

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

This is the 2020-2024 Consolidated Plan for the City of Auburn and City of Lewiston Community Development Block Grant (CDBG) Programs and HOME Investment Partnerships (HOME) Program. Each City administers its own CDBG program, and Auburn administers the HOME program for both cities (an arrangement referred to as a consortium).

The mission of the CDBG and HOME programs in Auburn is to make the city a better place to live.

The City of Auburn receives roughly \$550,000 dollars per year from the Community Development Block Grant (CDBG) program, and the HOME consortium receives about \$490,000 dollars a year, split with the City of Lewiston, from the HOME program. In addition, there are funds that come into these programs each year from the repayment of loans made in prior years, or from funds otherwise reprogrammed. The City of Auburn CDBG program has emphasized providing loans rather than grants in past years. As a result of following this practice over many years, Auburn now benefits from a steady flow of payments, even in years when federal allocations are cut. This year, for example, the total of CDBG and HOME funds available through program income are expected to be around \$300,000.

The national purpose of the CDBG program is “... the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income.” The national purpose of the HOME program is “to create affordable housing for low-income households.”

CDBG funds are targeted to areas of the community in which there is a high proportion of low and moderate income people and to housing throughout the jurisdiction that serves the target population. The uses of the funds are limited to housing improvements, elimination of blight, infrastructure improvements, job creation, and social services. So long as the national test is met, there is considerable flexibility in the use of the funds, although social service spending has a cap of 15% of available program funds.

While \$1 million may seem a lot of money, it goes quickly when spent on construction projects, such as housing, lead abatements, roads and sidewalks. For this reason, the strategic plan identifies supporting activities that the City Council in Auburn could take in the coming five years to complement and leverage CDBG spending. The leverage need not be money; city code and policy changes can also have a beneficial impact on housing conditions in Auburn.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Auburn's consolidated plan has FOUR high priority goals:

1. Provide Safe and Affordable Housing: Increase, maintain, and improve the supply of safe, lead-free, and affordable housing for individuals and families with extremely low to moderate incomes.
2. Promote Economic Opportunities: Create economic opportunities for individuals and families with low to moderate incomes.
3. Improve Public Infrastructure and Facilities and Eliminate Blight: Preserve and improve public facilities and infrastructure that serve low to moderate-income neighborhoods or special needs residents and prevent or eliminate blight.

Provide Essential Services: Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including presumed benefit populations of abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers.

The City of Lewiston is a recipient of HOME Investment Partnerships Program funds through the City of Auburn. The City of Lewiston also has FOUR high priority goals:

1. Provide essential public services to improve quality of life for individuals and families with low to moderate incomes, including special needs populations and those experiencing homelessness or at risk of becoming homeless.
2. Increase, maintain, and improve the supply of safe and affordable housing for individuals and families with extremely low to moderate incomes.
3. Create economic opportunities for individuals and families with low to moderate incomes.
4. Preserve and improve public facilities and infrastructure that serve low to moderate income neighborhoods or special needs residents.

3. Evaluation of past performance

Goal: Anti-poverty -The City has exceeded its objectives for anti-poverty public services. Notable public service activities include: Summer Camp Scholarships, Work with Me program, Literacy Volunteers, and Promise Early Education

Goal: Prevent Deterioration of Housing Stock - The City has not met objectives for preventing deterioration of housing stock. Many of the rehab projects that were approved were more expensive than typically experienced in the past, often due to lead paint. The program also experienced staffing difficulties during the five years that slowed down projects.

Goal: Promote Jobs and Development - The City has not met objectives for promoting jobs and development. In the past five years economic development in Auburn has experienced growth without federal assistance. It has been difficult to find eligible activities that do not qualify for private financing

Goal: Make Neighborhood Streets Safe and Walkable - The City is close to meeting objectives for making streets safe and walkable. The City has completed a raised sidewalk to connect PAL with courts across Chestnut Street. Plans for sidewalk improvements to Library Ave are still in development.

Goal: Prevent Homelessness - The City is meeting its objectives for preventing homelessness. The City provides service grants to Safe Voices and Tedford Housing, security deposit loans, and SHRAP provides rental assistance to families with school children enrolled in Auburn schools.

Goal: Increase Owner Occupancy - The City has not met objectives for increasing owner occupancy. HOME regulations require that an assisted home meets housing standards. Due to area housing stock most of the affordable homes are “fixer-uppers” that do not meet standards. Often applicants come back after they buy for a rehab loan.

