed the ground rules for the advisory group meetings.

IX. Recap

Sara briefly reviewed the past meetings and explained that the format for this evening would be slightly different. Joining the group to present information on Economic Opportunities in the City of Auburn as well as the region were Roland Miller, Economic Development Director for the City of Auburn; Mary Lafontaine, Maine Career Center; and Gerry Dennison, formerly with the Department of Labor and the City of Auburn.

X. Economic Presentation & Q & A

**Roland Miller:** There are 2 reasons for a city to have an Economic Development Program.

- 1) The City must raise revenues in order to pay for the services offered to its citizens. This is done by collecting property taxes from both residential property owners and businesses. The tax basis is the financial model followed by municipalities. In order to alleviate the burden of property taxes to homeowners it is necessary to attract businesses who will then contribute to the tax revenues collected by the city.
- 2) The City works at increasing the number of jobs, especially higher income jobs, available in the City. This gives the citizens the opportunity for meaningful life and provides them with more than the bare necessities.

Roland believes that when there is good economic news for an area government is given more credit than it deserves. It is the entrepreneurs who take the risks that deserve the credit. It is important to showcase Auburn's amenities to potential businesses who may want to locate here. In order to attract business it is necessary to market the city. Attending business trade shows, providing input to the legislature, and distributing brochures are some examples on how the City markets itself to business prospects. It is important to maintain relationships with existing businesses and look at expansion opportunities.

Areas of concentration:

- Industrial: Auburn rates high for industrial business record, low rate of loss
- Commercial retail, business parks, downtown

- Development: we have a good infrastructure in place which is important for new growth, maintenance, and re-use of existing buildings.
- Housing development: commercial business subsidizes the residential needs of the City. It is important to maintain a healthy tax base shared by housing and business.

How does Auburn balance the roles of partnership and competitor with the City of Lewiston? The two cities cemented their relationship, by developing a protocol on how to deal with and how *not* to deal with potential clients. It makes no sense to pit one city against the other. It is important to locate the business on the best site for their needs which will benefit the entire region and promote success for the business. Developing the Tax Increment Finance (TIF) law which is applicable across the state was another important piece in developing the partnership.

What kinds of initiatives are available to encourage entrepreneurs? The Leadership Institute was developed with the leadership of former Bates College Dean and Lewiston City Councilor James Carrigan. Business students were taught how to develop a business plan however this was not a formal training process.

How much must a house be valued in order to break even? There are no recent numbers to answer this however in the past it was calculated that a home must be valued at \$150,000 to break even; the average home value at the time was \$85,000.

**Mary Kozicki Lafontaine:** Mary has been with the Maine Career Center for 5 1/2 years and is involved in Workforce development. It is important to note that this along with Economic Development go hand in hand; you can't have one without the other. Mary distributed a copy of her presentation entitled "Barriers to Employment".

Although the job market is weak and there are not enough jobs for all unemployed, there are jobs available but a job seeker must aggressively market themselves. The unemployed may lack in the soft skills necessary to perform jobs. Homelessness is a real barrier when applying for a job. It is the second question on an application and the means to make contact. There are not a large number of unskilled jobs available which is a good thing, but it becomes a barrier for people without skills. Other real barriers are transportation, child care, and substance abuse.

Addressing barriers: The Work Ready Program is designed to improve readiness skills; employers are willing to train new hires in the hard skills, but person needs to be ready and available to work. The 80 hour training program will allow for people to learn how to be a successful employee. For example, a reason online applications are popular is that it allows employers to determine up front if you have computer skills.

Work Ready for new Mainers who need math and reading skills at 8<sup>th</sup> grade level. A person who has graduated from 8<sup>th</sup> grade does not mean they are capable of reading at that level. There is a need for additional funding to continue the program.

Career Center Partners: Women Work and Community, Adult Ed, Central Maine Community College, Andover College, Central Maine Medical Center School of Nursing, Bates College, Women Unlimited, and College for ME Androscoggin. Androscoggin County has lowest percentage of college educated population in Maine and Maine as a whole has a low rate when compared nationally. One the goals of College for ME are to boost this rate. Literacy Volunteers is another partner working to improve literacy in our area. 25% of the population in this region cannot read or write and this does not include the new Somali population. Coastal Enterprise, offers the JOLI Grant, also a training education program. Lewiston Regional Technical Center regional offers 22 programs and is great for kids who are not destined to go to college, it is a program for motivated students who wish to succeed without necessarily going on to college. For those students who do want to pursue a higher education Auburn & Lewiston are blessed with five institutions of higher learning. An unfortunate trend is that although we have high attendance rates at these institutions the retention rate is very low.

For those people who receive TANF and other State benefits there are benefits of finding a job. Their mindset is that they will lose all their benefits if they go back to work which is not completely accurate. There are transitional benefits available. It has been shown that an \$8.00 an hour job will provide more income in one year than receiving state benefits. Another important benefit is that having a job to list on your resume looks good to potential employers; it will boost unemployment benefits should they lose the job; people will feel good about themselves if they can provide for themselves.

