

**DRAFT FFY2015 ACTION PLAN**

**March 25, 2015**

## RESOURCES

Community Development Block Grant			
New Community Development Grant	\$	521,295.00	
Anticipated Program Income	\$	254,750.00	
Carry Over Funds	\$	220,607.00	
Reprogrammed Funds	\$	46,250.00	
Subtotal			\$ 1,042,902.00
HOME Investment Partnerships Program			
New HOME Grant	\$	172,810.00	
Anticipated Program Income	\$	62,800.00	
Carry Over & Reprogrammed Funds	\$	274,521.00	
Subtotal			\$ 510,131.00
<b>TOTAL FUNDS AVAILABLE</b>			<b>\$ 1,553,033.00</b>

**COMMUNITY DEVELOPMENT BLOCK GRANT  
PROGRAM BUDGET**



**City of Auburn**  
**Community Development Block Grant**  
**Federal Fiscal Year 2015**

	<b>FY2014 Budget As Amended</b>	<b>Proposed FY 2015 Budget</b>
<b>Planning and Administration</b>		
General Administration	\$85,000	\$100,000
Project Delivery Costs/Housing	\$70,000	\$80,000
Consolidated Plan	\$23,000	\$0
Goods and Services	\$28,200	\$28,200
Youth Study	\$20,000	\$0
Community Gardens	\$5,000	\$0
<b>Support Fair Housing and Increase Housing Choice</b>		
Fair Housing	\$5,000	\$2,000
<b>Sub Total</b>	<b>\$236,200</b>	<b>\$210,200</b>
<b>Promote Jobs and Development</b>		
Small Business/Commercial Loan Program	\$231,000	\$80,000
<b>Sub Total</b>	<b>\$231,000</b>	<b>\$80,000</b>
<b>Prevent Deterioration of Housing Stock</b>		
Rehabilitation Loan Program	\$230,000	\$247,666
Lead Testing/Clearance/Training	\$5,000	\$5,000
Community Concepts Weatherization	\$41,500	\$24,900
Code Enforcement	\$80,000	\$81,000
<b>Sub Total</b>	<b>\$356,500</b>	<b>\$358,566</b>
<b>Improve Parks and Establish Community Gardens</b>		
New Auburn River Trail	\$222,000	\$35,000
Edward Little Park	\$15,500	\$0
Shoe-Maker Alley Improvements	\$15,500	\$15,500
Municipal Beach	\$53,787	\$0
Wi-Fi	\$25,500	\$0
Walton School Outdoor Center	\$9,650	\$0
Union Street Lighting/Play Structure		\$180,000
Community Garden		\$20,000
<b>Sub Total</b>	<b>\$341,937</b>	<b>\$250,500</b>
<b>ACQUISITION &amp; DEMOLITION</b>		
	\$70,034	\$0
<b>Sub Total</b>	<b>\$70,034</b>	<b>\$0</b>
<b>Make Neighborhood Streets Safer and More Walkable</b>		
Sidewalk Project	\$0	\$65,636
<b>Sub Total</b>	<b>\$0</b>	<b>\$65,636</b>
<b>Support People in their Efforts to Transition Out of Poverty</b>		
Androscoggin Head Start/Family Advocacy	\$8,500	\$8,500
Auburn Recreation Department & Scholarships	\$25,500	\$0
Literacy Volunteers of Androscoggin County/Adult	\$9,000	\$8,635
Heating Assistance Loan Program	\$24,500	\$0
Good Neighbor Start-up	\$4,500	\$0
Catholic Charities/Search	\$3,000	\$0
Seniors Plus/Meals	\$4,500	\$0
PAL/Youth Diversion	\$20,500	\$0
Auburn Police Department/Work with ME	\$0	\$33,750
Community Concepts/Bridges out of Poverty	\$0	\$9,115
<b>Prevent Homelessness</b>		
Safe Voices / Social Services	\$6,000	\$11,000
Tedford Housing & Support Services for Homeless	\$4,500	\$7,000
<b>Sub Total</b>	<b>\$110,500</b>	<b>\$78,000</b>
<b>Total Budget</b>	<b>\$1,346,171</b>	<b>\$1,042,902</b>

**COMMUNITY DEVELOPMENT PROGRAM  
BUDGET DESCRIPTIONS**

# FFY2015 COMMUNITY DEVELOPMENT BUDGET DESCRIPTIONS

## STRATEGY: SUPPORT FAIR HOUSING AND INCREASE HOUSING CHOICE

### 1. Fair Housing Proposed Budget: \$2,000

**Description:** Implementation of the Fair Housing strategies identified in the Analysis of Impediments to Fair Housing Choice report.

