

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.

Support Construction of New Affordable Housing: Development of new affordable housing has been a large focus in Auburn the past few years. In Auburn, construction of 41 new residential units and 2 commercial spaces at 62 Spring Street. The building has received its certificate of occupancy and only a few administrative tasks remain until final draw and closeout of the activity. Of the 41 units 32 will be affordable. In Lewiston, construction of The Hartley Block Apartments located in downtown at 149-159 Lisbon Street is complete and 53 residential units (of which 39 will be affordable) have been made available. Only a few administrative tasks remain to closeout the activity. Construction of 36 units at 477 Minot Ave in Auburn is well underway; construction is approximately 75% complete. The project at 48 Hampshire St also broke ground this past year and will add another 53 residential apartments; construction is nearing 50%. These projects are funded with \$820,000 of HOME funds as well as Low Income Housing Tax Credits.

Make Neighborhoods Safe and Walkable: The City of Auburn has made a number of efforts this past year towards making neighborhoods safe and walkable. On Chestnut St, a raised crosswalk is being installed to connect the athletic field and PAL Center to the courts and playground across the street in the "Gully". The parking area is also improved to provide better pedestrian flow and safety and reduce vehicle speeds. The City has also commissioned a "complete streets" road design for the Library Ave area. The design is intended to improve walkability and on-street parking for the area in the vicinity of the Public Library. Design is nearing the 90% phase and shall be implemented in the coming years.

Improve Parks and Create Community Gardens: The Newbury Street Garden is now complete and continues to serve community gardeners. Two gardens are now complete and the garden team has selected a location for the 3rd and final community garden.

Improve Quality of life for Seniors : In response to the recognition that the City was likely to experience a timeliness issue, the City of Auburn ammended the ConPlan and Action Plan to include the expansion of the existing Senior Center located in Pettingill Park. This large undertaking is at 80% complete and includes additional funds in the next program year as well.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual

outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Anti-poverty/Auburn	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1328	132.80%	263	322	122.43%
Anti-poverty/Auburn	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Create Mixed Income Neighborhoods/Lewiston	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	50	0	0.00%	63	0	0.00%
Create Mixed Income Neighborhoods/Lewiston	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	10	16	160.00%			
Create Mixed Income Neighborhoods/Lewiston	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	2		0	2	
Create Mixed Income Neighborhoods/Lewiston	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	7		0	7	
Create Mixed Income Neighborhoods/Lewiston	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	17	15	88.24%	10	0	0.00%

Fair Housing/Aub	Fair Housing and Housing Choice	CDBG: \$	Other	Other	12	5	41.67%	2	0	0.00%
Improve Parks and Community Gardens/Auburn	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4305	1285	29.85%			
Improve Parks and Community Gardens/Auburn	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	43		0	43	
Improve Parks and Community Gardens/Auburn	Non-Housing Community Development	CDBG: \$	Other	Other	3	2	66.67%			
Improve Safety & Efficiency of Housing/Lewiston	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	50	0	0.00%			
Improve Safety & Efficiency of Housing/Lewiston	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	20	200.00%	5	4	80.00%
Increase Owner Occupancy/Auburn	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0			0		
Increase Owner Occupancy/Auburn	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	5	20.00%	4	1	25.00%

Make Neighborhood Streets Safe and Walkable/Auburn	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4305	2780	64.58%	4865	1390	28.57%
Make Neighborhood Streets Safe and Walkable/Auburn	Non-Housing Community Development	CDBG: \$	Other	Other	3000	0	0.00%			
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	185	84	45.41%	19	21	110.53%
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		0	0	
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	90	40	44.44%	11	8	72.73%
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0				
Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				

Prevent Deterioration of Housing Stock/Auburn	Affordable Housing	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	500	359	71.80%	100	57	57.00%
Prevent Homelessness/Auburn	Homeless	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	361	180.50%	77	79	102.60%
Prevent Homelessness/Auburn	Homeless	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	109	87.20%	40	26	65.00%
Prevent Homelessness/Auburn	Homeless	CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	170	268	157.65%	0	22	
Prevent Homelessness/Auburn	Homeless	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds		0				
Prevent Homelessness/Auburn	Homeless	CDBG: \$ / HOME: \$	Homelessness Prevention	Persons Assisted		12				
Prevent Homelessness/Lewiston	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	70	56.00%	35	12	34.29%
Prevent Homelessness/Lewiston	Affordable Housing	HOME: \$	Housing for Homeless added	Household Housing Unit	0	0				

Promote Jobs and Development/Auburn	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0				
Promote Jobs and Development/Auburn	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	1		6	1	16.67%
Promote Jobs and Development/Auburn	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	1	10.00%			
Support Construction of New Affordable Housing/Aub	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	60	0	0.00%	110	0	0.00%
Support Construction of New Affordable Housing/Aub	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0				

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.