Goal: Improve Parks and Community Gardens - The City has is mostly meeting objectives for Parks and Gardens. Benches and signs have been installed in New Auburn through Neighborhood Challenge Grants. Two out of the three Community Gardens are complete and the third is underway.

Goal: Support Construction of New Affordable Housing- The City is likely to exceed objectives for construction of new rental units by the completion of the plan. 41 rental units are available at 62 Spring St, with another 36 becoming available at 477 Minot Ave and 53 units at 48 Hampshire St.

Goal: Improve the quality of life for Senior Citizens- The City has met its objectives for improving the quality of life for Senior Citizens. The City recently completed the Senior Community Center that provides a state of the art facility for age-friendly functions and activities.

4. Summary of citizen participation process and consultation process

The purpose of the Citizen’s Advisory Committee is to assist in developing the Consolidated Plan and to monitor progress on achieving the goals and objectives of the plan. The committee will be made of up to 6 Auburn residents and 1 City Councilor, total of 7 members. Members include Auburn residents with interests and backgrounds in understanding the needs of low-income persons and special needs populations, human services, affordable housing, real estate development, and program management.

The Citizen’s Advisory Committee met six times between February and May of 2020 for the development of the Consolidated Plan. The recently completed Auburn Strategic Plan was created

through an extensive public input process which was used to guide the CAC in development of the Consolidated Plan. The Economic and Community Development Department also surveyed local service providers, major employers, and other representatives of community agencies in conjunction with Lewiston.

The CAC had two meetings in February in which they reviewed the CDBG and HOME programs, elected a Chairperson, and developed the goals of the Plan. In March, the CAC scored presentations from public service grant applicants and began review of the budget. The CAC approved the Consolidated Plan and Annual Action Plan budget in its meeting on May 5. Refer to PR-15 for and attachments for additional information and process.

5. Summary of public comments

A City councilor was concerned about past performance. It was explained that the past performance constituted only four out of five years of the previous ConPlan.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	AUBURN	
CDBG Administrator	AUBURN	City of Auburn Economic & Community Development
HOPWA Administrator		
HOME Administrator	AUBURN	City of Auburn Economic & Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Maine State Housing Authority works with homeless service providers and other organizations toward a shared goal of preventing and eliminating homelessness in Maine. Collaborative efforts include the Continuum of Care (COC) a group of service providers serving a particular geographic area who work together to develop programs that address homelessness. Lewiston and Auburn are part of the Maine Balance of State Continuum of Care.

Locally, providers who address the continuum of homeless services for the area collaborate through the Lewiston-Auburn Alliance for Services to the Homeless (LAASH). LAASH works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. The group meets monthly to focus on local homeless issues and provide a forum for educating its members. Auburn and Lewiston's Community Development staff participate in LAASH, and a consultation meeting with LAASH informed the needs and priorities of the Consolidated Plan. The State of Maine held a Continuum of Care meeting in Lewiston with the participation of Auburn and Lewiston's Community Development Departments.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

MaineHousing is preparing its 2020-2024 Consolidated Plan. On June 6, 2020, LAASH and Maine CoC held a focus group to determine and assess needs of homeless persons, 53 persons were in attendance including homeless persons, and representing state, federal and local government staff, Senator King's office, housing providers, homeless shelters, interested citizens, mental health, health, nutrition, and