The Cities of Auburn and Lewiston will be undertaking fair housing activities to raise awareness of Fair Housing Laws. Based on the Analysis of Impediments to Fair Housing Choice Report completed in 2013 the Cities have identified the following activities to be undertaken on an annual basis: 1) a series of landlord and tenant workshops, this year's topic will focus on disability rights & policies; 2) school outreach - poster contest for 8<sup>th</sup> graders with winners being selected for a fair housing calendar; 3) distribution of basic information on tenant housing rights; 4) identify obstacles to Sharia lending and inform New Mainers of housing opportunities. All activities will be done in collaboration with the Cities of Auburn and Lewiston's Community Development Departments and the Auburn and Lewiston Housing Authorities.

**Anticipated Outputs:** 1 tenant training  
1 landlord training

---

## STRATEGY: PROMOTE JOBS AND DEVELOPMENT

### 2. Economic Development Programs Proposed Budget: \$80,000

#### **Small Business Loan Program**

**Description:** Funds will be used to provide loans to small businesses or to business start-ups who will locate in Auburn.

This program helps existing small businesses, 5 or fewer employees, or business start ups with capital for equipment or inventory purchase, working capital or building improvements. The program offers a source of low-interest financing that will help to create jobs in the community, primarily for low- and moderate-income persons.

#### **Commercial Rehabilitation Loan Program**

**Description:** Funds will be used to provide loans to businesses for building renovations in the Union Street, Downtown, and New Auburn Target Areas.

This program helps to create or retain jobs and eliminating blighting influences by providing businesses with a source of low interest financing to encourage commercial development.

**Anticipated Outputs:** 2 Commercial loans  
2 Small Business loans

---

## **STRATEGY: PREVENT DETERIORATION OF HOUSING STOCK**

### **3. Rehabilitation Loan Program** **Proposed Budget: \$247,666**

**Description:** Funds will be used to provide loans under the Rehabilitation Loan Program to upgrade residential buildings, increase curb appeal, address code violations, weatherize homes, and to provide a loan match to the Lead Hazard Reduction Grant. The Rehabilitation Program helps to maintain and upgrade the quality of housing, particularly in targeted areas and assists low-income property owners and investors with their housing problems. The program also helps to increase or stabilize the tax base, provides an economic stimulus for contractors and suppliers, eliminates lead hazards, and prevents properties from becoming blighting influences in the more densely populated neighborhoods.

**Anticipated Outputs:** 8 units with health and safety repairs  
8 units with whole house/curb appeal improvements  
33 units lead eliminated  
9 units code enforcement repairs

---

### **4. Lead Testing and Clearance** **Proposed Budget: \$5,000**

**Description:** To provide funds to cover the cost of performing lead clearances for rehabilitation projects. These funds will be used only for projects where there are no Lead Grant funds.

All rehabilitation projects must now comply with strict lead requirements to reduce the hazards caused by lead-based paint. One of the requirements imposed by Title X is that a property that is rehabilitated with federal funds must be lead safe that is documented through a clearance test. These funds pay for the contractor to take samples and have the sample analyzed by a certified lab.

---

**5. Community Concepts, Inc. Weatherization**  
**Proposed Budget: \$24,900**

**Description:** Funds will be used to weatherize homes and pay for a portion of the program salary expense.

Funds will be used by Community Concepts, Inc. to weatherize 6 homes. This weatherization program is more extensive and includes wall and ceiling insulation, windows, doors, basement, etc. An assessment is done to determine payback and only improvements which have a reasonable payback. This program leverages an amount that is greater than 100% of our funds through a Department of Energy grant that would not come to our community without this funding.

