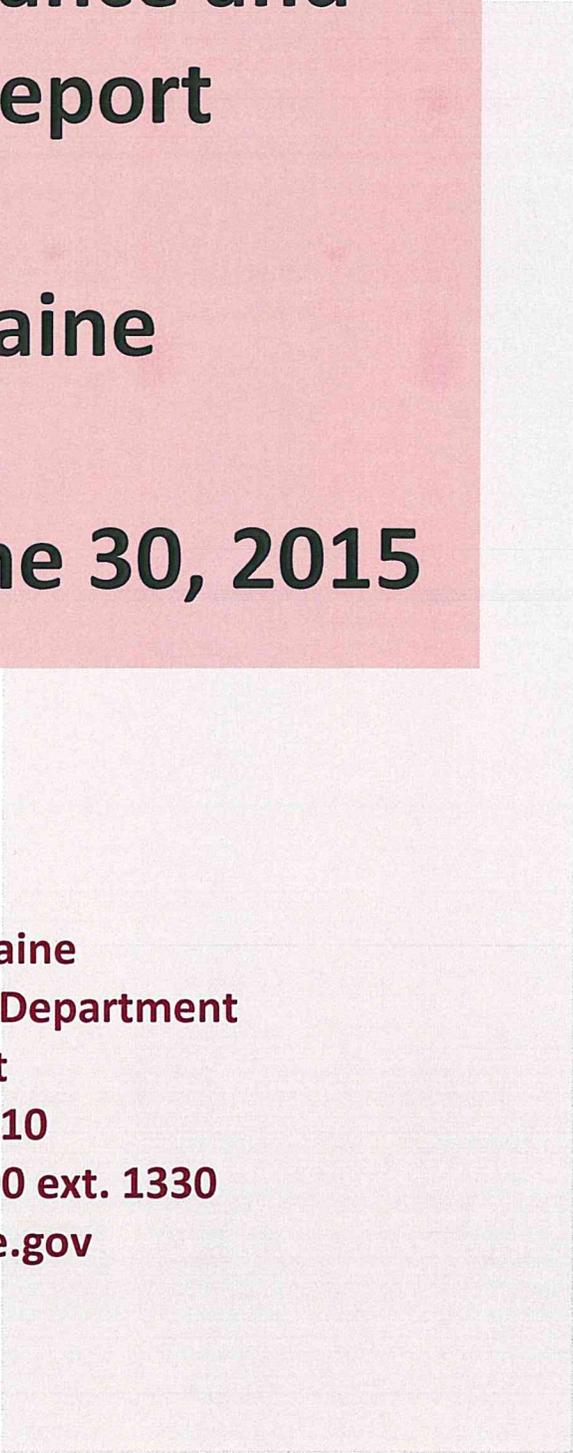


# **Consolidated Annual Performance and Evaluation Report**

## **Auburn, Maine**

### **July 1, 2014 to June 30, 2015**

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## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

FY2014 is the fifth year of the City of Auburn's 2010-14 Consolidated Plan. This year marked the completion of goals established in 2010 to provide quality affordable housing, attractive neighborhoods, economic opportunity, and high quality of life (see attached Appendix to Consolidated Annual Performance and Evaluation Report). At this point the City should have achieved 100% of our goals. Due to reduced annual allocations and changes in City priorities, the amount available for certain activities has been significantly reduced.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal                                 | Category  | Source / Amount | Indicator   | Unit of Measure  | Expected - Strategic Plan | Actual - Strategic Plan | Percent Complete | Expected - Program Year | Actual - Program Year | Percent Complete |
|--------------------------------------|---|-----------------|---|------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| 2013 Goal - Attractive Neighborhoods | Affordable Housing<br>Non-Housing<br>Community<br>Development |                 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 3570                      | 3570                    | 100.00%          |                         |                       |                  |
| 2013 Goal - Attractive Neighborhoods | Affordable Housing<br>Non-Housing<br>Community<br>Development |                 | Facade treatment/business building rehabilitation   | Business         | 3                         | 3                       | 100.00%          |                         |                       |                  |

|                                      |  |  |                        |      |      |           |  |  |  |
|--------------------------------------|--|--|------------------------|------|------|-----------|--|--|--|
| 2013 Goal - Attractive Neighborhoods | Affordable Housing Non-Housing Community Development | Rental units rehabilitated   | Household Housing Unit | 12   | 304  | 2,533.33% |  |  |  |
| 2013 Goal - Attractive Neighborhoods | Affordable Housing Non-Housing Community Development | Homeowner Housing Rehabilitated  | Household Housing Unit | 24   |      |           |  |  |  |
| 2013 Goal - Attractive Neighborhoods | Affordable Housing Non-Housing Community Development | Buildings Demolished   | Buildings              | 4    | 4    | 100.00%   |  |  |  |
| 2013 Goal - Economic Opportunity     | Non-Housing Community Development                    | Jobs created/retained  | Jobs                   | 15   | 5    | 33.33%    |  |  |  |
| 2013 Goal - Economic Opportunity     | Non-Housing Community Development                    | Businesses assisted  | Businesses Assisted    | 10   | 3    | 30.00%    |  |  |  |
| 2013 Goal - High Quality of Life     | Non-Homeless Special Needs                           | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 2500 | 3586 | 143.44%   |  |  |  |
| 2013 Goal - High Quality of Life     | Non-Homeless Special Needs                           | Public service activities for Low/Moderate Income Housing Benefit        | Households Assisted    | 0    |      |           |  |  |  |

|  |  |                |   |                        |     |     |         |      |      |  |         |
|--|--|----------------|---|------------------------|-----|-----|---------|------|------|--|---------|
| 2013 Goal - Quality Affordable Housing | Affordable Housing                                   |                | Rental units constructed  | Household Housing Unit | 50  | 81  | 162.00% |      |      |  |         |
| 2013 Goal - Quality Affordable Housing | Affordable Housing                                   |                | Rental units rehabilitated  | Household Housing Unit | 200 | 306 | 153.00% |      |      |  |         |
| 2013 Goal - Quality Affordable Housing | Affordable Housing                                   |                | Homeowner Housing Rehabilitated   | Household Housing Unit | 160 | 68  | 42.50%  | 0    | 4    |  |         |
| 2013 Goal - Quality Affordable Housing | Affordable Housing                                   |                | Direct Financial Assistance to Homebuyers   | Households Assisted    | 35  | 11  | 31.43%  |      |      |  |         |
| 2013 Goal - Quality Affordable Housing | Affordable Housing                                   |                | Tenant-based rental assistance / Rapid Rehousing  | Households Assisted    | 100 | 117 | 117.00% | 0    | 28   |  |         |
| 2013 Goal - Quality Affordable Housing | Affordable Housing                                   |                | Other   | Other                  | 75  | 82  | 109.33% |      |      |  |         |
| Attractive Neighborhoods               | Affordable Housing Non-Housing Community Development | CDBG: \$317184 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 0   | 0   |         | 6949 | 6949 |  | 100.00% |

|                          |  |                |   |                     |       |      |     |     |         |     |     |         |
|--------------------------|--|----------------|---|---------------------|-------|------|-----|-----|---------|-----|-----|---------|
| Attractive Neighborhoods | Affordable Housing Non-Housing Community Development | CDBG: \$317184 | Buildings Demolished  | Buildings           | 4     | 4    | 2   | 2   | 100.00% | 2   | 2   | 100.00% |
| Economic Opportunity     | Non-Housing Community Development                    | CDBG: \$231000 | Facade treatment/business building rehabilitation   | Business            | 0     | 0    | 5   | 0   | 0.00%   | 0   | 0   | 0.00%   |
| Economic Opportunity     | Non-Housing Community Development                    | CDBG: \$231000 | Jobs created/retained   | Jobs                |       |      | 15  | 0   | 0.00%   | 0   | 0   | 0.00%   |
| Economic Opportunity     | Non-Housing Community Development                    | CDBG: \$231000 | Businesses assisted   | Businesses Assisted | 1     | 1    | 8   | 0   | 100.00% | 0   | 0   | 0.00%   |
| High Quality of Life     | Homeless Non-Homeless Special Needs                  | CDBG: \$115500 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 10000 | 7115 | 835 | 331 | 71.15%  | 835 | 331 | 39.64%  |
| High Quality of Life     | Homeless Non-Homeless Special Needs                  | CDBG: \$115500 | Homeless Person Overnight Shelter   | Persons Assisted    | 400   | 581  | 8   | 8   | 145.25% | 8   | 8   | 100.00% |
| High Quality of Life     | Homeless Non-Homeless Special Needs                  | CDBG: \$115500 | Homelessness Prevention   | Persons Assisted    | 2100  | 3042 | 6   | 6   | 144.86% | 6   | 6   | 100.00% |