Maine has lost 30,000 jobs in this recession and two thirds of them are in manufacturing, trades, or construction. The current growth is in health care positions. Reduction in work hours is beginning to level off, which is a good thing. It is anticipated that downward trend for job losses is leveling off. The small Mom and Pops will continue to close.

Age should not be a barrier to finding a job. With the proper skills to market yourself it is possible to persuade an employer that you are the right person for the job, regardless of your age.

**Gerry Dennison:** The information presented by Gerry was included in the agenda packet and is entitled "Auburn's Consolidated Plan Community Profile, February 2010" and gives the overall economic conditions in Auburn.

- Income/poverty: Auburn is getting poorer. the poverty rate has increased over all and is above the state average.
- Education Attainment: the percentage has risen over the past two decades but latest data information shows that Auburn is below the state averages.
- Economy: downturn in Auburn's economy is due to the national recession. Auburn lost 2,000 jobs last in the past year; of those 800 were high paying manufacturing jobs
- Unemployment rate is lower than Lewiston's and the national rate.
- Jobs: Auburn had created more jobs from 1978 to 2000 than any other town in Western Maine; since 2001 however, the recession

halted this growth. The hospitality industry with the construction of the Hilton has added jobs from 2001-2008.

- The short term outlook is bleak at best. The best opportunities will be in low to moderate jobs in the medical, health, and accounting fields.
- Recovery is anticipated for 2011 -2012

Why are incomes dropping? Unemployment, fewer hours on the job, and fewer job opportunities.

Neighborhood based issues- can we look at our areas as a vacuum? Look at each one separately, but should we take down the walls of these neighborhoods.

We had a boom, now we have a bust. Small businesses took a big hit. The Downtown should be a focus area to attract business; we should ensure we have a skilled workforce, and having people work ready.

#### XI. Economic Priorities

Important to collaborate, priority is

- uniqueness of this CDBG program;
- RFP to create jobs in target neighborhoods for start-ups or growth of existing business, matching funds (8)
- Marketing the region, work with Lewiston (1)
- Small business incubation (7) Micro loans for home occupations
- Physical image of the area, make neighborhoods desirable (12)
- Involve young population, collaborate with education system, create incubators in high school and Work Ready (4)
- Transportation and parking, strategic and centralized, a bus service that stops at 5:00 supports non-workers-extend the hours, too few bus stops, improve transit services(3)
- Child care (4)
- Work ready job soft skills (5)
- ME career advantage, Mentor Apprenticeship path (similar program)(8)
- Lower the dropout rate (3)
- Loan programs for workforce training not eligible for federal funding (1)
- Recreational opportunities

#### XII. Next Steps

The meeting adjourned at 7:45. The next meeting will be on February 17, 2010 and the topic will be Public Facilities/New Auburn Master Plan.

Respectfully submitted,  
Yvette Bouttenot  
Community Development Assistant

Citizen Advisory Committee (CAC)  
Community Room, 2<sup>nd</sup> Floor Auburn Hall  
Minutes of February 17, 2010

**Present:** Pauline Bailey, Ann Bentley, Matthew Carter, Deb Coolong, Nellane Corriveau, Daniel Curtis, Belinda Gerry, Beverly Heath, Leonard Kimble, Larry Marcoux, Bob Parnes, Larry Pelletier, Noella Rocheleau, Renee Simonitis, Seth Springman, Diane Whiting, Richard Whiting

**Consultant:** Frank O'Hara

**Staff:** Reine Mynahan, Yvette Bouttenot, Peter Bushway, Eric Labelle

XIII. Welcome

The meeting began at 5:15 with Frank O'Hara facilitating the meeting. Rick Whiting was the presiding chairperson.

XIV. Recap

This is the 4<sup>th</sup> meeting of the Citizen Advisory Group. Topics covered to date have been Housing and Economic Development. This evening the focus is on Public Facilities and Recreation.

XV. Public Facilities Presentations

*Eric Labelle, Director of Community Services* provided information on public works projects in the target areas. These types of projects are considered brick & mortar projects such as sidewalks, curbing, and green spaces. They are expensive projects to fund, for instance it can cost up to \$3,000 to install a sidewalk ramp at an intersection.

In the past, the Parking Ordinance did not allow for street parking so people would pave their yards or park on the sidewalks. The problems this caused were disappearing green space and issues for pedestrians. That ordinance has been lifted and now it is a matter of re-educating people not to park on the sidewalks and encouraging them to not pave their yards.

Street reconstruction is not a favorable project, because the cost would limit the scope of the project to a very small area and it would have little impact on a neighborhood as a whole. The Blight Study is a tool used to determine which projects to fund, as are the areas with the highest percentage of low income population. Public Works projects are identified in the Capital Improvement Project (CIP) Report and can be supplemented with CDBG funds. In the next 5 years the CIP is looking at the inventory of sidewalk conditions and the Vincent Park development.

What one project would Eric fund if it were his choice? His choice is the reconstruction of the Gateway at Mill & Main Street. There is a park that sits in front of Vincent Square building which is City-owned and if re-developed would improve the looks of the Gateway.