**Anticipated Outputs:** 6 units weatherized

---

**6. Code Enforcement**  
**Proposed Budget: \$81,000**

**Description:** Funds will be used to cover salary costs for two Code Enforcement officers of the City of Auburn.

Code enforcement efforts will be directed in three target areas, Downtown, New Auburn and Union Street. This year the focus of the code enforcement effort will transform from control vacant and dangerous buildings and nuisance complaints to an expansion of code enforcement efforts to improve the overall condition of the housing stock. This will include coordinating building improvements, some of which will come through the City's Rehabilitation Program.

**Anticipated Outputs:** 100 buildings inspected  
25 buildings with health and safety violations repaired/private funds  
9 buildings with health and safety violations repaired/public funds

---

**STRATEGY: IMPROVE PARKS AND ESTABLISH COMMUNITY GARDENS**

**7. New Auburn River Trail**  
**Proposed Budget: \$35,000**

**Description:** This is the final installment towards creating a park/trail in New Auburn. Improvements to this park will be funded by other sources.

A Request for Proposals has been written soliciting the services of a consultant to provide engineering/landscape architectural services to design improvements for the area. We anticipate being short this amount of funds towards the estimate for design services. To date, three properties have been purchased, two demolished and all tenants have been relocated from the

buildings. The last of the buildings, 14 Second Street, is currently being tested for hazardous materials. Once cleared, it will be slated for demolition.

The park will include a walking trail along the Androscoggin River and other park amenities.

**Anticipated Output:** 1 park design

---

**8. Union Street Park Improvements/PAL Area**  
**Proposed Budget: \$180,000**

**Description:** Funds will be used to install lighting throughout the PAL service area and Union Street Park in an effort to increase park utilization and reducing crime in this neighborhood.

**Anticipated Outputs:** Install 26 poles/lights throughout the park from Dennison to Union Street  
Install 1 play structure

---

**9. Community Gardens**  
**Proposed Budget: \$20,000**

**Description:** Funds will be used to establish one vegetable garden in one of the target areas.

The Community Development Department is partnering with St. Mary's Nutrition Center in planning for this project. Several sites are under consideration in the three target areas. Community gardens provide an opportunity for people to come together to grow their own food and celebrate their community. This will encourage people to improve their health, stretch their food dollars, learn about growing vegetables, and have a place where neighbors can meet to engage in a positive way. Gardeners will have an opportunity to sign up for a gardening plot, establish rules for managing the gardens, learn how to grow crops, and help with managing the site.

**Anticipated Output:** install one community garden

---

**STRATEGY: MAKE NEIGHBORHOOD STREETS SAFER AND MORE WALKABLE**

**10. Sidewalk Project**  
**Proposed Budget: \$65,636**

**Description:** This budget is an installment towards a larger project to be funded next year.

---

This year Community Development staff will work with the City's Engineering Department to conduct neighborhood meetings to determine where the sidewalk improvement funds identified in the 2015-2019 Consolidated Plan should be spent. The first project will be fully funded in FY2016.

**Anticipated Output:** Planning and design of one sidewalk project subject to City Council approval of matching bond funds

---

## **SUPPORT PEOPLE IN THEIR EFFORTS TO TRANSITION OUT OF POVERTY**

### **11. Androscoggin Head Start and Child Care**

**Request: \$13,500**

**Proposed Budget: \$8,500**

**Project Description:** Funds would provide social services for families enrolled in head start at Webster School.

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

Services are available to economically disadvantaged children whose parents are working or in job training. These services assist families in meeting their basic needs, provide parent training, provide information and referrals, develop a strategy to maintain or attain economic independence, and provide crisis intervention. These services facilitate families' efforts to maintain or obtain financial independence from assistance and help children achieve school readiness.

**Anticipated Output:** 26 Auburn families

---

### **12. Literacy Volunteers of America/Androscoggin**

**Request: \$8,635**

**Proposed Budget: \$8,635**

**Project Description:** Funds will be used to help recruit, train and support volunteers to provide tutoring to illiterate adults and families.

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

The Adult Literacy Program provides one-on-one tutoring for reading, writing, and basic math for adults and families in Androscoggin County who are at the lowest two literacy levels. They also offer one-on-one tutoring for English speakers of other languages. The focus is to help adults with low literacy skills and immigrants gain critical reading, writing, and math skills that will help with employability.

**Anticipated Output:** 100 Auburn residents

---

**13. Auburn Police Department**

**Request:** \$45,000

**Proposed Budget:** \$33,750

**Description:** Work with ME Program. Auburn Police Department will work with Auburn School Department, The Career Center, and local business owners/tradesmen to provide soft skills and job specific skills to 105 at-risk and homeless youth between the ages 15-19.