|                            |                                     |                                 |   |                        |     |     |         |    |    |    |         |
|----------------------------|-------------------------------------|---------------------------------|---|------------------------|-----|-----|---------|----|----|----|---------|
| High Quality of Life       | Homeless Non-Homeless Special Needs | CDBG: \$11.5500                 | Housing Code Enforcement/Foreclosed Property Care | Household Housing Unit | 0   | 76  |         |    |    | 76 |         |
| Quality Affordable Housing | Affordable Housing                  | CDBG: \$407921 / HOME: \$907323 | Rental units constructed                          | Household Housing Unit | 100 | 97  | 97.00%  | 29 | 0  | 0  | 0.00%   |
| Quality Affordable Housing | Affordable Housing                  | CDBG: \$407921 / HOME: \$907323 | Rental units rehabilitated                        | Household Housing Unit | 300 | 319 | 106.33% | 35 | 69 | 69 | 197.14% |
| Quality Affordable Housing | Affordable Housing                  | CDBG: \$407921 / HOME: \$907323 | Homeowner Housing Rehabilitated                   | Household Housing Unit | 0   | 25  |         | 38 | 19 | 19 | 50.00%  |
| Quality Affordable Housing | Affordable Housing                  | CDBG: \$407921 / HOME: \$907323 | Direct Financial Assistance to Homebuyers         | Households Assisted    | 45  | 14  | 31.11%  | 9  | 3  | 3  | 33.33%  |
| Quality Affordable Housing | Affordable Housing                  | CDBG: \$407921 / HOME: \$907323 | Tenant-based rental assistance / Rapid Rehousing  | Households Assisted    | 200 | 192 | 96.00%  | 36 | 66 | 66 | 183.33% |

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

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

An assessment was made of the accomplishments against the goals identified in the Consolidated Plan (the five-year goals and objectives are found in Appendix). Ideally, accomplishments should be at 100% of the production goal at the conclusion of the fifth year. This assessment is summarized in charts that indicate the progress made by Consortium members to achieve goals.

Five year affordable housing goals for the City of Auburn have been met or exceeded with the exception of homebuyer assistance and development of supportive housing. The City has achieved 121% of its goal for owner and renter rehabilitation assistance, 275% of its goal to make owner and renter units lead safe, 124% of its goal to assist owners to heat their homes, and 106% of its goal to assist homeless/at-risk of homeless with access to housing. Although the Community Development Department continued to encourage homeownership, the City only achieved 40% of its goal. Progress in this category has lagged behind due to the prolonged recession and its affect on low income families. Although the City only achieved 70% of its goal for new rental housing, a substantial rental project was developed by Coastal Enterprises Inc. without assistance of the City. With this resource, the goal for new units of affordable family rental housing in Auburn was achieved.

Affordable housing goals for the City of Lewiston have been met or exceeded for new rental housing (133% of goal) and supportive housing (100% of goal), but are significantly behind for owner units rehabilitated (25% of goal), homebuyer assistance (0% of goal) and assistance to the homeless (76% of goal). The impediment to achieving these goals has been lack of staff capacity. This has now been corrected by contracting with Auburn to process homebuyer and homeowner rehab applications.

Some of the attractive neighborhood goals have been met while others have not. The street sidewalk goal is slightly behind expectations (71% of the goal). There has been a good amount of activity to improve the exterior of buildings, but the City is behind in achieving this goal (46%); and the activity to demolish substandard housing is well ahead of the goal (174%). Overall, we have achieved significant progress in our goal to make neighborhoods more attractive.

Economic Opportunity goals are a split with no progress on improving the exterior of businesses (0%); however, business assistance loans has exceeded the goal (200%).

Five year goals for high quality of life have mostly met expectations with children, youth and families at 83%, individuals at 302%, and homeless at 146%.

Several of the objectives in the 2010-14 Consolidated Plan have been carried into the 2015-19 Consolidated Plan, but the goals have been reformatted.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

|   | CDBG       | HOME       |
|---|------------|------------|
| White                                     | 542        | 93         |
| Black or African American                 | 88         | 10         |
| Asian                                     | 7          | 0          |
| American Indian or American Native        | 6          | 0          |
| Native Hawaiian or Other Pacific Islander | 0          | 0          |
| <b>Total</b>                              | <b>643</b> | <b>103</b> |
| Hispanic                                  | 12         | 5          |
| Not Hispanic                              | 631        | 98         |

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

### Narrative

The chart has been populated primarily by data from people served by the social service agencies to whom we provide grants, and households who are served through the rehabilitation program. No effort has been made to reconcile these numbers to what Auburn believes to be the activity for FY2014.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|--------|--------------------------|-------------------------------------|
| CDBG            |        | 0                        | 787,129                             |
| HOME            |        | 0                        | 232,588                             |

Table 3 - Resources Made Available

### Narrative

Through the Auburn-Lewiston Consortium HOME resources are available to the two communities to assist in creating low-income rental housing units, encouraging home ownership, rehabilitating buildings, and assisting homeless persons. The 2014 Action Plan included \$995,747 in HOME resources for projects and programs of which \$364,163 was the new grant, \$60,275 in anticipated program income, and \$571,309 from prior year funds for both Auburn and Lewiston. From these resources, HOME funded activities accounted for an expenditure of \$232,586. The program also leveraged \$191,823 plus \$15,000 in matching funds. The expenditures were \$5,250 for homebuyer assistance, \$50,575 for rehabilitation, \$88,997 for acquisition/rehab, \$36,359 for security deposits, and \$51,407 for administration. Included in administration is a portion of the consultant cost to develop the Consolidated Plan.

The 2014 Action Plan included \$1,346,171 from Community Development resources for activities and administrative costs of which \$530,912 was the new grant, \$299,000 was anticipated program income, and \$516,259 was prior year funds. The program leveraged \$165,758 from outside resources, many of which were grants to non-profit agencies. From these resources, Community Development projects accounted for an expenditure of \$787,130. Expenditures are shown in a table in the Appendix. By categories, \$401,371 was spent on housing activities, \$5,000 spent on economic opportunities, \$122,727 on public improvements, \$10,620 on clearance, and \$92,712 on social services. and \$154,700 was spent on administration which includes paying staffing salaries and benefits, goods and services to operate the program, fair housing activities, four research projects including the development of the Consolidated Plan, at-risk youth study, community gardens, and development of a Neighborhood Revitalization Strategy for the Downtown.

### Identify the geographic distribution and location of investments

| Target Area              | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description   |
|--------------------------|----------------------------------|---------------------------------|---|
| DOWNTOWN TARGET AREA     | 50                               | 3                               | 1 business  |
| NEW AUBURN TARGET AREA   | 40                               | 92                              | 1 building acquired; demolished 2 buildings/4 units; rehabilitated 20 units, and 2 home buyers assist |
| UNION STREET TARGET AREA | 10                               | 5                               | 1 building demolished/2 units, rehabilitated 4 units, 1 playground installed                          |

Table 4 – Identify the geographic distribution and location of investments

## **Narrative**

The majority of expenditure was in CT105 in the New Auburn Target area. This was substantially higher than expected. Housing dollars are on a first come first served. The demand has been primarily from the New Auburn Target Area. Also distorting the percentage is the cost for building acquisition and demolition of a property to make way for a park.

