

DRAFT FY2012 ACTION PLAN

MARCH 2, 2012

The City of Auburn is preparing to submit its 2012 Action Plan with request of funding to the U. S. Department of Housing and Urban Development. The Action Plan describes the one-year budget and proposed activities for the Community Development Block Grant, HOME Investment Partnerships Program, and Urban Development Action Grant funds, activities that will carry out the goals and objectives of the Consolidated Plan.

This Draft 2012 Action Plan process provides for a 30-day comment period that begins March 2nd and concludes on April 2nd. Comments will be included in the package that is submitted to the City Council. Oral or written comments may be submitted to Reine Mynahan, Community Development, 60 Court Street, Suite 344, Auburn, ME 04210, tel. 333-6601 ext. 1330, e-mail rmynahan@auburnmaine.gov Comments may also be made during the public hearing held

The Auburn City Council will hold a public hearing on April 17, 2012 during the City Council meeting. The meeting will be held at 7 p.m. at Auburn Hall. They will also adopt the 2012 Action Plan during this meeting.

SCHEDULE FOR ADOPTION 2012 ACTION PLAN/BUDGET

30-day Comment Period	March 2 to April 2
Public Hearing/Adoption by City Council	April 17
Submission of 2012 Action Plan to HUD	May 13

CONSOLIDATED PLAN

In 2010 the City of Auburn adopted the 2010-2014 Consolidated Plan. The Consolidated Plan identifies many of the community's issues, establishes priorities, and describes how Community Development resources will address these needs. This Consolidated Plan sets forth goals, objectives, and performance benchmarks for measuring progress, and establishes a framework for assessing the tools Auburn will make available for revitalization.

MISSION

The mission of Auburn's Community Development Program is to make the City a better place to live. This is done by providing high quality projects and services to meet the needs of low- and moderate-income residents.

VISION FOR AUBURN NEIGHBORHOODS

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 walk-able 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.

I. Goals for Auburn Community Development, 2010 to 2014

These are what the Auburn Community Development program intends to work towards in the five year Consolidated Plan period.

Goal 1: Quality affordable housing

Goal 2: Attractive neighborhoods

Goal 3: Economic opportunity

Goal 4: High quality of life for residents

II. Objectives for Auburn Community Development, 2010 to 2014

These are the measurable outcomes that the Community Development program will accomplish in the five year period.

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.

III. 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.

FY2012 COMMUNITY DEVELOPMENT RESOURCES

Community Development Block Grant Funds: The proposed budget for FY2012 is \$990,603 from the following sources of Community Development funds:

New Community Development Grant	\$487,488
Anticipated Program Income	260,000
Carry Over Funds	189,680
Reprogrammed Funds	53,435

Auburn HOME Funds: The proposed budget for FY2012 is \$516,842 from the following sources of HOME funds:

New HOME Grant	\$197,654
Anticipated Program Income	36,000
Carry Over Funds	158,188
Reprogrammed Funds	125,000

Other Funds: The proposed budget for FY2012 is \$262,300 from the following grants:

Urban Development Action Grant	\$ 25,000
Lead Hazard Reduction Grant	5,500
Neighborhood Stabilization Program Grant-1	225,000
Neighborhood Stabilization Program Grant-3	6,800

Lewiston HOME Funds: The proposed budget for FY2012 is \$249,212 from the following of HOME funds: *

New HOME Grant	\$182,450
Anticipated Program Income	6,330
Carry Over Funds	60,432

AUBURN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Source of Funds: U. S. Department of Housing and Urban Development
70% of expenditures must benefit low-income households

Program Objective: Development of Viable Urban Communities

- Provide decent housing
- Suitable living environment
- Expand economic opportunities

Eligible Activities

- | | |
|--|----------------------------|
| Acquisition | Demolition |
| Relocation | Public Improvements |
| Rehabilitation—commercial or residential | Public Services |
| Home Ownership Assistance | Lead Based Paint Reduction |
| Economic Development | Fair Housing Activities |
| Planning | Program Administration |