**Strategy:** Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life by expanding programming for at-risk teenagers that helps them learn work skills, graduate from high school, and create youth apprenticeship opportunities with local businesses.

The budget covers hired staffing to coordinate this program, transportation for students to employing agencies, and job skill stipends for students who complete the program. This program also includes funding for materials for the Science thru Cooking Program taught at the PAL center and supplies for the PAL Center garden.

**Anticipated Output:** 90 Auburn youth

---

**14. Community Concepts, Inc.**

**Request:** \$12,500

**Proposed Budget:** \$9,115

**Description:** Pilot for Bridges out of Poverty program. Introduce the Bridges concepts by teaching the “Getting Ahead in a Just Getting by World” to Auburn residents, provide 8 weeks of case management and support to ensure success, recruit and train community members to mentor the graduating individuals. This request is for half of the funding for 10 persons, half of which will come from the City of Lewiston.

This is a pilot project to work with persons seeking General Assistance from Auburn’s Social Services office to instruct on life skills such as budgeting, goal planning, and controlling negative responses. Community Concepts will conduct the training consisting of 16 sessions. The training seeks to change how people think, moving away from the “immediate now” to the

“immediate future” on issues such as budgeting, paying rent, employment, and dealing with emotions.

**Anticipated Output:** 5 Auburn persons

---

## **PREVENT HOMELESSNESS**

### **15. Safe Voices**

**Request:** \$12,000

**Proposed Budget:** \$11,000

**Project Description:** Funds will be used to pay the shelter worker salaries to provide services to families experiencing domestic violence and homelessness to develop skills for self-sufficiency.

**Strategy:** Support homeless people first with housing, then with services to help them provide for themselves and their families through work readiness training and job skill development.

The shelter serves women and children who are victims of domestic violence. The 17-bed shelter is open 24 hours, 365 days each year with day and evening staff. Their clients are usually forced to leave behind most of their possessions and many lose their jobs when they come to the shelter. The ongoing case management services and connections to community resources helps them to increase their income and non-cash benefits for overall housing stability which helps to prevent the reoccurrence of homelessness. The shelter advocate will assist the family by developing self-sufficiency skills, connect them with resources such as work ready training and job skills.

**Anticipated Output:** 18 Auburn women and children

---

### **16. Tedford Housing**

**Request:** \$7,750

**Proposed Budget:** \$7,000

**Description:** Funds will be used to pay for case management services for a supportive housing project in Auburn.

**Strategy:** Support homeless people first with housing, then with services to help them provide for themselves and their families through work readiness training and job skill development.

Tedford Housing operates a permanent supportive housing for formerly homeless single adults. Services will help these individuals to improve quality of life and remain living independently.

Without these services, many formerly homeless families fail to maintain housing. Tenants tend to have been homeless two or more times for an extended period of time. They typically have a disability and have frequent physical health challenges. Each person will be evaluated and have a plan of care. Additionally, the plan will identify opportunities to move towards a volunteering activity, academic courses or training.

**Anticipated Output:** 6 formerly chronically homeless persons

---

## **SOCIAL SERVICE APPLICATIONS THAT ARE NOT FUNDED**

These applications are not funded. There were other proposals that better addressed the Consolidated Plan strategies.

### **Auburn Recreation Department**

**Request: \$40,000**

**Proposed Budget: \$0**

**Project Description:** Funds will be used to provide scholarships to extremely-low and very-low income households who participate in Auburn's recreation programs.

**Strategy 1:** Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life by expanding programming for at-risk teenagers that helps them learn work skills, graduate from high school and create youth apprenticeship opportunities with local businesses.

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

---

### **Seniors Plus**

**Request: \$10,000**

**Proposed Budget: \$0**

**Description:** To provide nutritious meals to homebound older adults and adults with disabilities helping them to remain in their own homes as long as possible.

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

---

### **Community Concepts Inc.**

**Request: \$5,000**

**Proposed Budget \$0**

**Description:** Match children with adult, college and high school volunteer mentors to develop a positive relationship that has a direct and lasting effect on the lives of young people.