## Leveraging

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

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

There was \$312,205 leveraged from other public and private funds for housing activities as follows: 26 Cook Street \$60,202; 3 Vining Street \$21,705; 18-24 Laurel Avenue \$7,500; 78 Second Street \$92,775; 87 Louise Street \$89,575; 83 Sixth Street \$4,050; 1517 Hotel Road \$4,976; 33 Goff Street \$11,834; 42 Newbury Street \$3,994; 6 Russell Street \$4,137; 52 West Bates Street \$11,457.

Social service agencies leveraged \$69,254 as follows: Androscoggin Head Start and Child Care, \$6,354; Safe Voices \$33,000; Tedford Housing \$3,100; Seniors Plus \$26,800.

| <b>Fiscal Year Summary – HOME Match</b>  |           |
|--|-----------|
| 1. Excess match from prior Federal fiscal year                                 | 1,538,176 |
| 2. Match contributed during current Federal fiscal year                        | 15,000    |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 1,553,176 |
| 4. Match liability for current Federal fiscal year                             | 87,719    |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 1,465,457 |

**Table 5 – Fiscal Year Summary - HOME Match Report**

| Match Contribution for the Federal Fiscal Year |                      |                            |                               |                              |                         |   |                |             |  |
|--|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|-------------|--|
| Project No. or Other ID                        | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |  |
| 1433   | 03/31/2015           | 15,000                     | 0                             | 0                            | 0                       | 0   | 0              | 15,000      |  |

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

| Program Income – Enter the program amounts for the reporting period |  |  |   |
|---|--|--|---|
| Balance on hand at beginning of reporting period \$                 | Amount received during reporting period \$ | Total amount expended during reporting period \$ | Amount expended for TBRA \$                   |
| 0   | 182,444                                    | 144,193  | 36,359  |
|   |  |  | Balance on hand at end of reporting period \$ |
|   |  |  | 38,252  |

Table 7 – Program Income

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

Table 8 – Minority Business and Women Business Enterprises

| <b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b> |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|  | Total | Minority Property Owners          |                           |                    |          | White Non-Hispanic |
|  |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number   | 1     | 0                                 | 0                         | 1                  | 0        | 0                  |
| Dollar Amount  | 2,845 | 0                                 | 0                         | 2,845              | 0        | 0                  |

Table 9 – Minority Owners of Rental Property

| <b>Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition</b> |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Parcels Acquired   |       | 0                                 |                           | 0                  |          |                    |
| Businesses Displaced   |       | 0                                 |                           | 0                  |          |                    |
| Nonprofit Organizations Displaced  |       | 0                                 |                           | 0                  |          |                    |
| Households Temporarily Relocated, not Displaced  |       | 0                                 |                           | 0                  |          |                    |
| Households Displaced   | Total | Minority Property Enterprises     |                           |                    |          | White Non-Hispanic |
|  |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Cost   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of Homeless households to be provided affordable housing units      | 8             | 37        |
| Number of Non-Homeless households to be provided affordable housing units  | 6             | 6         |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0         |
| <b>Total</b>   | <b>14</b>     | <b>43</b> |

Table 11 – Number of Households

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of households supported through Rental Assistance             | 36            | 37        |
| Number of households supported through The Production of New Units   | 29            | 0         |
| Number of households supported through Rehab of Existing Units       | 73            | 41        |
| Number of households supported through Acquisition of Existing Units | 9             | 2         |
| <b>Total</b>   | <b>147</b>    | <b>80</b> |

Table 12 – Number of Households Supported

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

The goal to produce new units has been delayed. The project we anticipated committing funds to was not awarded Low Income Housing Tax Credits, a necessary financing source for the project to move forward. We are hopeful the project will be funded in the next funding allocation of tax credits. The number of existing units supported through rehab efforts was overestimated given the continued poor economy in this area.

This is the final year for this Consolidated Plan. Although this year's housing production was lower than hoped for, overall the goals and objectives of the five year plan for housing were met with the exception of assistance to homebuyers.

**Discuss how these outcomes will impact future annual action plans.**

The goals for housing have been revised with the creation of a new 5-year plan. Outcomes have been reduced to coincide with reduced funding levels of both CDBG and HOME and the issues faced in this housing market.

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

| <b>Number of Persons Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|---------------------------------|--------------------|--------------------|
| Extremely Low-income            | 23                 | 59                 |
| Low-income                      | 23                 | 5                  |
| Moderate-income                 | 16                 | 0                  |
| <b>Total</b>                    | <b>62</b>          | <b>64</b>          |

**Table 13 – Number of Persons Served**

**Narrative Information**

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

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

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

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

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

One of the barriers identified by LAASH for persons who are homeless or near homeless was the lack assistance to help pay for security deposits. A subcommittee of LAASH, the Security Deposit Loan Committee, was formed to address this problem. A group of 8 volunteers representing Auburn and Lewiston General Assistance, Auburn and Lewiston Housing Authority, Auburn and Lewiston Community Development, and other LAASH members, meet regularly to administer the Security Deposit Program, and have received private grants. In FY2014 27 homeless/at-risk households were assisted in Auburn and 39 in Lewiston. Since 2005 the program has approved 549 were considered, and has assisted 404 adults and 343 children who are homeless or at risk to gain access to housing.

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

The Public Policy subcommittee of LAASH worked on a plan to end and prevent homelessness. The 10-Year Plan to Prevent and End Homelessness was adopted by the Auburn and Lewiston councils in November 2009. Each year the Public Policy subcommittee of LAASH sponsors a retreat to re-evaluate the direction of the homeless plan. The committee agreed on 2 new approaches that it will address in the coming year.

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

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

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

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

There are other services available that link the homeless to services. However, these services are only available to people who have Maine Care. Preble Street is an organization that provides case management, but primarily to homeless veterans. Another organization, Homeless Voice for Justice, works with the homeless to help them advocate for themselves, and works to address systemic type issues.

With the loss of the rapid-rehousing program, the only prevention comes from the two cities' Security Deposit Program.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

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

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

### **Actions taken to address the needs of public housing**

Auburn Housing Authority is replacing basketball hoops at the Family Development; replacing common area furniture and tenant access computers at Lake Auburn Towne House; and replacing roofs & ranges at Broadview Acres. A contracting officer has been hired and the installation of security cameras is being prioritized.

A feasibility analysis of potential participation in the Rental Assistance Demonstration Program has been conducted; after appropriate review by the Board of Commissioners and discussion with residents, Auburn Housing Authority may apply for participation in this program.

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

Auburn Housing Authority continues to employ two full-time Resident Services Coordinators who work closely with residents to assist them in accessing needed services for independent living. Annual scholarships to college students are offered, and AHA has had many residents attending good post-secondary schools such as University of Maine, Springfield College, and Bates College.

Auburn Housing Authority has two resident commissioners who represent the interests of lower income households, and one former resident has recently been re-appointed to a full five year term as a commissioner. This individual is a New American with a master's degree and owns a home. It is hoped that she can be a role model to some of the New American households who have the household income to afford the purchase of a home. Community Concepts, a local non-profit, is ready to offer a home financing product acceptable to the Muslim community. Auburn Housing Authority continues to offer a down payment savings match program and frequently refers residents to the City of Auburn's home ownership programs.

### **Actions taken to provide assistance to troubled PHAs**

Auburn Housing Authority is not a troubled PHA.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The 2010-2014 Consolidated Plan identified three barriers to affordable housing: 1) building codes, 2) zoning, and 3) homebuyer assistance.

**Building Codes:** Auburn adopted the Maine Uniform Building, Energy, and Rehabilitation Code in 2010. This will help to improve financial feasibility for substantial rehabilitation projects.

**Zoning:** Auburn adopted a new Comprehensive Plan in 2011. A number of objectives are intended to address Auburn's housing issues: 1) maintain and enhance the existing housing stock throughout Auburn's neighborhoods; 2) maintain and enhance established single family neighborhoods as safe, desirable, attractive areas for a range of residents; 3) improve existing urban family neighborhoods that have a mix of single family and multi-family units to enhance them as safe, desirable, attractive neighborhoods; 4) encourage investment in higher-density downtown multi-family and mixed-use neighborhoods to develop a balance of rental and ownership options that serve a wide range of households; 5) create opportunities for the private development of a range of new housing outside of the existing built-up areas to meet the needs of a variety of groups; and 6) provide adequate housing assistance and services. The Comprehensive Plan identifies specific strategies to achieve these objectives.