Anti-Poverty Strategy has been addressed by providing funds to two public service agencies and two city programs. Literacy Volunteers and Androscoggin Head Start are crucial to the success of families who are struggling with the issues of poverty. The Auburn Police Department offers a program called “Work with Me” aimed at area high school youth to ensure they remain in school and learn important skills that can transition them out of generational poverty. The Recreation Scholarship Program is funded to assist youth to attend summer camp. The program makes it possible for parents to work, look for employment and better their financial situations.

Auburn’s aging housing stock which is neglected and in disrepair especially in the target areas. We experienced a bit of a lag in rehab projects during the middle of the program year due to an unexpected staffing issue but the program picked up quickly in 2019. A significant amount of

the CDBG rehab funds are being matched with funds from the L/A Lead Grant. Auburn appears to be experiencing more investment in housing due to rise in housing costs in other areas of the state. Many of the applicants for CDBG funds are new investors looking to improve deteriorated properties.

The City addressed the safety and walkability of neighborhoods with pedestrian improvements to Chestnut St. A raised crosswalk was installed that allow visitors of the PAL Center/Pettingill Park to safely cross Chestnut St. to the courts and playground in the "Gully". Walkability is also being addressed with the design commissioned for the Library St. area.

Promoting Jobs and development has been a difficult goal to make progress on. The City is finding the program difficult for applicants due to eligibility requirements. Program guidelines were altered to expand eligibility but the City still only approved one activity under this goal the past project year.

Preventing homelessness was addressed through public service providers, Tedford Housing and Safe Voices, who provides shelter for the homeless.

The Senior Center Expansion will allow the existing center to better serve the growing senior population of Auburn by providing more space and better amenities.

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	200	101
Black or African American	224	13
Asian	8	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	2	0
Total	435	114
Hispanic	9	4
Not Hispanic	426	110

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

Narrative

The total population for the city of Auburn is 22,941 and the 2017 ACS shows that 91% of the population is white, 4% is White/American Indian/Alaskan Native, while all other races were less than 2%.

The analysis of CDBG Funds spent by population shows that 46% were white, 51% were black and the other races received 3%. Home Funds spent by population shows that 88.6% of the funds went to white households/persons, 11.4% are black households/persons.. There is an increase of CDBG assistance going to races other than white. Last year 59% of those assisted were white. The numbers suggest that the demographics for the City are changing and more minorities are living here. The HOME funds total demonstrates that these minority populations may be struggling to enter into homeownership.

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	public - federal	1,183,835	843,666
HOME	public - federal	1,494,514	472,079

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
DOWNTOWN TARGET AREA	40	19	New housing construction, housing rehab
Lewiston Target Areas	20	7	Housing
NEW AUBURN TARGET AREA	20	6	Community garden, housing rehab
UNION STREET TARGET AREA	20	11	Public facility improvements, housing rehab

Table 4 – Identify the geographic distribution and location of investments

Narrative

The above chart demonstrates the geographic distribution of both CDBG and HOME funds. In addition to the activities listed in the chart funds CDBG funds were utilized outside of the target area for housing rehab projects which addressed life and safety issues or weatherization projects in single family homes, public services, and administration. HOME funds are distributed city wide in both Auburn and Lewiston. In Auburn, HOME funds were utilized for residential rehabilitation and the construction of new housing. The nearly complete 62 Spring St is in the downtown target area, the Hampshire Street Project is in the Union St. target area, and the 477 Minot Ave project is not in a designated target area. The nearly complete Hartley Block is in Lewiston.

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.

The CDBG rehab program requires a 25% match for investor owned property and is often combined with funds from other grants such as the Lewiston-Auburn Lead Grant, Healthy Homes, State of Maine Efficiency programs. The Economic Development loan requires 50% of a project be privately funded, Auburn approved one loan of \$25,000 which was matched with the owner's purchase of the building.