Staff welcomes email from the citizens alerting them to problem spots or thanking the City for addressing problems. It helps the City to address the most urgent needs and then realize how important these things are to the

people of Auburn. The city continues to work creating pedestrian friendly and handicap accessible areas, and a bicycle path. There needs to be a fine balance between vehicular traffic and pedestrian routes. The City is looking to put bike lanes from Florian's Market to the Little Andy Bridge, but this will eliminate street parking.

The Union Street area is in need of funding. The sidewalks are in terrible shape, people will park on sidewalks, no easy access to walk downtown mainly because of the Turner/Court/Center Street intersection.

Group Concerns:

- Union, Center & Turner Street intersection is not pedestrian friendly, no easy, safe way to get to downtown from Whitney Street. City realizes the major arteries are very difficult to cross, when they are re-designed they will take pedestrian issues seriously.
- Washouts on river walk behind Roak Block...some of it is vandalism, some may be erosion.

*Peter Bushway, Director of Parks and Recreation* provided information on this best utilizes CDBG funding. In the past it has been used for construction of new parks and redesigning existing parks, upgrading playground equipment such as in the Union Street and Bonney Park. CDBG also provides scholarship funds for kids to access recreational programs. Kids must qualify to receive the funds. \$42,000 in scholarships was used up and gone in a 3 week period one year. There are 330 kids in the various day camps.

Can we have Kid volunteers to help clean the parks? Especially those who receive CDBG funds could give back to community. Make use of city website, need supervision of parents or adult. Parents could be asked to volunteer if child receives scholarship.

What would Peter use CDBG funds in next 5 years?

Parks would get upgraded more often in the target areas, recreational open spaces need to be created to keep kids off the street. Recreation Department is currently in a "let alone mode", funding and staff have been cut. 55% of the department budget comes from the City budget.

- Riverfront Park extension
- Connecting Bonney Park to little Andy although difficult
- Find a way to connect green space behind Rolly's with Vincent Park
- Partner with Land Trust & LA Trails
- VFW/American Legion could be a source of volunteers for kids/recreation programs.
- Scouts, community service projects for HS Students are a source of volunteers for recreation & park programs.
- River Road boat launch is great place for boating, canoeing, seeing the eagles which nest there.
- West Pitch Park which is owned by CMP but maintained by the City is a dangerous place at night, no lighting and hidden

- Vandalism is a huge problem in the city.
- Is there a map available to identify all the areas we've discussed tonight? The comp plan may have a map
- 17 cemeteries are also under the care of Parks/Recreation Department. Peter mentioned that the grave of Edward Little was discovered by Gerry Dennison.

XVI. New Auburn Master Plan

Frank touched on the main points of the plan. For some committee members of the New Auburn Master Plan, this was their first look at the document. It is nice to see all the work done on paper and outlined.

The Master Plan is State Requirement which underlies CIP projects, zoning & ordinances and is required every 10 years in the city as a whole. The Consolidated Plan is for a concentrated area of the city, the target areas; it is a HUD required plan for CDBG Entitlement Communities. Two focus areas of the plan are:

- Building reuse
- Slow down the traffic

XVII. Public Facilities Priorities

- Sidewalks & Ramps in all areas (4)
- Area lighting to encourage/discourage proper/improper use (17)
- Vincent Block Park development (14)
- Roads, ongoing redesign of specific areas, Turner/Union/Court Street intersection otherwise known as "Dysfunction Junction"(11)
- Education for citizens on City's Parks and Recreation Area currently no information available (17 - unanimous)
- Repairs to Riverfront Walk – maintenance issue
- More green space, less concrete, flowers & trees! (14)
- Sidewalk cleaning on one side done well versus two sides done but unacceptable
- Upgrade park equipment (4)
- Youth Involvement in the Community – instill pride at young age
- Festival Park water feature is not safe for kids to play in – this needs to be corrected and made safe either by eliminating the access to the feature or filtering the water. There is talk of a water feature in front of Great Falls School (15)
- Purchase dilapidated buildings, demolition to create green space, pocket parks (14)

XVIII. Next Steps

Next meeting will be on March 3 to discuss Social Service needs and the 10 Year Plan.

Respectfully submitted,

Yvette Bouttenot  
Community Development Assistant



Citizen Advisory Committee (CAC)  
Community Room, 2<sup>nd</sup> Floor Auburn Hall  
Minutes of March 3, 2010

**Present:** Pauline Bailey, Ann Bentley, Matthew Carter, Daniel Curtis, Belinda Gerry, Leonard Kimble, Larry Marcoux, Bob Parnes, Larry Pelletier, Noella Rocheleau, Renee Simonitis, Linda Snyder, Diane Whiting, Richard Whiting

**Consultant:** Sarah Curran

**Staff:** Reine Mynahan, Yvette Bouttenot

XIX. Welcome

XX. Recap – where we are in the process

The committee has met four times and has received information in the area of Housing, Economic Opportunities and Public Facilities. We are halfway through the process with this meeting being the final one where new information is provided. Tonight we will hear the needs of Social Services Agencies.