substance abuse providers. The Auburn-Lewiston Consortium is not an ESG recipient, however there are multiple area homeless agencies that deal directly with the ESG program administered by MaineHousing.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	VETERAN'S, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Other government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey and participates in the LAASH group. It is anticipated that Veteran's Inc. will continue to participate in advocating for homelessness and other veteran concerns.
2	Agency/Group/Organization	Maine Department of Labor
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. MDOL is a great resource for labor information that informs community leaders as they make decisions that affect the local economy.
3	Agency/Group/Organization	Healthy Androscoggin
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey and has had meetings with City leaders. It is expected that Healthy Androscoggin will continue to provide Healthy Homes services to the community and to advise and assist staff with lead paint and other community health related policies.
4	Agency/Group/Organization	Community Clinical Services
	Agency/Group/Organization Type	Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. There is an opportunity to increase coordination with Community Clinical Services with other service providers serving the homeless.
5	Agency/Group/Organization	AUBURN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. It is anticipated that Auburn Housing will remain a partner in executing multiple activities anticipated in the consolidated plan, such as TBRA.
6	Agency/Group/Organization	WESTERN MAINE COMMUNITY ACTION
	Agency/Group/Organization Type	Services-Children Services-Employment Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. Western Maine Community Action will continue to help area residents access available resources and programs.
7	Agency/Group/Organization	LEWISTON-AUBURN TRANSIT COMMITTEE
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. The Transit Committee provides valuable insight to local transportation policies that may affect housing decisions.
8	Agency/Group/Organization	Seniors Plus
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. It is anticipated that with the creation of the Senior Center in Auburn that Seniors Plus will increase program coordination with the Rec Department.
9	Agency/Group/Organization	Community Credit Union
	Agency/Group/Organization Type	Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. The Community Credit Union has been making efforts in the community to provide banking services needed by low/mod households.
10	Agency/Group/Organization	SAFE VOICES
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. Safe Voices assists in carrying out homeless goals of the consolidated plan. They are one of the areas most active agencies for domestic violence victims.
11	Agency/Group/Organization	Raise-Op Housing Cooperative
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. Raise-Op Coop has successful experience with the HOME and CDBG program and provides valuable insight to the housing market.
12	Agency/Group/Organization	LA Metro Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Regional organization Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey and community leaders regularly attend Chamber events. The Chamber provides valuable insight of the local economy and needs of area employers.
13	Agency/Group/Organization	NEW BEGINNINGS, INC.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. New Beginnings is a regular recipient of public service grants and provides services such as childcare and preschool.
14	Agency/Group/Organization	COMMUNITY CONCEPTS, INC.
	Agency/Group/Organization Type	Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Concepts works regularly with staff from both Lewiston and Auburn. They provide many needed services to area low/mod households, including housing, transportation, health, employment, and others.
15	Agency/Group/Organization	John T. Gorman Center
	Agency/Group/Organization Type	Charity
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Homelessness Strategy Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey. They have four priority areas: improving educational achievement for young children; promoting successful transitions to adulthood for vulnerable older youth; helping struggling parents support their families and enabling low-income seniors to age in place.
16	Agency/Group/Organization	Maine Centers for Disease Control - Department of Health and Human Services
	Agency/Group/Organization Type	Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey and is relied upon for public health data. The department is responsible for the State's lead paint response.
17	Agency/Group/Organization	TEDFORD HOUSING
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through public services survey and is regular recipient of public service grants. Tedford Housing operates multiple homeless shelters around Maine.
18	Agency/Group/Organization	Androscoggin Valley Soil and Water Conservation District
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Regional organization
	What section of the Plan was addressed by Consultation?	Hazard management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Androscoggin Valley Soil and Water Conservation District goals are determined by using recommendations from partners, the Natural Resources Assessment, and our their internal review process. These tasks are broken down as follows; providing technical assistance, improving public relations, improving outreach and, educational assistanceimproving funding opportunitiesimproving partnerships

19	Agency/Group/Organization	Androscoggin Land Trust
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Regional organization
	What section of the Plan was addressed by Consultation?	Hazard management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Androscoggin Land Trust regularly works with community leaders with the conservation along the Androscoggin River. The strategic focus of the Androscoggin Land Trust includes conserving areas of ecological importance, working farms, and forests, and the promotion of outdoor experiences on and around the Androscoggin River Greenway.
20	Agency/Group/Organization	Federal Communications Commission
	Agency/Group/Organization Type	Other government - Federal
	What section of the Plan was addressed by Consultation?	Broadband availability
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	FCC was used as a resource to determine available broadband internet providers.

Identify any Agency Types not consulted and provide rationale for not consulting

We are unaware of any agencies that were not consulted. The intent was to consult with all participating agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Cities of Auburn and Lewiston have formed a consortium to qualify for HOME Investment Partnerships Program funds whereby the grant is shared by both cities. The 3-year HOME Consortium plan includes a consultation process with Maine State Housing Authority for the recertification.

Lewiston and Auburn Community Development staff both participate in the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), which meets monthly. MaineHousing held a homelessness forum with the LAASH group on June 6.

As part of the process to develop the 2020-2024 Consolidated Plan, the Auburn and Lewiston Community Development staff work closely on both the development and implementation of the plan.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Auburn began the Consolidated Plan process in December by reaching to service providers with a survey. The results of the survey were presented to the Citizens Advisory Committee in February, and from there the goals were developed.