COMMUNITY DEVELOPMENT BLOCK GRANT FY2012 BUDGET

PLANNING AND ADMINISTRATION	
PROGRAM ADMINISTRATION	117,000
HOUSING ADMINISTRATION	80,000
GOODS AND SERVICES	32,700
ECONOMIC DEVELOPMENT	
MICRO LOAN PROGRAM	40,000
AFFORDABLE HOUSING	
REHABILITATION LOAN PROGRAM	300,000
LEAD HAZARDS REDUCTION MATCH	37,500
LEAD TESTING/CLEARANCE/TRAINING	5,000
COMMUNITY CONCEPTS INC./WEATHERIZATION	62,250
REBUILDING TOGETHER	2,000
CURB APPEAL PROGRAM	50,000
PUBLIC IMPROVEMENTS	
IMPROVEMENTS TO SPRING STREET SIDEWALK AND MUNICIPAL BEACH	166,113
WASHBURN SCHOOL PLAYGROUND	11,040
PUBLIC SERVICES	
ANDROSCOGGIN HEAD START/FAMILY ADVOCACY	8,500
AUBURN RECREATION DEPARTMENT/RECREATION SCHOLARSHIPS	28,000
LITERACY VOLUNTEERS OF ANDROSCOGGIN COUNTY/ADULT LITERACY	8,500
SAFE VOICES/SOCIAL SERVICES	8,000
HEATING ASSISTANCE LOANS	25,000
TEDFORD HOUSING	3,000
CATHOLIC CHARITIES/SEARCH	2,500
CATHOLIC CHARITIES/RESIDENTIAL SUBSTANCE ABUSE	3,500
TOTAL BUDGET	\$990,603

FY2012 BUDGET DESCRIPTIONS

ECONOMIC OPPORTUNITIES

1 Micro Loan Program

BUDGET: \$40,000

PROJECT DESCRIPTION: *Funds will be used to provide loans to micro-enterprise businesses.*

The objective of this program is to create new jobs in the community, primarily for low- and moderate-income persons by providing businesses with a source of financing to encourage the formation of new businesses or business expansion.

QUALITY AFFORDABLE HOUSING

2. Rehabilitation Loan Program

**BUDGET: \$300,000 Rehab
37,500 Lead Match**

PROJECT DESCRIPTION: *Funds will be used to provide loans under the Rehabilitation Loan Program 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.

3. Lead Testing and Clearance

BUDGET: \$5,000

PROJECT DESCRIPTION: *To provide funds to cover the cost of performing lead clearances for rehabilitation projects.*

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.

4. Community Concepts, Inc. Weatherization

BUDGET: \$62,250

DESCRIPTION: *Funds will be used to weatherize homes and pay for program salaries.*

Funds will be used by Community Concepts, Inc. to weatherize 15 homes. This weatherization program is more extensive and includes wall and ceiling insulation, windows, doors, etc. An assessment is done to determine payback and only improvements which have a reasonable payback. Community Concepts will provide a match that is equal to our loan or substantially greater. This program is available to owners who qualify for LIHEAP, Low Income Home Energy Assistance Program. This is primarily people whose income is less than 65% of area median income.

5. Rebuilding Together

REQUEST: \$2,000

PROPOSED BUDGET: \$2,000

DESCRIPTION: *Funds will be used to improve two homes in Auburn.*

Funds will be used by Rebuilding Together to purchase materials to make improvements to two homes owned by low income residents in Auburn.

6. Curb Appeal Program

BUDGET: \$50,000

DESCRIPTION: *Funds will be used to improve make improvements to the exterior of commercial and residential buildings that are on transportation corridors.*

This will be a resource to assist businesses and homes with exterior building improvements on certain streets. Guidelines have not yet been developed.

ATTRACTIVE NEIGHBORHOODS

7. Public Improvements

PROPOSED BUDGET: \$166,113

PROJECT DESCRIPTION: *There are three possible projects, improvements to Tot Lot, the municipal beach and sidewalk improvements on Spring Street between Court and Hampshire Street.*

The scope of work for the sidewalks is to install new granite curbing with bituminous pavement on the sidewalks, create an esplanade, and upgrade the area with street trees.

The project also involves park improvements will be at the municipal beach.