The HOME program is leveraging \$7,223,278.00 in loans and LHITC's from the State with \$110,000 of HOME funds for 48 Hampshire St project. 477 Minot is leveraging \$6,692,539 in loans and LHITC's from the State with \$110,000 of HOME funds

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,427,252
2. Match contributed during current Federal fiscal year	7,261
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,434,513
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,434,513

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
1725	06/18/2019	250	0	0	0	0	0	0
1727	06/20/2019	4,076	0	0	0	0	0	0
1735	08/13/2019	2,935	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	211,311	211,311	8,847	0

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

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	75	38
Number of Non-Homeless households to be provided affordable housing units	191	29
Number of Special-Needs households to be provided affordable housing units	6	0
Total	272	67

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	81	38
Number of households supported through The Production of New Units	148	0
Number of households supported through Rehab of Existing Units	43	29
Number of households supported through Acquisition of Existing Units	0	0
Total	272	67

Table 12 – Number of Households Supported

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

We have seen a challenge with providing assistance for Homeless households with rental assistance and have determined one reason is the lack of safe affordable housing. Vacancy rates remain low, at appx 3%. Often applicants receive a voucher but cannot find a suitable/eligible unit for their family.

The construction of new rental units will lessen this challenge. The Spring Street project has begun leasing units and only has a few admin tasks to complete until closeout which is why new units haven't

been reported. Lewiston’s Hartley Block has also begun leasing up. An additional 75 units are under construction in Auburn; 477 Minot Ave is approximately 75% complete and 48 Hampshire St is nearing 50% completion.

Discuss how these outcomes will impact future annual action plans.

We expect that the additional new affordable units beginning to lease up will help residents be able to find more available housing in the coming years, which is a major issue for the TRBA program. The rehabilitation of existing housing continues to be a popular, well functioning program which we hope continues.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	13	21
Low-income	10	10
Moderate-income	0	13
Total	23	44

Table 13 – Number of Households Served

Narrative Information

Auburn appears to be rebounding from the housing crisis created by the "Great Recession". Investors are buying properties, rehabilitating them and leasing them up. We believe this is driven by an increase in housing costs in the Portland area. Many people are choosing Auburn as an alternative and this is starting to effect costs in our area, rents are rising. The City plans to continue its rehab program and will seek new affordable residential developments.

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 continues to actively work 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 determined that coordination of services and the lack of emergency warming centers are two of the area's greatest needs.

In 2017 Auburn developed the Staying Home Rental Assistance Program for homeless families of school aged children. The program is designed to help homeless families with school aged children by providing security deposit, monthly rental, and utility subsidies for up to 12 months. The main goal of the program is to house homeless families and keep K-8 students in their current school. The City reviewed 10 applicants this year, and many applicants were able to find alternate forms of assistance through their referral to the program.

The City of Lewiston's Public Library houses a division of the Community Partnership for Protection of Children. This is a drop-in resource center for people in poverty and homelessness to direct them to resources within the Consortium. Lewiston and Auburn work with a number of agencies to assure that homeless persons are referred to appropriate housing and that they receive services. Homeless persons come to the Social Services office where the Director assesses their needs. They are then referred to homeless shelters for emergency resolution, then to the Housing Authority or other resources for permanent housing. When emergency shelter is not available, people are referred to area motels. The 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 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.

The Auburn Lewiston area has several shelters that do not participate as members of the Continuum of Care and LAASH nor do they request CDBG funding. Hope Haven is a 34-bed emergency shelter for men, women and children. They provide beds for over 300 homeless annually, provide 2,000 meals and offer clothing for 1,000 people. St. Martin de Porres offers two shelters, one for men and another for women. Unfortunately the three shelters mentioned here prefer not to participate in state or local efforts to assist the homeless, do not report on numbers yet they do provide a needed service.

The Lewiston-Auburn Alliance for Services to the Homeless has identified the lack of a general emergency warming center as an immediate need to the community and have begun researching opportunities.

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. These are managed and operated by Tedford Housing and they provide a total of 16 housing units.

A barrier identified by LAASH for persons who are homeless or near homeless is a lack of assistance to help pay for a security deposit for a rental unit. Both Cities operate a TBRA program to assist households that have become or are in danger of becoming homeless afford the initial costs of renting.

The State of Maine has runs an 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 who is homeless and presenting to Auburn 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.

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

Actions taken to address the needs of public housing

Auburn Housing Authority is in the process of modernizing of kitchens at the Family Development in what will be a multi-year process due to funding limitations. 62 Spring St is now leasing brand new affordable units.

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

Auburn Housing Authority has two resident commissioners representing the interests of lower income households. We continue with our down payment savings program in which we match savings with interested residents' savings. We continue to work with the City of Auburn and others to seek homeownership opportunities for residents ready to buy their own homes.

Actions taken to provide assistance to troubled PHAs

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

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

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

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

Lack of Investment: In program year 2018, the City of Auburn amended its HOMEowner Rehabilitation guidelines to more align the program with the increased costs of construction. The maximum loan was increased and grants are now offered to cover repair/replacement of major housing systems such as roofs and furnaces.