Due to the COVID-19 pandemic the City of Auburn amended its Citizen Participation Plan to request a shortened public comment period to five days, which was granted by HUD. A draft of the plan was presented to the City Council on May 18 and subsequently released to the public for review and comments. The Council approved and accepted the plan on June 1, 2020

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Council Workshop May 18, 2020 through virtual meeting due to pandemic.	Councilor Katie Boss requested more information on past performance	Past performance was based on results from only 4 years making numbers seem low.	https://www.youtube.com/watch?v=LIY4B0gjpqw

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Council Meeting June 1, 2020 through virtual meeting due to pandemic	None	N/A	https://youtu.be/qYQsgKtwEhs

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

HUD has identified four housing problems facing low income households:

- 1) lacking complete kitchen (substandard housing)
- 2) lacking complete plumbing facilities (substandard housing)
- 3) having more than 1 person per room (overcrowded)
- 4) paying more than 30% of gross income towards housing costs (cost burdened).

Severe housing problems as defined by HUD include having more than 1.5 persons per room (severe overcrowding) and paying more than 50% of gross income towards housing costs (severely cost burdened).

The following tables indicate that housing cost burden and severe housing cost burden are the greatest housing problem among extremely low (0-30% Household Area Median Family Income, or HAMFI), very low (>30-50% HAMFI), low (>50-80% HAMFI), and moderate income (>80-100% HAMFI) households in Auburn and Lewiston.

Households who pay more than 30% of their income for housing may have difficulty affording food, clothing, transportation and medical care.

Note that many of the data tables, provided by HUD, present combined household data for Auburn and Lewiston.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The most common housing problem facing low to moderate income households in Auburn and Lewiston is cost burden. Renters and Owners that are in the Elderly categories experience cost burdens at a greater rate than other groups. Lewiston and Auburn's rate of childhood lead poisoning is higher than the national average, due to a relatively old housing stock. The age of the housing stock combined with lack of maintenance also causes many substandard housing problems. Low/Mod Black/African American households are disproportionately affected by substandard housing problems as well as cost burden.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	59,270	
Households	0	25,525	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,910	3,940	4,115	2,535	11,030
Small Family Households	1,170	1,110	1,050	1,000	5,960
Large Family Households	260	175	60	145	500
Household contains at least one person 62-74 years of age	525	650	910	505	2,080
Household contains at least one person age 75 or older	394	920	790	230	1,040
Households with one or more children 6 years old or younger	775	589	355	438	1,029

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	95	80	100	0	275	10	20	10	15	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	25	49	0	94	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	50	25	4	189	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	1,915	585	0	0	2,500	335	430	225	90	1,080
Housing cost burden greater than 30% of income (and none of the above problems)	445	1,295	860	8	2,608	105	375	540	355	1,375

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	145	0	0	0	145	25	0	0	0	25

Table 7 – Housing Problems Table

Data 2011-2015 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,135	740	175	4	3,054	345	450	275	100	1,170
Having none of four housing problems	1,155	2,100	2,175	1,260	6,690	105	650	1,495	1,165	3,415
Household has negative income, but none of the other housing problems	145	0	0	0	145	25	0	0	0	25

Table 8 – Housing Problems 2

Data 2011-2015 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	824	660	270	1,754	90	135	195	420
Large Related	200	124	10	334	0	54	20	74
Elderly	445	494	314	1,253	220	494	390	1,104

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,070	690	360	2,120	145	149	165	459
Total need by income	2,539	1,968	954	5,461	455	832	770	2,057

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	775	255	0	1,030	80	85	65	230
Large Related	150	19	0	169	0	4	0	4
Elderly	305	194	70	569	135	224	120	479
Other	815	160	0	975	120	130	40	290
Total need by income	2,045	628	70	2,743	335	443	225	1,003

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	110	75	44	4	233	0	0	25	0	25
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	20	0	55	0	75	0	0	10	0	10
Total need by income	130	75	99	4	308	0	0	35	0	35

Table 11 – Crowding Information - 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

HUD did not provide data on the housing needs of single person households. Based on observational knowledge the elderly make up a significant portion of the single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The public service provider that works with victims of domestic violence provided the following data:

In the 2019 calendar year out shelter served **53 unduplicated families for a total of 84 people**, 100% of which were fleeing domestic violence.

Of those:

Gender

66 were female

18 were male

Race:

1 American Indian

5 Black

58 white

9 multiracial

Income:

17 families had no income

3 received child support

9 received employment income

1 received unemployment

11 received SSDI

13 received SSI

10 received TANF

81% of the people residing in out shelter in the past year had a disability of some sort.

What are the most common housing problems?

The most common housing problem facing low to moderate income households in Auburn and Lewiston is cost burden.

More than 50% of the low-moderate income population experiences a housing cost burden of >30% income, another 15% of the target population experiences a cost burden of >50% income.