XXI. Social Services Presentations

A meeting was held on February 17 with area Social Services Agencies. This was a joint meeting of Auburn and Lewiston with the agencies being invited by Reine Mynahan and Mark McComas, Interim Director for the City of Lewiston. The group addressed needs in both Auburn and Lewiston. Social Service agencies are feeling the pinch of cuts to the Department of Health and Human Services and this source of funding is essential for most of them. Not only does it allow them to continue running their programs but it is also used to leverage other funding sources.

The agency representatives were divided into two groups addressing the populations of families/general population and special needs. The minutes of this meeting are included in your packets and outline the needs and priorities as they see them.

The key issues that were brought forward are:

Families/General Population

- Transportation
- Child Care
- Family Education – Life Skills
- Youth and teenage moms who need help to get an education and
- Jobs and job training skills. Apprenticeship programs
- Case Management - Support Services – long-term

Special Needs

- Transportation – limited bus service, hours
- Affordable safe housing
- Case Management
- Dental Care
- New Mainers – English and a Second language, job training

The question was asked: How many people are in need of accessible units? The answer needs to be researched. Maine Housing has a tool on their website to help find accessible units.

Auburn has an Accessible Housing Program but it has not been utilized often. The reason may be that landlords not willing to pay for these type of amendments. It makes more sense to build new accessible housing than it is to convert existing units. Many of the older buildings make it cost prohibitive to do such amendments.

Other areas of concern from CAC members:

- 

## XXII. Social Services Priorities Discussion

What kind of criteria do you want to look at to help you decide who needs the help?

- Feedback from the consumers of the agency services
- Start with the basic needs and work up such as safety, security
- Agency must show documented proof that they have made a difference,
  - application process, site visit, interview, analyze financials, mid-term report
- Teach people to extricate themselves from social service needs – the agencies do the training – sort of the teach a man to fish mentality
- Staying on their mission
- Advocacy program to help people locate resources
- Respect
- Demonstrate collaboration of services – help prevent duplication of services
- Stress or depression
  - of people over loss of housing or jobs
- New people needing services who have never needed services before
  - They have exhausted all other options
  - Food
  - Housing
- People who need services but are above the guidelines to qualify
- Short-term needs - crisis
- DHHS has been cut 10% so they may turn away many requests for help due to lack of staffing to handle the calls

There is a cap on how much CBDG funds can be allocated to Social Service Agencies. 15% of grant plus program income translates to \$158,000 for the next budget year. Several years ago the City Council voted to not fund social service agencies. We now have a new council and in recent years they have received CDBG funding.

- Fund a few agencies with larger grants that will make a real difference rather than trying to give a little to a larger number.
- Some agencies have a sense of entitlement because they have been funded in the past.
- Agencies use the CDBG funds as leverage for more funds – have the agencies show how they leverage and how much it equates to cash or in-kind services
- Themes – Education, transportation

Reine invited group to attend City Council workshop, March 26, when they will begin the process of looking at the budget. This meeting may give them a sense of what the City's goals are for the upcoming year.

What kind of an impact do you want to see when looking at the big picture?

- Prevention – for example Head Start Program, Educational programs, Career Center (it is more difficult to demonstrate and measure success because the results are in the future )
- Intervention – examples are a homeless shelter
- Put out the City outcomes we want to meet and have them apply to meet them
- Keep requirements simple and manageable – we all are dealing with staff issues
- How to communicate to agencies what we are looking for, establish goals & objectives
- Should be in line with City's goals; next budget year is looking at a \$4 million loss and it makes sense to look at what the City is likely to agree to.
- Funding for agencies that work within our target areas versus the entire City. Agencies can't be exclusive to Auburn only
- Benchmarks that are measurable

Reine will provide the CAC with her recommendations for funding and in turn the CAC will provide feedback on the recommendations prior to presentation to the City Council.

Reine is looking for feedback on how to improve the application process for Social Services requests.

The CAC requested a list of the agencies that are receiving funds currently and information on the success of agencies. They are looking for hard facts versus emotional stories. The Annual Report to HUD may give them some of the data they are looking for.

A survey conducted some years ago of what people truly want resulted in: **a home, a job and a friend.**

### XXIII. Next Steps

Next meeting will be on March 10, we will look at the Action Plan and Review the Budget.

Respectfully submitted,  
Yvette Bouttenot  
Community Development Assistant

Citizen Advisory Committee (CAC)  
Community Room, 2<sup>nd</sup> Floor Auburn Hall  
Minutes of March 17, 2010

**Present:** Pauline Bailey, Matthew Carter, Daniel Curtis, Belinda Gerry, Leonard Kimble, Bob Parnes, Larry Pelletier, Noella Rocheleau, Diane Whiting, Richard Whiting, Beverly Heath, Sharon Philbrook-Bergeron, Renee Simonitis, Seth Springman

**Consultants:** Sarah Curran, Frank O'Hara

**Staff:** Reine Mynahan, Yvette Bouttenot

XXIV. Welcome

Sharon opened the meeting with a reminder of the goals that the Consolidated Plan will address; safe, decent, affordable housing, improving the community's living environment, and expanding economic opportunities.

The agenda was distributed outlining two major topics of conversation; Homelessness and the CDBG Vision, goals and objectives for the next 5 years.