**Homebuyer Assistance:** Auburn offers several homebuyer assistance programs for its low-income residents. A HOME Buyer Savings Account Program was created to assist potential buyers to save on a monthly basis and that money will be matched 2:1 with HOME Funds. The total of the savings and the match is then used as a down payment to purchase a home. Also offered are credit counseling services to financially prepare for owning a home, and homebuyer education to learn how to maneuver the experience of purchasing a home.

The homebuyer program will be reviewed by the Auburn City Council in the next few weeks for modification of the program guidelines. Staff is recommending changing the match from 2:1 to 4:1. Staff continues to offer credit counseling as a way to prepare low income homebuyers for home ownership.

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

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

- joined forces with the City of Lewiston in an effort to bring in more resources to the City. A grant was awarded in FY2014 and lead remediation in rental properties is under way.
- partnered with Community Concepts, Inc. to bring weatherization resources to Auburn.
- performed preliminary qualifications for 9 households to determine acceptability for Auburn's home ownership programs. Applicants received mortgage counseling and referral to home ownership education and training classes, and to appropriate mortgage lenders (Rural Development, Maine State Housing Authority, and local lenders). Of the 9, 5 opened home savings accounts with this office of which 1 was successful in purchasing a home, 2 have dropped out and 2 became ineligible.
- developed a Homebuyer/Homeowner Counseling Program for applicants who are not mortgage ready but aspire to become homeowners and for homeowners who are applicants of the rehabilitation program. For potential homeowners budgeting tools are provided and clients are counseled long term, 6 months – 3 years, until they are mortgage ready. Two clients received these services.
- offered budget counseling services for existing customers who have serious financial issues. The goal is to prevent foreclosure so the household can remain in their homes. Several families received this service.
- offered a grant to assist low-income households to help them with re-establishment expenses when moving to a new home. Two grants were processed this past year.
- offered deferred payment loans to help supplement the purchase of heating fuel. Eleven homeowners were assisted.
- offered deferred payment loans to help very low and extremely low income homeowners with their home repairs.

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

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

- Joined efforts with City of Lewiston to apply for a Lead Hazard Reduction Grant. A grant was awarded in FY2014;
- Enforced RRP training requirements for contractors who provide rehabilitation improvements to participants of Auburn's rehabilitation programs;
- Promoted lead awareness by providing brochures to rehab participants and their tenants;
- Provided a HEPA vac for Auburn residents at no cost; and
- Completed lead clearances for units rehabilitated through the Community Development programs.

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

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

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

Child Care: \$6,354 was spent to improvements to child care services through assistance to Androscoggin Head Start and Child Care

Affordable Housing: \$461,987 was spent by Auburn and Lewiston to improve the condition of the housing stock, make housing accessible/affordable to home buyers and to give access to housing for the homeless.

Reading Skills: \$8,705 to improve the reading skills of Auburn residents through Literacy Volunteers.

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

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

The institutional structure has improved in Auburn primarily due to the citizen participation efforts and the consultation processes involved in developing the Consolidated Plan. The 2010-2014 Consolidated Plan involved a committee of 20+ people representing social services, residents of target areas, businesses, Auburn Housing Authority, landlords, and tenants. These citizens were responsible for setting housing priorities for the Community Development Program.

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

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

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

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

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

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

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

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

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

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

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

In 2013 The Cities of Auburn and Lewiston adopted a plan to address the impediments to fair housing choice. The plan identified several strategies that a team of Community Development and Housing Authority partners will address. Strategies that were identified in the plan are 1) landlord workshops on disability rights and policies, 2) tenant workshops, and Sharia financing for the Muslim community. In FY2014 The Auburn Consortium worked on the following:

Poster Contest : The Auburn Lewiston Fair Housing Alliance sponsored a Fair Housing Poster Contest for students at the Middle Schools. The intention of the contest is to raise community awareness of the Fair

Housing laws and the history of the Fair Housing Act with middle school children. This year the theme was "What Home Means to Me". The top 13 posters were selected and prizes awarded at a recognition evening to celebrate their participation. A framed copy of the winning poster is displayed at the Community Development offices, a calendar is created featuring the 13 finalists and distributed to winners, teachers, judges and other housing providers.

Community Fair: The Auburn Lewiston Fair Housing Alliance sponsored a Community Fair "Opening Doors, Discovering Opportunities". The fair was organized by Lewiston-Auburn Alliance for Services to the Homeless (LAASH) and targeted persons who are at risk of homelessness. The Resource Fair boasted 30 tables and 14 workshops were offered on various topics for fair housing to housing for youth, lead based paint, health care, disaster prevention, cultural diversity, co-op housing, and smoke free housing. A law firm held a workshop on tenant Rights. The Auburn Lewiston Fair Housing Alliance resource table offered fair housing materials and promoted April as Fair Housing Month. Copies of the posters created by area Middle School students were on display.

Landlord Forum: The Cities of Auburn & Lewiston along with the Housing Authorities sponsored a Fair Housing Forum for Landlords. The topic for the forum was "Landlord-Tenant Communications". The event was advertised through various media including an article in the Lewiston Sun Journal printed on May 5; the Housing Authorities included a flyer in the monthly mailing; and flyers were posted. Healthy Androscoggin provided materials on Smoke-Free Housing and Lead Poison Prevention; Auburn Housing Authority offered handbooks on Fair Housing and Discrimination. Guest speakers for the event were several local attorneys and Maine Human Rights Commission. Landlords received a packet with information on Fair Housing, and other materials from Healthy Androscoggin, Maine Housing Authority Lead Paint; Kids Legal, Maine Human Rights Commission. Many of the landlord questions were addressed during the forum. Topics discussed were service animals, bed bugs, lead based paint, and smoke-free buildings.

## **CR-40 - Monitoring 91.220 and 91.230**

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

**SUBRECIPIENT MONITORING:** Due to the workload of developing a new Consolidated Plan, there was no on-site monitoring of CDBG and HOME sub-recipients in FY2014 with the exception of the Security Deposit Program and Affirmative Marketing of HOME projects. The Community Development Department expects to get monitoring back on track in FY2015.

**COMMUNITY DEVELOPMENT:** Monitoring is conducted by Community Development and consists of 1) desk monitoring and 2) on-site monitoring. All sub-grants are awarded through a sub-recipient agreement which stipulates requirements of the grant. A monthly/quarterly reporting system is designed to reduce the risk of funding an ineligible activity or having inadequate documentation. With each invoice, sub-recipients are required to submit reports of accomplishments and demographic data on beneficiaries. The reports are reviewed prior to payment of invoices. There was no monitoring of social service agencies in FY2014.

**HOME INVESTMENT PARTNERSHIPS PROGRAM:** Monitoring of the HOME program for FY2014 consisted of desk monitoring of files and monitoring of the Auburn and Lewiston Homebuyer Programs.

**Homebuyer and Homeowner:** Files for new projects are monitored by the Community Development Director when setting up the activity in IDIS. In FY2014 there was no monitoring conducted for occupancy of existing homebuyer files. Monitoring will be conducted in FY2015.

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

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

**MINORITY AND WOMEN BUSINESS ENTERPRISES:** The City of Auburn makes efforts to alert minority and women business enterprises of available work. The Community Development Department maintains a list of minority and women business enterprises on file for Community Development funded public improvement projects. Each time the City advertises for Community Development funded work, businesses registered with the City are mailed an invitation to bid or a request for proposals. In an effort to reach as many minority and women owned businesses as possible, the City obtains a list of Certified Disadvantaged and Women Business Enterprise from Maine's Department of Transportation. Every Maine registered business is sent a personal letter to ask if the business wants to be listed in the City of Auburn's directory of MBE/WBE. The list is updated periodically. There were no projects in FY2014 that involved a solicitation of minority and women-owned businesses.