Cost burden is often experienced by the elderly on a fixed income as well as low-income workers dealing with rising rents.

Are any populations/household types more affected than others by these problems?

Renters that fall into the Small Related and Elderly categories experience cost burdens at a greater rate than other groups, as well as Owners that fall into the Elderly group.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered are typically living from one crisis to another. The population has many shared characteristics including: Live in the moment –no sense of future; Jobs for “survival,” not for “career”; Lack of order and organization; Matriarchal structure; History of substance abuse; Future implications of present actions rarely considered. (Source: Bridges Out of Poverty, pp. 53-55 , available for review upon request)

At the December 2019 homelessness consultation, agencies described the many causes of homelessness –domestic violence, health crisis, loss of job, substance abuse, --but common solutions to all:

1. Decent affordable housing
2. In cases of intergenerational poverty –literacy, life skills help.

Despite the common need, services are very fragmented and can be confusing for people to navigate, some ideas agencies recommended for solutions include:

- Connect homeless to case managers that can help connect to a range of services, and who can individualize recovery program
- Life skills and job training
- Local Housing Authorities setting aside vouchers for homeless
- Comprehensive approach funded by foundation and local match
- Life in poverty is a life in perpetual crisis.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Jurisdiction did not estimate at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

When housing cost burden is high families are unable to save and an unexpected financial hardship can lead to homelessness. These families very often experience substandard housing problems. It is common to hear stories of tenants accepting substandard housing conditions out of desperation or because they've fallen behind in rent.

Discussion

Auburn and Lewiston's most common housing problems are cost burden and substandard conditions. This indicates the need to develop or rehabilitate more safe affordable housing.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The four *Housing Problems* are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than one person per room, Cost Burden greater than 30% . The households experiencing these problems are broken down by income group and race. The data demonstrates that the lower the income group the more likely the household is to experience a housing problem.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,025	720	170
White	2,635	595	145
Black / African American	115	25	15
Asian	0	0	0
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	25	70	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,855	1,080	0
White	2,650	985	0
Black / African American	45	20	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	15	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	65	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,850	2,270	0
White	1,725	2,125	0
Black / African American	30	14	0
Asian	10	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	30	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	474	2,055	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	419	1,900	0
Black / African American	4	4	0
Asian	0	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	45	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The tables above suggest that for households with housing problems, among 0-30% and 30-50% AMI of AMI, American Indian Alaska Native show a disproportionately greater need; and among , 50-80% AMI, and 80-100% AMI, Black / African American households show a disproportionately greater need.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small (between 10-50 households), so the margins of error are likely to be high. The data should be interpreted with caution.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The four *Severe Housing Problems* are: Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than 1.5 persons per room, Cost Burden greater than 50%. The households experiencing these problems are broken down by income group and race. The data demonstrates that the lower the income group the more likely the household is to experience severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,480	1,260	170
White	2,160	1,080	145
Black / African American	95	45	15
Asian	0	0	0
American Indian, Alaska Native	8	4	0
Pacific Islander	0	0	0
Hispanic	25	70	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,190	2,750	0
White	1,115	2,520	0
Black / African American	8	60	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	10	110	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	450	3,670	0
White	410	3,445	0
Black / African American	19	24	0
Asian	10	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	30	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	104	2,425	0
White	89	2,225	0
Black / African American	0	8	0
Asian	0	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	60	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The tables above suggest that for households with *severe housing problems*, among 0-30% and 30-50% AMI of AMI there was no statistically significant variations. Black/African and Asian households show a disproportionately greater need among 50-80% AMI, and among 80-100% AMI there was no statistically significant variations.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small (between 10-50 households), so the margins of error are likely to be high. The data should be interpreted with caution.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section HUD defines Housing Cost Burden as Housing Cost to Income Ratio.

- No Cost Burden – Housing Cost to Income Ratio is less than 30%
- Cost Burden – Housing Cost to Income Ratio is from 30.1% to 50%
- Severe Cost Burden – Housing Cost to Income Ratio is greater than 50.1%

Black/African American is the largest racial group that disproportionately experiences housing cost burden in the Auburn-Lewiston area.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,315	5,065	3,974	195
White	15,325	4,685	3,570	150
Black / African American	100	74	109	15
Asian	190	25	0	0
American Indian, Alaska Native	8	15	8	0
Pacific Islander	4	0	0	0
Hispanic	249	90	44	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Approximately 20% of the jurisdiction experiences a housing cost burden of between 30-50% of their income, and an additional 15% experiences a housing cost burden of more than 50% of income.