XXV. Needs Assessment for Auburn/Lewiston homeless population and the 10 Year Plan to end Homelessness

Frank O'Hara of Planning Decisions, Inc. gave an overview of the Needs Assessment and the 10 Year Plan to End Homelessness.

The state of the current economy has increased homelessness in this area. Recent surveys show that in 2007 the number of homeless on a given day in January was at 48 in the Auburn/Lewiston area and 7 of the 48 were from Auburn. The most recent survey count from January 2010 shows these numbers have tripled. In addition there are 500-1,000 classified as couch surfers. Also, there are 200-300 students in the school system with no known addresses; they are referred to as floaters meaning they move around from one house to another. Another statistic is that we have 2,000 – 3,000 people who are reported to be living below the poverty levels.

The LAASH Committee has developed a homeless strategy:

- Prevent crisis
- Immediate intervention
- Crisis response - Shelter system
- Transition back to stability – transitional housing and support services
- Permanent, affordable, decent housing

The Committee looked at each step and determined what needed to be done.

- Create additional transitional housing opportunities
- Housing liaison – a triage person

The Community Development Connection:

- Affordable Housing – budget for Webster School Project
- Services - Liaison & Case Managers budget for Tedford & Abused Women's Advocacy,

- Shelters

Youth, all Sober beds (no beds for someone who is intoxicated)  
 There is not a good family shelter in this area – families may be transported to Portland – Hope Haven is a high barrier shelter and they do turn away many people

The plan addresses the chronically homeless population. Providing services is necessary to keep them housed and stable. The community will save money by keeping them housed. They stay out of the hospitals and jail.

XXVI. Strategic Planning/Priorities/Goals

Reine reported on the budget presentation at the City Council Workshop of March 15. She received word from HUD that there will be a 7.5% increase in CDBG budget. This increase is proposed to be added to the Main Street Beautification project eliminating the need for Bond Funding. This change to the budget helped to make it smooth and not many questions came from the councilors. Possible areas of change: possibly increase to the Recreational Scholarship funding; adding \$10,000 for veterans transportation; there is still some tweaking to be done before it is final.

Sarah distributed several hand-outs to assist the next phase of the discussion:

Components of a Vision:

Add:

- Safety and Security
- Transportation & Pedestrian Connectivity,

Combine:

- Affordable housing, Attractive neighborhoods, Sense of community, Neighborhood pride

**Vision:**

- Desirable community to keep our kids coming back or stay (this can also be an objective);
- Diversity of population – not just race but age
- Education & Schools
- High quality of life for all residents
- Affordability
- Care and friendliness amongst our community and neighborhoods
- Relationships

**Quality Affordable Housing:**

Objectives in addition to or changes to 6 listed:

- Supportive housing – leverage, tie in with private housing development
- Homelessness
- More resident landlords – *is increasing homeownership opportunities* (combine the two) helps to stabilize neighborhood

- Combine affordable rental housing and handicapped accessible housing – difficult to take old housing stock and convert to accessible

### **Attractive Neighborhoods:**

Objectives in addition to or changes to 3 listed:

- Well-maintained streets & sidewalks, this should not be about street reconstruction but something similar to Main Street Beautification, cleanliness, beautification, landscaping, trees & flowers; *change to enhancing streetscapes*

### **Economic Opportunities:**

Objectives in addition to 3 listed:

- Add *Employment* to Job Training opportunities
- Barriers to employment such as transportation & child care
- Micro-loans – Current program is not utilized; LAEGC gets the referral, when applicants are told they need a business plan, they do not follow through; Home occupation may be the type of micro business to fund; increase the marketing of Commercial Program; incubators may lead to more home occupation
- Green economic opportunities: must pay a huge premium to be green these days; green may tie in better with housing; green is costly

### **High Quality of life for all residents (Public Services)**

The current process is open ended with no specific criteria to select the agencies who will receive funding. What can be done to improve the selection process:

- Services to the homeless
- Intervention vs. preventative measures
- Life skills, job training skills,
- Children

Next week will review a draft on Consolidated Plan.

Respectfully submitted,

Yvette Bouttenot  
Community Development Assistant

Citizen Advisory Committee (CAC)  
Community Room, 2<sup>nd</sup> Floor Auburn Hall  
Minutes of March 24, 2010

**Present:** Pauline Bailey, Ann Bentley, Matthew Carter, Nellane Corriveau, Daniel Curtis, Gerry Dennison, Belinda Gerry, Beverly Heath, Leonard Kimble, Jonathan Labonte, Larry Marcoux, Larry Pelletier, Sharon Philbrook-Bergeron, Craig Phillips, Noella Rocheleau, Linda Snyder, Renee Simonitis, Seth Springman Diane Whiting, Richard Whiting

**Consultant:** Sarah Curran

**Staff:** Reine Mynahan, Yvette Bouttenot

XXVII. Welcome

XXVIII. Consolidated Plan Draft , Executive Summary

Comments from group are noted with (C) and responses from Reine are noted with (R):

Vision Comments

- (C) Vision is exclusive of market rate - should be mentioned
- (C) State that children will want to return to neighborhoods
- (C) Educational system will be outstanding, not necessarily the buildings

Goals Comments

Reine did work on actual numbers for the goals outlined in Executive Summary- distributed copies that included the # to meet the goals.