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

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

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

A meeting of the Citizens Advisory Committee was held on September 23rd to review the progress made on the 2014 program year as well as the 5 year performance against goals and objectives. The meeting was open to the public, but there was no outside attendance. There were 7 members who attended the meeting. The committee reviewed the outcomes and expressed satisfaction that the majority of goals were achieved. They were appreciative that projected outcomes had not been understated in the 2010-15 Consolidated Plan for fear of outputs not being achieved.

## CR-45 - CDBG 91.520(c)

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

Program guidelines are routinely reviewed to evaluate their effectiveness in meeting the needs of people in the City. The Community Development Department proposed a number of changes in response to the challenges of the past few years as follows:

- In recent years the Auburn Consortium made extensive changes to its Homebuyer Program by creating a HOME match savings subsidy. The change included lowering the front-end ratio for housing debt that is used to calculate the assistance level. Community Development will propose an increase the home match ratio from 2:1 to 4:1. The City Council will be considering this change in late fall.
- The Auburn Consortium increased the maximum loan limit under the Homeowner Rehab Program.
- Over the past few years, there has been a great deal of volatility in the price of oil. This has greater implications on cash flow of low-income households since they already have less discretionary income to cover escalating costs. The Community Development Department purchased infrared equipment to better identify areas of energy loss in homes and are directing greater efforts towards energy conservation measures in the rehabilitation program. All units that received funding under the Homeowner Rehab, Residential Rehab, and Energy Programs are scrutinized for energy-related improvements.
- The Community Development Department partnered with Community Concepts, Inc. to leverage their Department of Energy resources with Community Development Block Grant. The program makes more resources available to Auburn residents for weatherization activities.
- In light of declining resources, the City amended its Community Development Rehab Programs to streamline what is being offered.

**Program Amendments:** There was one program amendment during FY2014 covering both CDBG and HOME funds.

**CDBG Auburn:** When accounts were closed out at the end of FY2013 it was discovered there was a shortfall in the budget of \$43,366 than what has been projected. Several adjustments were made to the budget that affected the Rehabilitation Loan Program account, New Auburn River Trail, and Acquisition/Demolition accounts. The Municipal Beach activity was eliminated due to project ineligibility.

**HOME Lewiston:** Lewiston's budget was reduced by \$39,952.30 for not meeting the HOME commitment requirement. The reduction was taken from two accounts, \$3,994.70 from administration and \$35,952.30 from rental housing.

|  |    |
|--|----|
| <b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b> | No |
|--|----|

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

## **CR-50 - HOME 91.520(d)**

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

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

Due to the workload of developing a new Consolidated Plan, there was no on-site monitoring of HOME sub-recipients in FY2014 with the exception of the Security Deposit Program and Affirmative Marketing of HOME projects. The Community Development Department expects to get monitoring back on track in FY2015.

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

Community Development staff reviewed the Affirmative Marketing Plans and annual reports for three rental development projects, Franklin Apartments, Vincent Square Apartments, and Webster School Apartments, all located in Auburn. Rental Property Management are following due diligence to meet the requirements outlined in the Affirmative Fair Housing Marketing Plan for multi family housing.

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

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

HOME projects that were funded with HOME funds, some of which was program income, included 8 homeowner rehabilitation projects, 2 homebuyers including a project for acquisition/rehab, and 66 security deposit projects.

Income was used as follows:

Homeowner Rehab Program \$137,572— 0 extremely low, 3 very low, and 5 low income owner units.

Homebuyer Program \$10,483—2 low owner units.

Security Deposit Program \$14,389— homeless or at-risk of homelessness/2 very low and 25 extremely low income renter units.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES**

**ONLY: Including the coordination of LIHTC with the development of affordable housing).**  
**91.320(j)**

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

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

- performed preliminary qualification for 9 households to determine acceptability for Auburn's home ownership programs. Applicants received mortgage counseling and referral to home ownership education and training classes, and to appropriate mortgage lenders (Rural Development, Maine State Housing Authority, and local lenders).
- developed a Homebuyer/Homeowner Counseling Program for applicants who are not mortgage ready but aspire to become homeowners and for property owners who are applicants of the rehabilitation program. For potential homeowners budgeting tools are provided and clients are counseled, 3 months to 3 years, until they are mortgage ready. Two clients received these services.
- offered budget counseling services for existing customers who have serious financial issues. The goal is to prevent foreclosure so the household can remain in their homes. Several families received this service.
- offered a grant to assist low-income households to help them with re-establishment expenses when moving to a new home.

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

# Annual Accomplishments

## APPENDIX CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR PROGRAM YEAR JULY 1, 2014 TO JUNE 30, 2015 (FY2014) AUBURN CONSORTIUM, MAINE

This document is the City of Auburn's annual report that assesses the effectiveness of using Community Development and HOME Investment Partnerships (HOME) Program funds to address objectives of the 2010-2014 Consolidated Plan. This Consolidated Annual Performance and Evaluation Report (CAPER) is for the period July 1, 2014 to June 30, 2015 (FY2014). The report provides an assessment of annual goals and objectives, Community Development, HOME and other supporting resources, and the number of households and/or persons assisted. Last, the report includes an assessment of performance towards meeting the five year objectives.

The four goals identified in the 2010-2014 Consolidated Plan are 1) quality affordable housing, 2) attractive neighborhoods, 3) economic opportunity, and 4) high quality of life for residents. This evaluation reports on these four goals.

### 1. FY2014 Accomplishments

#### a. Grant Funds Spent on Goals and Objectives

The 2014 Action Plan includes activities for Auburn that were funded with \$787,130 from Community Development resources for activities and administrative costs. This leveraged \$165,758 from other resources. The following table compares the Community Development funding available in FY2014, Community Development funds spent, private dollars leveraged by activity:

#### COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

| ACTIVITIES                       | FY2014- EXPENDITURES AND LEVERAGED FUNDS |                    |           |
|----------------------------------|--|--------------------|-----------|
|                                  | CDBG<br>EXPENDITURES                     | LEVERAGED<br>FUNDS | TOTAL     |
| <b>ADMINISTRATION/PLANNING</b>   | *  |                    |           |
| Program Administration           | \$111,435                                | 0                  | \$111,435 |
| Goods & Services                 | 8,206                                    | 0                  | 8,206     |
| Consolidated Plan                | 14,540                                   | 0                  | 14,540    |
| At Risk Youth Study              | 8,500                                    | 0                  | 8,500     |
| Community Gardens                | 5,000                                    | 0                  | 5,000     |
| Fair Housing                     | 4,519                                    | 0                  | 4,519     |
| Neighborhood Revitalization Plan | 2,500                                    | 0                  | 2,500     |
| <b>ECONOMIC OPPORTUNITIES</b>    |  |                    |           |
| Commercial Loan Program          | 0  | 0                  | 0         |
| Small Business Program           | 5,000                                    | 0                  | 5,000     |

| <b>AFFORDABLE HOUSING</b>          |                  |                  |                  |
|------------------------------------|------------------|------------------|------------------|
| Housing Project Administration     | 72,763           | 0                | 72,763           |
| Rehabilitation Loan Program        | 248,237          | 60,103           | 308,340          |
| Lead Testing and Clearance         | 6,908            | 0                | 6,908            |
| CCI Weatherization                 | 25,663           | 36,401           | 62,064           |
| Code Enforcement                   | 47,800           | 0                | 47,800           |
| <b>PUBLIC IMPROVEMENTS</b>         |                  |                  |                  |
| Walton School Playground           | 9,187            | 0                | 9,187            |
| New Auburn River Trail             | \$113,540        | 0                | 113,540          |
| <b>DEMOLITION</b>                  |                  |                  |                  |
| 115 Whitney and 88 Newbury Streets | 10,620           | 0                | 10,620           |
| <b>PUBLIC SERVICES</b>             |                  |                  |                  |
| Androscoggin Head Start            | 6,354            | 6,354            | 12,708           |
| Recreation Scholarships            | 25,149           | 0                | 25,149           |
| Literacy Volunteers                | 8,705            | 0                | 8,705            |
| Safe Voices                        | 5,907            | 33,000           | 38,907           |
| Heating Assistance Loans           | 11,130           | 0                | 11,130           |
| Tedford Housing                    | 4,223            | 3,100            | 7,323            |
| Catholic Charities/Search          | 2,760            | 0                | 2,760            |
| Seniors Plus/Meals                 | 4,242            | 26,800           | 31,042           |
| Good Neighbor Start-up             | 2,000            | 0                | 2,000            |
| PAL Center/Youth Diversion         | 22,242           | 0                | 22,242           |
| <b>TOTAL EXPENDITURES</b>          | <b>\$787,130</b> | <b>\$165,758</b> | <b>\$952,888</b> |

The cities of Auburn and Lewiston formed a consortium to receive HOME funds. This brings a resource to the communities to assist in creating low-income rental housing units, encouraging home ownership, rehabilitating buildings, and assisting homeless persons. The 2014 Action Plan includes goals that were funded from \$232,586 of HOME resources for activities and administrative costs in both Auburn and Lewiston. This leveraged \$191,823 and \$15,000 in HOME match.