**Strategy:** Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life by expanding programming for at-risk teenagers that helps them learn work skills, graduate from high school and create youth apprenticeship opportunities with local businesses.

---

**Boys & Girls Club of Southern Maine**

**Request: \$10,000**

**Proposed Budget: \$0**

**Description:** 10 junior staff positions to help young people prepare for the future by participating in career development activities, discovering the importance of community service, building customer service skills and completing a “Boys & Girls Club” apprenticeship.

**Strategy:** Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life by expanding programming for at-risk teenagers that helps them learn work skills, graduate from high school and create youth apprenticeship opportunities with local businesses.

---

**END OF COMMUNITY DEVELOPMENT BUDGET**

**HOME INVESTMENT PARTNERSHIPS PROGRAM  
PROGRAM BUDGET**

**City of Auburn**  
**HOME Investment Partnerships Program**  
**Fiscal Year 2015**

---

	<b>FY2014</b>	<b>Director's</b>
	<b><u>Budget</u></b>	<b>Proposed</b>
		<b>FY2015</b>
		<b>Budget</b>
<b>PROGRAM ADMINISTRATION</b>		
General Administration	\$ 28,000	\$ 26,000
Project Delivery Costs	\$ 42,000	\$ 25,000
Goods and Services	\$ 2,500	\$ 2,500
<b>Sub Total</b>	<b>\$ 72,500</b>	<b>\$ 53,500</b>
<b>AFFORDABLE HOUSING</b>		
Homebuyer Assistance	\$ 80,000	\$ 75,000
Acquisition/Rehab 132 Hampshire Street	\$ 115,000	\$ -
Special Project/Homebuyer		\$ 132,881
Homeowner Rehabilitation	\$ 226,645	\$ 80,000
Security Deposits	\$ 15,655	\$ 18,750
Rental Set-Aside		\$ 150,000
<b>Sub Total</b>	<b>\$ 437,300</b>	<b>\$ 456,631</b>
<b>TOTAL BUDGET</b>	<b>\$ 509,800</b>	<b>\$ 510,131</b>

**HOME INVESTMENT PARTNERSHIPS PROGRAM  
BUDGET DESCRIPTIONS**

## FFY2015 BUDGET DESCRIPTIONS

### STRATEGY: INCREASE OWNER OCCUPANCY

1. **Homebuyer Assistance**

**Proposed Budget:** \$75,000

**Project Description:** Funds will be used to provide a 2 to 1 grant for down payment assistance and an interest-free amortized loan to make housing affordable for income eligible applicants.

**Anticipated Output:** 5 households assisted to purchase a home

---

2. **Special Project/Homebuyer**

**Proposed Budget:** \$132,881

**PROJECT DESCRIPTION:** Funds will be used as part of a special homebuyer project which has not yet been defined. Funds could be used to acquire and renovate a property for the purpose of homeownership. The project could also be conversion of rental housing to homeownership.

**Anticipated Output:** 1 household assisted to purchase a home

---

### STRATEGY: PREVENT DETERIORATION OF HOUSING STOCK

3. **Homeowner Rehabilitation**

**PROPOSED BUDGET:** \$80,000

**PROJECT DESCRIPTION:** Funds will be used to provide interest-free amortized loans for housing improvements of owner-occupied income-eligible households.

**Anticipated outcome:** 4 households assisted with whole house/curb appeal improvements

---

**STRATEGY: PREVENT HOMELESSNESS**

**3. Tenant Based Rental Assistance/Security Deposit Program**

**Proposed Budget:** \$18,750

**Project Description:** Funds will be used to provide interest-free loans to pay the security deposit for income eligible households who are homeless or at risk of homeless and will receive a housing voucher from Auburn Housing Authority.

**Anticipated Outcome:** 25 households

---

**STRATEGY: SUPPORT NEW HOUSING CONSTRUCTION**

**4. Rental Set-Aside**

**Proposed Budget:** \$150,000

**Project Description:** Funds are reserved for non-profits or for-profits for developing affordable rental housing. The project may be new construction or substantial rehabilitation of an existing building. Funds will be made available to housing developers who can leverage substantial funds through a successful application through Maine Housing. HOME funds may be leveraged with Low Income Housing Tax Credits, State of Maine HOME funds, or McKinney-Vento funds.

---

**END OF HOME BUDGET**