Building Codes: For the most part, the policies and zoning ordinances in place do not restrict affordable housing projects to be developed. Community Development uses its own housing standards as well as the Maine Uniform Building and Energy Code for rehabilitation and new construction. Due to increasing awareness of the condition of housing, Auburn may explore adopting a property maintenance code to ensure housing remains safe and habitable.

Zoning Ordinances: The planning department has begun exploring the possibility of allowing “back-lots” which would help with in-fill and potential new housing units.

Tax and Public Policies: 477 Minot Avenue and 48 Hampshire Street each received TIF financing packages from the city and should be complete and leasing up in the 2019 program year.

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 \$3.4 million dollar Lead Demonstration grant was awarded in FY2017 for lead remediation in rental properties. This is especially crucial as the State of Maine has created stricter laws on lead paint hazards and reduced the level a child is considered poisoned from 10 ug/dl to 5 ug/dl. An increase in numbers of Lead Abatement Orders has already occurred.
- Partnered with Community Concepts, Inc. to bring weatherization resources to Auburn and Lewiston.
- Offered deferred payment loans to help very low and extremely low-income homeowners with

their home repairs.

- made changes to the HOMEowner Rehabilitation Assistance Program which has enabled low income households to make improvements in their housing. We now offer deferred loans to 2 different income categories - families at 0-65% of MFI qualify for a 100% deferred loan whereas families from 65-80% of MFI receive a loan that is 50% deferred and 50% amortized @ 0% for up to 30 years.

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:

- The City of Lewiston took the lead in applying for a Lead Demonstration Grant in 2017 and was awarded \$3,000,000 in Lead Hazard Demonstration Grant and \$400,000 in Healthy Homes Funds. The City of Auburn shares in this award. Auburn provides inspection services, underwriting for Auburn properties and a CDBG funded program for owners who needed financial assistance in coming up with the required 10% match to the lead grant. A Memorandum of Understanding was signed and the cities agreed that properties with State Abatement orders would take priority and all others would be on a first come first serve basis. In September, 2016, the State of Maine was successful in reducing the threshold for lead levels in children from 10 ug/dL to 5 ug/dL. In order to keep up with the anticipated increase in abatement orders the State hired 5 additional inspectors to complete inspections and enforce laws in properties where children have been identified to be lead poisoned.
- 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. The Lead Grant Program provides the services of a tenant out-reach worker who works directly with the families and educates them on lead safety in the home as well as other healthy homes topics;
- Provided a HEPA vac for Auburn residents at no cost; and
- Completes 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: Androscoggin Head Start and Child Care received a public service grant for services related

to child care services allowing parents to attend skill building classes, career courses or work. Eighty-two families received services.

Reading Skills: A public service grant was awarded to improve the reading skills of Auburn residents through Literacy Volunteers Programs.

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

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

The City of Auburn has experienced the turnover of multiple program managers over the past couple of years and is actively working to develop institutional structures that have experienced disruption. The Community Development Office is reviewing programs and guidelines for effectiveness and efficiencies.

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), Healthy Neighborhoods, Lewiston-Auburn Lead Triage group, Security Deposit Committee, and Bridges out of Poverty 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.

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

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

LAASH: The focus of Lewiston-Auburn Alliance of Services to the Homeless is to improve the manner in which persons/families that are homeless or at-risk of homelessness are assisted to find housing and appropriate services to maintain their independence. This is done through increase collaboration, sharing information and strengthening cooperation among local agencies and providers; identifying gaps in services by evaluating the adequacy and availability of homeless resources and prioritizing homeless needs; increasing public awareness; and encouraging development of services, programs, and projects. LAASH also reaches out to Bates College professors and students and offers them projects to assist us with identifying community needs. Agencies who are not actively participants of LAASH are invited for presentations. Last year FEDCAP agency gave our group an in-depth understanding on their

program and how it works to help the homeless of our community.

Lead Triage Committee: A monthly meeting of the key players involved in all aspects of the Lead Hazard Control Grant. The participants are but not exclusively Community Development Staff, Community Concepts Inc., Healthy Androscoggin, Auburn and Lewiston Housing Authority, State of Maine Lead Poisoning Prevention Program, Pine Tree Legal Authority, Code Enforcement, and staff from GHHI Initiative. Reviews of the ongoing application process, abatement orders and abatement projects, outreach to the tenants for education, and coordination with GHHI so that all triggers that create health issues in residential units

Auburn and Lewiston Housing Authority: The Housing Authorities assists the Community Development Office is several ways. They assist us with the Security Deposit Program and the Staying Home Rental Assistance Program by taking the lead for intake, determining eligibility and helping the clients find suitable homes; they are our CHDO so that we are able to meet the HOME requirements; they have a preference in assisting households that may become displaced by government action and they are actively engaged in the Auburn Lewiston Fair Housing Alliance helping us to affirmatively further fair housing choice.