The following chart compares the HOME funding available in FY2014 with the HOME funds spent, public and private dollars leveraged and match funds, all of which addressed the goal of quality affordable housing:

#### HOME INVESTMENT PARTNERSHIPS PROGRAM

| <b>FY2014 EXPENDITURES AND MATCH FUNDS</b> |                                 |                          |                    |                                   |
|--|---------------------------------|--------------------------|--------------------|-----------------------------------|
| <b>ACTIVITIES</b>                          | <b>HOME FY2014 EXPENDITURES</b> | <b>PRIVATE/PUBLIC</b>    |                    | <b>TOTAL PROJECT EXPENDITURES</b> |
|  |                                 | <b>DOLLARS LEVERAGED</b> | <b>MATCH FUNDS</b> |                                   |
| <b>AUBURN</b>                              | <b>**</b>                       | <b>***</b>               | <b>***</b>         |                                   |
| Administration                             | \$24,607                        | 0                        | 0                  | 24,607                            |
| Housing Administration                     | 9,808                           | 0                        | 0                  | 9,808                             |
| Goods & Services                           | 9,379                           | 0                        | 0                  | 9,379                             |
| Homebuyer                                  | 5,250                           | \$191,823                | \$15,000           | 212,073                           |

|                   |                  |                  |                 |                  |
|-------------------|------------------|------------------|-----------------|------------------|
| Homeowner Rehab   | 34,154           | 0                | 0               | 34,154           |
| Homebuyer/132     |                  |                  |                 |                  |
| Hampshire Street  | 88,997           | 0                | 0               | 88,997           |
| Security Deposits | 18,023           | 0                | 0               | 18,023           |
| <b>LEWISTON</b>   |                  |                  |                 |                  |
| Administration    | 7,613            | 0                | 0               | 7,613            |
| Homebuyer         | 0                | 0                | 0               | 0                |
| Homeowner Rehab   | 16,419           | 0                | 0               | 16,419           |
| Security Deposits | 18,336           | 0                | 0               | 18,336           |
| <b>Total</b>      | <b>\$232,586</b> | <b>\$191,823</b> | <b>\$15,000</b> | <b>\$439,409</b> |

b. Accomplishments, Progress and Barriers towards Meeting Objectives

The objective, strategy, accomplishments and/or progress towards meeting quality affordable housing, attractive neighborhoods, economic opportunity, and high quality of life for residents goals follow in a table format.

Since Auburn is the lead agency in a HOME consortium enabling consortium members to receive HOME Investment Partnerships Program funds, the CAPER includes housing goals and demographics of beneficiaries for Lewiston.

**GOAL: QUALITY AFFORDABLE HOUSING-AUBURN**

The City of Auburn achieves its goal of quality affordable housing by offering programs to increase opportunities for home ownership, improve the condition of the housing stock, create affordable rental housing, and increase access to the rental market for at-risk homeless persons.

**HOME OWNERSHIP ASSISTANCE**

Auburn offers a number of programs to encourage home ownership. The Homebuyer Program is funded with HOME Investment Partnerships Program funds. The Good Neighbor Start-Up Grant is funded with Community Development Block Grant funds. The programs can be combined or used separately to fit the needs of the individual buyers.

**Homebuyer:** The Homebuyer Loan Program offers qualified buyers a resource for affordable home ownership opportunities. The goal of the program is to make it possible for low-income households to purchase market rate homes, and to increase owner occupancy in targeted areas. The amount of the loan will be established based on housing costs at 25% of household income. **Three homebuyers were assisted in FY2014.**

**Good Neighbor Home Ownership Start-up:** The Good Neighbor Program helps to reduce the cost burden of transitioning from tenancy to home ownership for low-income households. The program provides \$500 and \$1,000 grants. **Two homebuyers were assisted in FY2014.**

## HOUSING REHABILITATION

Auburn offers a number of programs to improve the housing stock. Various types of loans are available, depending on income and whether a property is in a target area. Auburn offers two types of assistance: 1) deferred loans which require no monthly payment until a future point in time or when income increases; and 2) amortized loans. Auburn also offers grants to cover the cost of sewer assessments for persons under 80% of area median income.

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

**Spot:** The Spot Rehab Program assists owner-occupied buildings to eliminate conditions detrimental to public health and safety. **Five property owners/7 units were assisted in FY2014.**

**Residential:** The Residential Rehab Program assists property owners of both owner-occupied and investor-owned buildings to eliminate substandard housing conditions and improve or update long-term maintenance items. The program is available in target areas and outside the target areas when the owner's income is less than 80% of area median income. **Four property owners/23 units were assisted in FY2014.**

**Homeowner Rehabilitation:** The Homeowner Rehabilitation Program assists owner-occupied units only where the owner's income is less than 80% of area median income. The program is available throughout the city. **Six property owners/6 units were assisted in FY2014.**

**Acquisition/Rehabilitation/132 Hampshire Street:** A building was purchased and renovated in FY2014. The improvements are not yet complete.

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

**Weatherization:** CDBG funds are earmarked to weatherize homes of low income persons through a subgrant to Community Concepts, Inc. **Eight properties were weatherized/9 units in FY2014.**

**Heating Assistance:** The Heating Assistance Program provides loans to low income home owners to supplement the cost of heating their homes. **Eleven property owners were assisted in FY2014.**

**Code Enforcement:** Code Enforcement is part of the Planning and Permitting Department. They have initiated the Targeted Code Enforcement Program in three target areas, Downtown, New Auburn and Union Street. **Code Enforcement division inspected 76 housing violations all of which were corrected.**

## GOAL: QUALITY AFFORDABLE HOUSING-LEWISTON

The City of Lewiston achieves its goal of quality affordable housing by offering programs to increase opportunities for home ownership, improve the condition of the housing stock, create affordable rental housing, and increase access to the rental market. All resources are funded with the HOME Investment Partnerships Program grant.

**Homebuyer:** The Homebuyer Loan Program assists to make home ownership affordable so low-income households can purchase market rate homes, and increases owner-occupancy in targeted areas. No assistance was provided in FY2014.

**Homeowner Rehabilitation:** The Homeowner Rehabilitation Program assists owner-occupied units only where the owner's income is less than 80% of area median income. The program is available throughout the city. **One property owner/1 units was assisted in FY2014.**

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

## GOAL: ATTRACTIVE NEIGHBORHOODS-AUBURN

Auburn identified a number of strategies in its Consolidated Plan that makes the neighborhoods more attractive, particularly of low-income people living in target areas.

A change to the Rehab Program guidelines made available grant funds to improve building exteriors. **Eight buildings were improved in FY2014.**

Another strategy to make neighborhoods more attractive is demolishing deteriorated/substandard housing. **Six units were demolished in FY2014.**

## GOAL: ECONOMIC OPPORTUNITY

Auburn offers two programs to expand economic opportunities, the Small Business Program and Commercial Rehab program.

The Small Business Program encourages the creation or enhancement of business enterprises by providing a source of low interest financing. **One business was assisted in FY2014.**

The Commercial Rehabilitation Program encourages commercial development and improvement of the visual quality of the building through building rehabilitation. There was no activity in FY2014.