8. Washburn School Playground, Phase 2

BUDGET: \$11,040

PROJECT DESCRIPTION: *Funds will be used to purchase playground equipment and hire a coordinator to assist with a volunteer effort to complete the installation.*

The equipment includes a fun tunnel, a tube slide, two bay swings, and safety equipment. The School Department will contribute \$4,645 towards the project. The total project cost is \$15,685.

HIGH QUALITY OF LIFE

9. Androscoggin Head Start and Child Care

BUDGET: \$8,500

PROJECT DESCRIPTION: *Funds would provide social services for families enrolled in head start and licensed child care 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.

10. Auburn Recreation Department

BUDGET: \$28,000

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

The Recreation Department initiated registration fees to supplement the cost of programming. They maintain a policy that allows any child to participate regardless of their family's economic status. They have received an increasing number of requests for scholarship assistance. Their goal is to assist 125 children to participate in recreation programming.

Scholarships will be limited to pre-school children through secondary school level whose household income is less than 50% of Area Median Income.

11. Literacy Volunteers of America/Androscoggin

BUDGET: \$8,500

PROJECT DESCRIPTION: *Funds will be used to cover operating costs.*

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 apply to employability. They expect to serve 105 Auburn residents.

12. Safe Voices

BUDGET: \$8,000

PROJECT DESCRIPTION: *Funds will be used to pay for a portion of salaries for shelter workers in order to maintain current level of staffing.*

The shelter serves women and children who are victims of domestic violence. The 15-bed shelter is often filled to capacity. The shelter employs 5 full-time staff. Their clients are usually forced to leave behind most of their possessions and many lose their jobs when they come to the shelter. They need to maintain the current level of staffing in order to help move families into safe and permanent housing. Staff provides technical assistance and emotional support that allows women and children who become homeless to begin again. The shelter expects to provide services to 20 woman and children from Auburn.

13. Heating Assistance Loans

BUDGET: \$25,000

DESCRIPTION: *To provide an additional resource to assist low-income homeowners to pay for heating fuel.*

Loans of \$500 and \$1,000 will be offered to qualifying homeowners to supplement their personal resources to heat their homes. Funds must be used within a three-month period in a heating season and may be used to pay for oil, natural gas, propane, wood, pellets, or electric heat. Staff expects to assist 35 households.

14. Tedford Housing

BUDGET: \$3,000

DESCRIPTION: *Funds will be used to pay for residential attendant services for a supportive housing project in Auburn.*

Tedford Housing will create permanent supportive housing for formerly homeless single adults. Services will help these individuals to improve quality of life and remain living independently. They expect to serve 6 Auburn residents.

15. Catholic Charities/Search

BUDGET: \$2,500

DESCRIPTION: *Funds will be used to assist elderly clients and those with disabilities with support services to help them remain independent.*

This program is administered through volunteers and helps clients to improve their quality of life. Volunteers make telephone reassurance calls, home visits, and assist with home and yard chores, provide transportation to appointments, help with paperwork, socialization, and referrals to other programs.

16. Catholic Charities/Residential Substance Abuse Services

BUDGET: \$3,500

DESCRIPTION: *Funds will be used to assist clients with support services to help them relapse and life skills.*

This program provides substance abuse and co-occurring services to individuals by helping with relapse and life skills. The program would serve 12 Auburn residents.

END OF COMMUNITY DEVELOPMENT BUDGET

HOME INVESTMENT PARTNERSHIPS PROGRAM

Source of Funds: U. S. Department of Housing and Urban Development

Objective: Housing

- Expand supply of decent, safe, sanitary and affordable housing
- Strengthen public-private partnerships
- Development of rental housing

Eligible Activities

- Rehabilitation
- Rental housing
- Homebuyer assistance
- Tenant-based rental assistance

100% of these funds must be spent on housing activities that benefit low-income households

Neither the City of Auburn nor the City of Lewiston is eligible for HOME Investment Partnerships Program funds individually. The City of Auburn is the lead agency in a HOME consortium that allows both cities to access these funds. Auburn applies for the entire grant and sub-grants half to the City of Lewiston.