- (R) The goals as presented do not necessarily represent the past year average. They represent changes in the direction the Consolidated Plan will take them. For example, the # of units rehabbed is lower than it was in previous years.
- (R) Attractive Neighborhoods – new private investment (2b) represents residential buildings (example self-help where people can paint their homes)
- (C) Recommend grants for business, such as a Façade Grant Program that will also leverage private owner contributions
- (R) Businesses applying for funding to rehab a building must own the building in order to qualify for CDBG Program. Job creation is an objective that must be met when funding businesses.

The handout *Objectives for the Auburn CDBG Program 2010 to 2014* is an attempt to make the goals measurable.

- (R) The numbers are targets, and represent the 5 year goal. (C) Should numbers be evenly divided over the 5 year period? (R) No, not necessarily, numbers can be adjusted as the interests of the programs are identified.

- (C) Is the goal City wide or by target area? (R) All programs except security deposit, and sidewalks improvements are city-wide.
- Reine proposes measuring the economic impact on community through rehab and social services and neighborhood improvements projects.
- (C) Have a requirement that building owners must invest private dollars as a means of leveraging additional funds in each project.
- (R) At least 70% must meet the low/mod benefit which leaves 30% to eliminate blight. It may be that 80 or 90% of funds will address the low/mod benefit.
- (C) There is a disparity in the dollars allocated to rehab versus exterior building improvements.

#### *CDBG Funding Levels 5 Year Plan*

- (C) Homeowners who take pride in their homes will help to improve the neighborhoods which is one reason the Homebuyer Programs are important
- (C) Is it possible to create a budget with the 70/30 split? (R) Difficult to do this since the buildings in target areas must be 51% low-mod or it all gets counted under slums blight; the commercial program is tied to creating jobs which is very difficult to achieve.
- (C) Should the 30% target for slums blight be achieved every year? (R) We must meet at least 70% low/mod every year; we don't have to meet the 30% every year. The slums/blight target is a backup for when projects do not meet the low/mod benefit. (R) Currently our program is approximately at a 90/10 ratio on benefit served and the new plan is aimed at achieving a 80/20 ratio.
- (C) What does the city spend annually on sidewalk? (R) Reine did not have the information available.
- (C) Can we apply the CDBG funds for sidewalks in target area only and let city budget handle the other areas? Can we make a request that will set this policy? Does the proposed budget help to institute the changes necessary in New Auburn to turn the neighborhood around?
- (C) What are the next steps for the budget? The committee agreed on consensus for making decisions. Economic opportunity is given 7% of the 5 year budget, can we change this, increase it while we are in the planning period instead of waiting several years into the period? As programs show results it is possible to increase the funding in the next year? Can we educate people on what is available for programs? New Auburn Master Plan is paramount on increasing economic opportunity. (R) Reine is not in favor of providing substantial grants to businesses. Low/moderate income property owners who receive assistance from our programs are required to repay the loan.
- (C) Do we have to make a grant program compete for the dollars over the loan programs? (R) In order to increase funding for one project we must decrease another, it will have to come from somewhere.
- (C) Attractive Neighborhoods – new private investment (2b) Request that we increase the budget for building exteriors from \$25,000 to \$50,000 per year. Consensus was reached to include a façade program. The Façade Program should go beyond just painting the exterior since some buildings would not necessarily need paint, such as brick buildings.



XXIX. Public Services/Social Services

Goal: Life/Job Schools

*On a scale of 1 – 5 which agencies that are currently receiving funding meets this goal?*

Head Start	5
Adult Literacy	5
Community Concepts Inc	2-3-4 is it really a life skill?
Transportation	1
Hospice	1

- (C) Why not eliminate the funding for these services? How does the \$100,000 make a difference, does it enhance value to the community? How much staff time does it take to track social service funding? If Public Service funding is cut to zero it would create a storm on City Hall. (R) It is not required to fund social services – it is optional. For the agencies it is used as leverage for additional funding. Staff time spent on Social Service contracts is a justifiable expense; and, it does help many people in community who need the assistance while it creates other opportunities. The population served deserves the services the programs offer.
- (C) The life/jobs skill criterion is very broad category. Life skills and social skills are similar. Social skills criteria are very broad and should be narrowed down.
- (C) Is there an agency or program that meets the vision statement of connecting neighbors with neighbors? Recreation Scholarships will meet the criteria as it does teach life skills and appropriate behavioral skills. The recreation department budget should come from City budget and not CDBG Program. The difference between the Recreation Programs and the Boy/Girls Scouts is that the kids served at through recreation programs are the low/mod kids of the community.
- (C) Make the criteria very narrow so that we are making it necessary for agencies to meet the life/job skills goal.
- (C) Keep Life & Job Skills but not social skills

The group agreed to add the category of Neighborhood Building Activity to the RFP criteria. It would be revisited after year one to measure interest and effectiveness.