## GOAL: HIGH QUALITY OF LIFE FOR RESIDENTS

Nine social service grants were provided to improve the quality of life for Auburn residents, and one grant that funded playground improvements at Walton School.

- Androscoggin Head Start and child care provided services to 20 households, all of which were Auburn residents.
- Auburn Recreation Department provided scholarships to 61 Auburn children.
- Literacy Volunteers of Androscoggin provided services to 94 Auburn households.
- Safe Voices provided services to 9 Auburn households.
- Tedford Housing provided services to 6 Auburn households.
- Catholic Charities provided services to 128 elderly Auburn households.
- Seniors Plus provided meals to 13 Auburn elderly and disabled households.

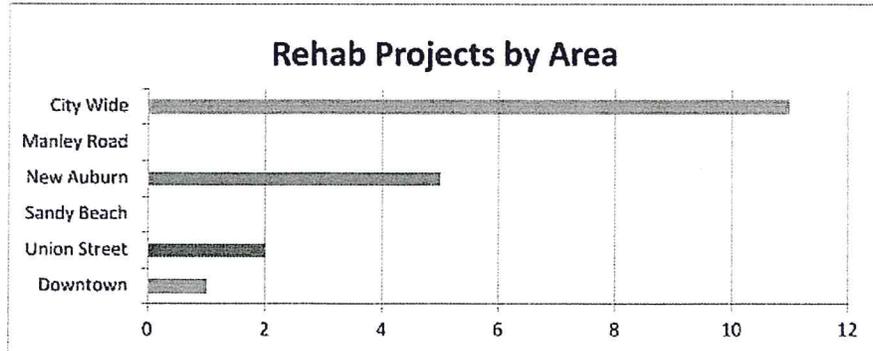
### 2. Geographic Distribution of Resources

In 1994 Auburn completed the Urban Conditions Study. Although housing was included in this study, the study focused on the living environment that contributed to blight in neighborhoods. The Urban Conditions Study redefined the targeted neighborhoods based on the analysis of factors that contribute to blight. In 2010 the Community Development Department completed an update to the Urban Conditions Study. Boundaries changed slightly. A map of these areas is included in Appendix B. These are the locations where Auburn will invest the majority of its Community Development funds, especially for public improvements, housing rehabilitation, and commercial loans. These are the areas with the greatest need for public investment. The neighborhoods are: Downtown, Union Street, New Auburn, Sandy Beach, and Manley Road Target Areas.

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

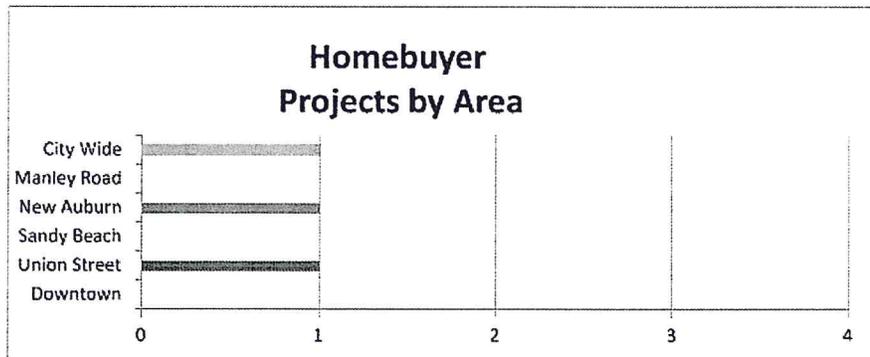
The emphasis for Auburn's Rehabilitation Program activity has been to focus resources in 3 of the 5 target areas. The majority of the rehabilitation dollars were to be spent in the Downtown, New Auburn, and Union Street target areas. Auburn has four rehabilitation programs that are available throughout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

Rehab activity was heavier in non-target areas. The activities are primarily home weatherization and emergency repairs for low-income homeowners. Many of our clients are having financial difficulties because of low paying jobs or living on limited retirement income. They can no longer pay for improvements through conventional financing methods. Many of these loan terms are on a deferred basis. Rehab of these properties consists mainly of major system failures such as heating, roofing, and septic systems. There were only 4 whole house renovations. The following table demonstrates number of projects by area where rehabilitation assistance was provided in FY2014:



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

The following table demonstrates the location where participants of the homebuyer program purchased their homes in FY2014. Two homebuyers purchased properties in the Union Street target area and two were outside the target areas.



### 3. Program Income

Listed below is the amount of program income received in FY 2014. Most of the income was from revolving loan programs where the funds were rolled back into the program from which funds were generated. Miscellaneous income is rolled into the budget to cover general program expenses of the Community Development Program.

| PROGRAM INCOME – ALL PROGRAMS |                 |        |
|-------------------------------|-----------------|--------|
| Program                       | Amount Received | Source |
| <b>Program Income/Auburn</b>  |                 |        |
| Homebuyer Program             | \$7,154         | HOME   |
| Homeowner Rehab Program       | 130,371         | HOME   |

|                                      |                        |               |
|--------------------------------------|------------------------|---------------|
| Security Deposit Program             | 9,965                  | HOME          |
| Commercial Program                   | 29,134                 | CDBG          |
| Rehabilitation Loan Program          | 195,133                | CDBG          |
| Down payment Assistance Loan Program | 778                    | CDBG          |
| Miscellaneous Income                 | 31,767                 | CDBG          |
| Heating Assistance Program           | 2,784                  | CDBG          |
| <b>Total Income</b>                  | <b>\$407,086</b>       |               |
| <b>Program</b>                       | <b>Amount Received</b> | <b>Source</b> |
| <b>Program Income/Lewiston</b>       |                        |               |
| Homebuyer Program                    | \$3,329                | HOME          |
| Homeowner Rehab Program              | 7,201                  | HOME          |
| Security Deposits                    | 4,424                  | HOME          |
| Rental Income                        | 20,000                 | HOME          |
| <b>Total Income</b>                  | <b>\$34,954</b>        |               |

4. Loans and Other Receivables

a. Properties Acquired with CDBG Funds and Available for Sale  
None

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

c. **Loan Portfolio Balances:** The loan portfolio balances and number of outstanding loans as of 6-30-2015 are as follows:

| LOAN PROGRAM                         | Source | PORTFOLIO BALANCE      | # OF LOANS |
|--------------------------------------|--------|------------------------|------------|
| Rehabilitation Loan Program          | CDBG   | \$2,321,765.84         | 395        |
| Down payment Assistance Loan Program | CDBG   | 3,223.95               | 3          |
| Commercial Program                   | CDBG   | 472,698.41             | 6          |
| Miscellaneous Income                 | CDBG   | 172,271.30             | 7          |
| Heating Assistance Loan Program      | CDBG   | 85,576.28              | 101        |
| Neighborhood Stabilization Program   | CDBG   | 213,157.01             | 12         |
| Homebuyer Program                    | HOME   | 553,083.90             | 29         |
| Homeowner Rehab Program              | HOME   | 694,852.09             | 58         |
| Security Deposit Loan Program        | HOME   | 22,949.00              | 46         |
| Rental Housing                       | HOME   | 690,000.00             | 3          |
| Maine Cities                         | Misc   | 49,237.57              | 5          |
| Gorman Foundation                    | Misc   | 11,589.75              | 24         |
| Lead Grant                           | LEAD   | 3,500.00               | 1          |
| <b>Total Loan Portfolio</b>          |        | <b>\$ 5,293,905.10</b> | <b>690</b> |

d. **Deferred Loans:** There are 18 Spot Rehab loans that processed prior to 1994 where the deferral runs until the property is sold. The principal balance of these loans is \$60,014. After 1994, the deferred payment loans were awarded for a two-year period. There are 151 deferred payment loans. The principal balance of these loans is \$787,999. Income is reviewed every two years and if the household income remains under 65% of AMI, the loan remains deferred. If income increases above 65% level, the loan becomes amortized. Also, if a person reaches the

age of 65 and the loan is classified as deferred it will remain deferred until the property is sold or transferred. There are several other deferred loans: an elderly rental project with a principal balance of \$320,000 (HOME); a permanent supportive housing project with a balance of \$120,000 (HOME); and a family rental project with balance of \$250,000 (HOME).