AUBURN HOME INVESTMENT PARTNERSHIPS PROGRAM FY2012 BUDGET

SALARIES	
PROGRAM ADMINISTRATION	\$26,500
PROJECT DELIVERY COSTS	40,000
GOODS AND SERVICES	3,500
ANALYSIS TO IMPEDIMENTS TO FAIR HOUSING	5,000
AFFORDABLE HOUSING	
HOMEBUYER ASSISTANCE	155,815
HOMEOWNER REHABILITATION	266,454
TENANT BASED RENTAL ASSISTANCE/SECURITY DEPOSITS	19,573
TOTAL BUDGET	\$516,842

FY2012 BUDGET DESCRIPTIONS

1. **Homebuyer Assistance**
PROPOSED BUDGET: \$155,815
PROJECT DESCRIPTION: *Funds will be used to provide loans to make housing affordable for income eligible applicants.*
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2. **Homeowner Rehabilitation**
PROPOSED BUDGET: \$266,454
PROJECT DESCRIPTION: *Funds will be used to provide amortized loans for housing improvements of owner-occupied income-eligible households.*
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3. **Tenant Based Rental Assistance**
PROPOSED BUDGET: \$19,573
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.*
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LEWISTON HOME INVESTMENT PARTNERSHIPS PROGRAM FY2012 BUDGET

SALARIES	
ADMINISTRATION	11,403
AFFORDABLE HOUSING	
HOMEBUYER ASSISTANCE	65,346
HOMEOWNER REHABILITATION	127,871
RENTAL DEVELOPMENT	22,500
TENANT BASED RENTAL ASSISTANCE/SECURITY DEPOSITS	22,092
TOTAL EXPENDITURES	\$249,212

FY2012 BUDGET DESCRIPTIONS

1. **Homebuyer Assistance**

PROPOSED BUDGET: \$65,346

PROJECT DESCRIPTION: *Funds will be used to provide loans to make housing affordable for income eligible applicants.*

2. **Homeowner Rehabilitation**

PROPOSED BUDGET: \$127,871

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

2. **Rental Housing**

PROPOSED BUDGET: \$22,500

PROJECT DESCRIPTION: *Funds will be used to provide amortized and deferred payment loans for development of affordable rental housing.*

2. **Tenant Based Rental Assistance**

PROPOSED BUDGET: \$22,092

PROJECT DESCRIPTION: *Funds will be used to provide security deposit loans for income eligible households receiving rental subsidies who are homeless or at risk of homeless.*

END OF HOME BUDGET

OTHER GRANTS

Source of Funds: U. S. Department of Housing and Urban Development

FY2012 BUDGET/OTHER GRANTS

GRANT SOURCE	ACTIVITY	AMOUNT
URBAN DEVELOPMENT ACTION GRANT	MICRO LOANS	\$25,000
LEAD HAZARD CONTROL GRANT	SALARIES	5,500
NEIGHBORHOOD STABILIZATION PROGRAM GRANT (NSP-1)	SALARIES	5,000
NEIGHBORHOOD STABILIZATION PROGRAM GRANT (NSP-1)	ACQUISITION AND REHAB OR DEMOLITION	220,000
NEIGHBORHOOD STABILIZATION PROGRAM GRANT (NSP-3)	SALARIES	6,800
TOTAL BUDGET		\$262,300

FY2012 BUDGET DESCRIPTIONS

1. Micro Loan Program

BUDGET: \$40,000

PROJECT DESCRIPTION: *Funds will be used to provide loans to micro-enterprise businesses.*

The objective of this program is to create new jobs in the community, primarily for low- and moderate-income persons by providing businesses with a source of financing to encourage the formation of new businesses or business expansion.

3. Neighborhood Stabilization Program

BUDGET: \$220,000

PROJECT DESCRIPTION: *Funds will be used to purchase foreclosed or abandoned properties.*

The objective of this program is to stabilize neighborhoods by acquiring abandoned and foreclosed residential buildings. These buildings will either be rehabilitated to re-sell to qualified home buyers, or if severely deteriorated, will be demolished.

END OF OTHER GRANTS BUDGET