There will be another meeting in 6 weeks. The final Consolidated Plan will be available and staff will provide all Public Comments received during the comment period.

Respectfully submitted,  
Yvette Bouttenot  
Community Development Assistant

**APPENDIX**  
**MINUTES TO SOCIAL CONSULTATION MEETING**

# 2010-2014 CONSOLIDATED PLAN LEWISTON-AUBURN FOCUS GROUP MEETING

Wednesday, February 17, 2010, 2:30 – 4:30 PM  
2<sup>ND</sup> Floor Community Room, Auburn Hall

**Consultants:** Frank O’Hara, Sarah Curran, Planning Decisions

**Agencies/Guests:**

Jim Dowling, Lewiston Housing Authority Homes	Ann Bentley, John F. Murphy
Chris Shea, Auburn-Lewiston YMCA Center	Paul Rouleau, St. Mary’s Reg. Medical Center
Brian Dubois, Auburn –Lewiston YMCA Inc.	Jim Wilkins, Community Concepts,
Rick Porter, Auburn Housing Authority Comm. Action	Nancy Audet, Western Maine
Rick Whiting, Auburn Housing Authority Charities	Janine Champagne, Catholic
Jason Brate, The Salvation Army	Betsy Grass, Alpha One
Lori Jacques, St. Mary’s Reg. Medical Center Katy Maine	DeMerchant, YWCA of Central
Bob Kennelly, Pathways, Inc.	Tracy Doyle, Child Health Center
Craig Phillips, Common Ties Advocacy Proj.	Jane Morrison, Abused Womens
Betsy Norcross Plourde, Advocates for Children Advocacy Project	Sue Brown, Abused Women’s
Chris Copeland, Tri-County Mental Health Human Resources	Marcia Miller, Dept. of Health &
Sue Charron, City of Lewiston, Social Services	

**Staff Present:** Mark I. McComas, Reine Mynahan, Yvette Boutennot, Cathy Lekberg

Sarah stated that the purpose of the social services meeting was to assist them in establishing priorities for the five-year Consolidated Plan. She stated they would like to split the agencies into two smaller groups to discuss two different topics: Special Needs/General Population and Families.

**Families/Children – General Population**

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*What are the needs of low income people that the agencies serve?*

- Entry level jobs that low income people can perform

- Training for better jobs – livable wage to support families
- Medical needs
- Parenting skills
- Life skills
- Safe affordable housing – There is a decent amount of housing but not affordable housing for low income families
- Quality childcare
- Services for the elderly
- Education for immigrants
  - Need for learning English language
- Home repair
  - Weatherization of homes
  - Removal of lead paint
- Better transportation – buses do not go to places like food stores, social security office, etc.
- Case management for general population
- Domestic abuse
  - Police calls – police intervention
  - 15 to 30 abuse orders in the courts
  - Victims need place to live, food and shelter
- Education so people can become self-sufficient and transition to a better life
- Teenage pregnancy
- Young moms – need to have sense of community
  - Social skills
  - Parenting skills
  - Housing
  - Role Models
  - Place to go (YWCA)

Target areas – What are the particular needs of households in the downtown?

- Access to supermarkets for food – food is expensive in the downtown. Need transportation to get to stores and other places such as social security office
- Quality childcare for children, early childhood education

- Family education

#### Other Issues?

- Teen dropout prevention
  - Truancy
  - Awareness and use coordination
  - Dropout rate not just high in high school – need more teen programs and activities
- Many volunteers but lack of free space for programs
- Service gaps – gaps between need and resources
- Cuts in services – budget cuts

#### What are biggest issues?

- Childcare and transportation
- Training – create apprenticeship program for people to get educated
- Case management
  - Special criteria to get case management
  - Agencies not reimbursed
  - Limited funding

#### Other areas to emphasize on?

- Substance abusers
  - Need help for men and women
- After School Programs for kids above the age for childcare – 10-12 years old
  - Kids need adult supervision after school
  - Without after school programs, kids get into trouble
- Housing development in the downtown
- Consolidated Plan should have broad language in it to include all needs for the community

### **Special Needs Group**

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#### Transportation Needs

- Age group is 18 and up with developmental disabilities
- Need a way to get to work; people are frustrated
- Needed to facilitate downtown growth

- Pathways currently provides transportation for clients to get to work through cap agency (CCI) and they provide some of their own as well; it is one of the largest issues to deal with.
- Wheelchair bound individuals
- Evening public transportation: need buses after 5:00 since this population can't afford taxis. Primarily people need to be able to get to the mall area and grocery stores.
- The bus system does not provide bus stops at convenient places and the bus does not travel to areas people want to get to; not only do buses run at the wrong time they do not go where people want it to go. The bus schedule is determined by AVCOG's Androscoggin Transportation Resource Center.
- CDBG funds limits the ways the buses can operate and who can ride because of eligibility requirements.