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 from Auburn and Lewiston Community Development and Housing Authorities will address.

Lack of Investment: The residential rehab programs continue to be popular programs. The HOMEowner rehab program guidelines were amended to better serve the needs of qualifying applicants.

Lead Paint Hazards: The Lewiston Auburn Lead Hazard Reduction Grant made available \$3.5 million dollars in grant funds. 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. The Lead Grant Program provides the services of a tenant out-reach worker who works directly with the families and educates them on lead safety in the home as well as other healthy homes topics

Landlord Tenant Communication: The Economic and Community Development Office developed a "Tenant's Guide" to help assist tenants with the process of addressing housing issues. The complaint process is often confusing for tenants and the guide should help clarify the steps that should be taken and includes contact information of different resources.

Lack of affordable units: 62 Spring St and the Hartley Block project are accepting leases. 477 Minot Ave and 48 Hampshire St have broken ground and should be accepting applications for leases in 2020.

Housing for New Mainers: There are multiple programs available for all households including New Mainers to assist with homeownership. Coastal Enterprises offers The New Ventures Program and Family Development Accounts; Maine State Housing offers Advantage Downpayment Assistant Grants and HOME funds are offered locally for homebuyers. The households have access to traditional lenders who make available loan products to meet the need. The area continues to struggle to find a lender who can offer Sharia-Compliant loan products.

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

COMMUNITY DEVELOPMENT: Desk Monitoring is conducted for Sub-Recipient Grantees receiving CDBG funds. A monthly/quarterly reporting system is designed to reduce the risk of funding an ineligible activity or having inadequate documentation. With each invoice, sub-recipients are required to submit reports of accomplishments and demographic data on beneficiaries. The reports are reviewed prior to payment of invoices.

HOME INVESTMENT PARTNERSHIPS PROGRAM: Monitoring of the HOME program for PY2018 consisted of desk monitoring of Auburn's files. Files for new projects are monitored by the Community Development Manager when setting up the activity in IDIS. Files were monitored for completeness. Lewiston submits invoices for reimbursement with back-up documentation attached, the ER record and IDIS set-up information.

HOME RENTAL: The HOME units in all projects were desk monitored and completed by the City of Auburn's Community Development Director. The City of Auburn experienced a staffing issue with the Housing Coordinator in the middle of PY2018 and experienced a setback in projects and inspections. Due to this unforeseen situation Auburn was unable to make physical inspections for HOME rental properties but will resume for PY2019. A majority of HOME units are managed by Auburn Housing Authority who employs their own inspectors as well.

MINORITY AND WOMEN BUSINESS ENTERPRISES: There were no projects in PY2018 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.

CR-45 - CDBG 91.520(c)

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

The City has experienced some turnover in the Community Development Office which oversees the grants provided by HUD. We are taking the opportunity to review programs and guidelines for efficiency and effectiveness and explore new ideas and potential projects.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

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.

The City of Auburn experienced a staffing issue with the Housing Coordinator in the middle of PY2018 and experienced a setback in projects and inspections. Due to this unforeseen situation Auburn was unable to make physical inspections for HOME rental properties but will resume for PY2019. A majority of HOME units are managed by Auburn Housing Authority who employs their own inspectors as well.

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 two rental development projects, 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 multifamily housing.

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

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 Program Income Received:

Homeowner Rehab Program:	Auburn: \$40,096.40	Lewiston: \$11,548.49
Homebuyer Program:	Auburn: \$ 51,731.67	Lewiston: \$3,051.71
Security Deposit Program:	Auburn \$11,683.02	Lewiston: \$4,671.63

Program income was used for 1 Homebuyer activity that assisted 1 white household which was moderately low income, as well as on a special project 68 Dartmouth St, and the new rental development at 62 Spring St. The TBRA program assisted 29 households of which 16 were extremely low, 9 were very low, 4 were moderate; 25 were white, 3 were black households, and 1 was other multi-

racial.

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)

Our CDBG Housing Rehabilitation Loan Program is key to supporting our goal of preventing the deterioration of housing units. The housing stock is old and lack of investment over the years is prevalent in our target areas. By offering grants and forgivable loans we have encouraged more investment. The program requires that rents be at the Fair Market rates and any vacant units must be rented to low income households. Also, Auburn developed its own Housing Standards which are more stringent than Housing Quality Standards. Rehabbed units will meet the standards when projects are complete.

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. Also, Auburn has been open to providing Housing TIF's to foster the development of affordable rental projects.