- e. **HOME Forgivable Loans:** 7 loans to be forgiven after an occupancy period. The principal balance is \$42,325.
- f. **LEAD Forgivable Loans:** 1 loan to be forgiven after 3 years or renting to low-income households. The principal balance is \$3,500.
- g. **Default:** 12 Security Deposit loans were classified as uncollectible in FY2014 for \$4,004.50. The City carries a loss reserve on the balance sheet of \$73,229 for CDBG and \$3,974 for HOME.
- h. **Loan Portfolio Losses since 1977:** The Community Development Department has been tracking its portfolio since 1977. Listed below are amount of losses over a 37-year period:

| LOAN PROGRAM                    | AMOUNT OF LOSS        |
|---------------------------------|-----------------------|
| Commercial Loan program         | \$521,172.94          |
| Down Payment Assistance         | 15,222.94             |
| Rehabilitation Loan program     | 469,933.64            |
| Heating Assistance Loan Program | \$495.77              |
| Economic Stimulus Loan Program  | 698,980.34            |
| Special Projects                | 78,071.51             |
| Homebuyer                       | 67,093.68             |
| Homeowner Rehab                 | 247,692.18            |
| <b>TOTAL</b>                    | <b>\$2,098,633.00</b> |

## Assessment of 5 year goals

An assessment was made of the accomplishments against the goals identified in the Consolidated Plan (the five-year goals and objectives are found in Appendix E). Ideally, accomplishments should be at 100% of the production goal at the conclusion of the fifth year. This assessment is summarized in charts that indicate the progress made by Consortium members to achieve goals.

### Goal: Quality Affordable Housing/Auburn

| Activity:   | 5 Year Objectives | Year 1     | Year 2     | Year 3    | Year 4     | Year 5     | Ongoing Total | Percentage of Goal Met |
|---|-------------------|------------|------------|-----------|------------|------------|---------------|------------------------|
| a. owner and rental units rehabilitated                                       | 280               | 125        | 75         | 19        | 79         | 37         | 339           | 121%                   |
| b. owner and rental units made lead safe *                                    | 80                | 68         | 40         | 11        | 74         | 23         | 220           | 275%                   |
| c. buyers assisted to purchase home   | 35                | 3          | 3          | 4         | 1          | 3          | 14            | 40%                    |
| d. new units of affordable family rental housing (HOME)                       | 40                | 0          | 28         | 0         | 0          | 0          | 28            | 70%                    |
| e. 10 units of supportive rental housing of the homeless (HOME)               | 10                | 0          | 0          | 6         | 0          | 0          | 6             | 60%                    |
| f. 75 owners assisted to heat their homes                                     | 75                | 16         | 23         | 22        | 21         | 11         | 93            | 124%                   |
| g. Homeless or at-risk of homelessness assisted with security deposits (HOME) | 100               | 34         | 9          | 26        | 20         | 27         | 116           | 106%                   |
| <b>h. Total</b>   | <b>620</b>        | <b>246</b> | <b>178</b> | <b>88</b> | <b>203</b> | <b>101</b> | <b>816</b>    | <b>132%</b>            |

- Lead-safe units are also counted in owner and rental units rehabilitated.

Conclusion: Objectives where targets were exceeded are owner and renter units rehabilitated, units made lead safe, owners assisted to heat their homes, development of rental housing and homeless assisted with security deposits. Objectives that have not been achieved is homebuyer assistance.

The table above covers only rental housing units produced through a HOME investment. Excluded from this table are 22 units of affordable housing produced by Coastal Enterprises, Inc., Riverpark Housing, since their project did not receive HOME funding. These Riverpark units, however, are financed with Low Income Housing Tax Credits and are available to Auburn's low income home owners. By adding these units to the 28 produced with HOME funds, the objective for affordable family rental housing has been achieved.

Throughout the post recession years that are covered by this Consolidated Plan, there has been no demand for home ownership. We meet with people who express an interest in home ownership, but have poor credit or too much debt and can't take on monthly mortgage payments. We are looking to restructure our Homebuyer Program to make it more appropriate to low income households.

### Goal: Quality Affordable Housing/Lewiston

| Activity:   | 5 Year Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Ongoing Total | Percentage of Goal Met |
|---|-------------------|--------|--------|--------|--------|--------|---------------|------------------------|
| a. owner units rehabilitated  | 20                | 1      | 1      | 2      | 0      | 1      | 5             | 25%                    |
| b. buyers assisted to purchase home   | 10                | 0      | 0      | 0      | 0      | 0      | 0             | 0%                     |
| c. new units of affordable family rental housing (HOME)                       | 40                | 20     | 0      | 33     | 0      | 0      | 53            | 133%                   |
| d. 10 units of supportive rental housing of the homeless (HOME)               | 10                | 0      | 10     | 0      | 0      | 0      | 10            | 100%                   |
| e. Homeless or at-risk of homelessness assisted with security deposits (HOME) | 100               | 17     | 3      | 10     | 7      | 39     | 76            | 76%                    |
| f. Total  | 180               | 38     | 14     | 45     | 7      | 40     | 144           | 80%                    |

Conclusion: Objectives for rental housing and supportive rental housing have been achieved. The remaining objectives have not.

### GOAL: Attractive Neighborhoods/Auburn

| Activity:   | 5 Year Objectives | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   | Ongoing Total | Percentage of Goal Met |
|---|-------------------|----------|----------|----------|----------|----------|---------------|------------------------|
| a. Improved street-scapes/sidewalks & landscaping | 10,000 Lf         | 2,940 lf | 2,040 lf | 960 lf   | 1,175 lf | 0        | 7,115 Lf      | 71%                    |
| b. Building exteriors improved                    | 50 Bldgs.         | 2 Bldgs. | 4 Bldgs. | 0 Bldgs. | 9 Bldgs. | 8 Bldgs. | 23 Bldgs.     | 46%                    |
| c. Substandard housing demolished                 | 15 units          | 17 units | 0 Units  | 0 Units  | 3 Units  | 6 Units  | 26 units      | 174%                   |

Conclusion: With the infusion of stimulus funds, Auburn made substantial progress in meeting its five year objective for building demolitions. The other two objectives have not been achieved. In the past few years funding has been diverted from sidewalk improvements to park development. The rehabilitation activity level in the post-recession years has been significantly lower than what was experienced in the past.

**GOAL: Economic Opportunity/Auburn**

| Activity:                      | 5 Year Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Ongoing Total | Percentage of Goal Met |
|--------------------------------|-------------------|--------|--------|--------|--------|--------|---------------|------------------------|
| a. Business exteriors improved | 10 Bldgs.         | 0      | 0      | 0      | 0      | 0      | 0             | 0%                     |
| b. Business assistance loans   | 2                 | 1      | 0      | 2      | 0      | 1      | 4             | 200%                   |

Conclusion : The City met its goal for business assistance, but has not made progress on building exteriors. Again, post-recession years have hampered achievement of objectives.

**GOAL: High Quality of Life/Auburn**

| Activity:                                     | 5 Year Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Ongoing Total | Percentage of Goal Met |
|---|-------------------|--------|--------|--------|--------|--------|---------------|------------------------|
| a. Children, Youth & Families/Households      | 1,500             | 447    | 166    | 421    | 155    | 200    | 1,234         | 83%                    |
| b. Individuals                                | 600               | 192    | 1,196  | 194    | 249    | 226    | 1,808         | 302%                   |
| c. Homeless Individuals                       | 400               | 80     | 193    | 193    | 100    | 15     | 581           | 146%                   |
| d. Neighborhood Community Building Initiative | 1                 | 0      | 0      | 1      | 0      | 0      | 1             | 100%                   |
| e. Total                                      | 2,501             | 719    | 1,555  | 809    | 504    | 441    | 4,028         | 161%                   |

Conclusion : The City has exceeded its objectives for providing services to children, youth & families , individuals, and the homeless. The PAL center represents completion of the neighborhood community building initiative.