### Safe Housing Needs

- Good safe housing can be described as efficiency apartments with recovery unit, case management in the building or neighborhood.
- Short term transitional housing. Currently people without permanent housing will go to St. Martin's, Hope Haven. Couch surfing is prevalent. This population does not do well in crowded shelters
- Detox Group Housing
- Difficult for this population to find jobs so as be able to afford housing. The difficulty in finding jobs goes beyond the economy and jobs available. Jobs must be suitable for persons such as recovering alcoholics who can't work around alcohol. Bartending is out or most restaurant work. To work for Faithworks a person needs a Mental Illness Diagnosis. Labor Ready sends them to distillery.
- Safe housing needs include structures (buildings) in low-crime areas.
- Section 8 vouchers can be used for shared housing where a person can rent a room from the homeowner. This can be coordinated through the Housing Authority. In Lewiston, the waiting list for Section is often closed. The Auburn waiting list does not close like Lewiston's. The wait is determined by their housing preference.
- Handicaps units are not easily found; landlords don't have the resources to convert apartments to be accessible.
- Transitional housing for people coming out of hospital. They may need housing for a few days, or it can be for months. The Half way house allows for stays up to 6 months
- Disability POD, home modifications for aging, home care/personal care services, hire own attendant, people like to stay in their own homes.

- Shelters are not appropriate for people with HIV/Aids. They can be exposed to disease since their immune systems are weak. There are 82 diagnosed clients in this area.

### Adult Medical Care

- Accessible Dental Care. Medicare does not cover preventative services such as cleanings. People travel to Portland and Boston to receive dental/vision/hearing care when they do not have insurance such as Medicare or Maine Care.
- Vision/Hearing Care has same issues as dental
- When a person is released from jail they do not get their medications they need and find it difficult to get them on the outside. Without their medications they can't stay well.
- Lack of available funding for services for people who do not have Medicaid or Maine Care.

### New Populations

- Services, training and accessibility for Somalis and others
- Steep learning curve when dealing with new population

Support Services, case management and personal care are like the glue that keeps all the systems together. The effects of State Budget Cuts can be described as "Water gradually rising on people". When this population cannot find the services they need it becomes a cycle that leads down a dismal road (i.e. sex offenders, can't drive, can't get meds, difficult time to find work and if they do they end up with no transportation to get to and from work. It is a constant struggle.

**At this time the groups reconvened and Frank and Sarah gave brief summaries of what each group discussed.**

### What is top priority?

- Transportation
- Employment
  - Section 3 – Federal Mandate for job training of low income people
  - People lack marketing skills, need to train

### Agencies only getting small amounts of funding from CDBG. Do small amounts make a difference?

- Agency use CDBG funding as leverage for other donations and grants. Helps get additional funding

- Application is long but better than attending town meetings to apply for funding

### Role of Community Development?

- Safe, stable housing
- Transportation
- Better use of ASPIRE – TANF population
- \$300,000 CDBG funding not enough for all agencies.
- Use CDBG funding as match for leveraging
- Use the \$300,000 as seed money to apply for a larger grant
- Help people maintain housing
- Budget cuts will mean services will no longer be available, no funds. Downsizing.
- Common thread seems to be safe housing and transportation.
- Neighborhood focus when allocating funds
- Crisis pool for agencies
  - One pool of money, community pool
  - Place for agencies to go to fill gap
  - Emergency funding
  - Crisis pool cannot help all agencies – too many people in need

### Past experience with CDBG? What could be changed?

- Less paperwork in application process
- Multiple year grant - extensions
- Agencies receive small amounts of money but are required to prepare major statistics
- Reporting is burdensome for CDBG
- Collaborative proposal between cities
- Make the application process available to all agencies
- Compare it to what it can't be used for things such as "building things" that it can do
- CDBG allows leveraging of other funding opportunities for agencies
- Housing providers (LHA) would be hurting if all the services were to disappear



- Annual money chase is draining, difficult. Multiple year funding allocation to provide stability for the programs.
- Reporting how the funding brought value to the community

Other ideas or suggestions?

- Pool Auburn and Lewiston money
- Crisis pool for all to draw from for filling gaps where needs can't be met in any other way
- Pick one topic like transportation and put it all one in need
- One system if combined – July 1<sup>st</sup> new plan takes effect
- Give money to United Way and apply to them
  - Must allow all agencies to apply
  - Does United Way have interest?
- In the funding process, there will be winners and losers for agencies in this process

Meeting adjourned at 4:20 p.m.

Respectfully Submitted,

Cathy Lekberg  
Administrative Assistant  
Assistant

Respectfully Submitted,

Yvette Bouttenot  
Community Development

**APPENDIX**

**RESOLVE: ADOPTION OF 2010-2014 CONSOLIDATED PLAN**

# City of Auburn

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City Council, Auburn, Maine

Date: May 3, 2010

**TITLE: RESOLVE – APPROVAL OF THE 2010-2014 CONSOLIDATED  
PLAN OF THE COMMUNITY DEVELOPMENT  
GRANT AND HOUSING INVESTMENT PARTNER-  
SHIPS PROGRAM**

Be It Resolved by the Auburn City Council, That the 2010-2014  
Consolidated Plan be adopted as recommended by the City Manager.

Motion for acceptance: Raymond Berube

Seconded by: Robert Hayes

Vote: 7 Yeas

Action by the City Council: Passed

Date: May 3, 2010

Attest: 

City Clerk