The table above suggests that for households experiencing a cost burden ratio between 30-50%, American Indian, Alaska Native show a disproportionately greater need; and among those experiencing a cost burden ratio above 50%, Black/African American and American Indian, Alaskan Native households show a disproportionately greater need.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The tables above suggest that Black / African American households in the 50-80% AMI households show a disproportionately greater need due to housing problems and severe housing problems, that ethnic group also experiences more housing cost burden.

If they have needs not identified above, what are those needs?

Many of the Black/African American residents are of Muslim faith. Traditional mortgages that charge interest are not compatible with their faith. There is a lack of banking institutions offering mortgage products that serves the needs of the Muslim population, such as "fee for service" loans.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The low- to moderate- income areas of Auburn and Lewiston are relatively diverse with little segregation. Many of the new immigrants are low income and live in the "Tree Street" neighborhood which has qualified for the CHOICE grant. <https://www.lewistonmaine.gov/933/Choice-Neighborhood-Grant>

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The needs of the residents on the waiting lists for public housing and section 8 tenant-based rental assistance for housing are comparable to the needs of the low to moderate income households for the population as a whole, including the need for safe and affordable housing. The wait list for Section 8 and the Housing Authority units is overburdened with individuals and families, many who are disabled. Undoubtedly, those on the wait list comprise a large portion of Auburn-Lewiston residents who are cost burdened.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	170	600	1,640	18	1,614	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	105	246	337	11	325	0	0
# of Disabled Families	0	24	169	702	3	695	0	0
# of Families requesting accessibility features	0	170	600	1,640	18	1,614	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	163	504	1,383	17	1,358	0	0	0
Black/African American	0	7	91	247	1	246	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	4	5	0	5	0	0	0
American Indian/Alaska Native	0	0	1	4	0	4	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	6	6	18	0	18	0	0	0
Not Hispanic	0	164	594	1,622	18	1,596	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Within the Consortium of Auburn-Lewiston there is a need for safe and affordable handicap accessible housing for elderly/disabled individuals as well as for families.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Auburn Housing Authority currently has 605 families on the waiting list for housing choice vouchers. Typically the most immediate need of families on the wait list is housing that is safe and affordable, followed by access to education/training and well paying jobs.

How do these needs compare to the housing needs of the population at large

The needs of the residents on the waiting lists for public housing and section 8 tenant-based rental assistance for housing are comparable to the needs of the low to moderate income households for the population as a whole, including the need for safe and affordable housing. The wait list for Section 8 and the Housing Authority units is overburdened with individuals and families, many who are disabled. Undoubtedly, those on the wait list comprise a large portion of Auburn-Lewiston residents who are cost burdened.

Discussion

The data presents a need for more safe, affordable, and accesible housing.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	2	49	0	0	0	0
Persons in Households with Only Children	0	9	0	0	0	0
Persons in Households with Only Adults	2	30	0	0	0	0
Chronically Homeless Individuals	0	10	0	0	0	0
Chronically Homeless Families	0	9	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	3	0	0	0	0
Persons in Households with Only Children	0	1	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

Many low income families families with children are at risk of eviction and becoming homeless. Many of the homeless in the area do not stay on the streets or in shelters, but rather tend to sleep at friends houses or in a vehicle, commonly referred to "couch-surfers"

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Based upon 2020 PIT survey data, there were 51 homeless persons in Androscoggin County, of which 13 were children under the age of 18 years old, 6 were young adults between the ages of 18 and 24, and 32 were adults age 25 and older. Almost 20% (10 individuals) were identified as being chronically homeless. The data provided by the Maine CoC does not include figures for veterans, unaccompanied youth, or persons with HIV. The large majority of individuals (96%) self-reported as having access to emergency or transitional shelter.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	38	2
Black or African American	7	0
Asian	0	0
American Indian or Alaska Native	3	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	3	0
Not Hispanic	46	2

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Maine CoC was unable to provide data for the families of veterans. There were approximately 13 households with children experiencing homelessness and in need of housing assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The nature and extent of homelessness generally follows the demographics of the overall population of the area. Black/African Americans and American Indian or Alaska Native may be disproportionately represented but the sample size is small and should be considered with caution.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Out of 51 counted homeless persons, 49 were sheltered.

Discussion:

The Auburn Lewiston area lacks a general population shelter that reports into HMIS. This makes collection and analyzation of data difficult. The LAASH group continues to advocate for more more shelter options for the area homeless.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The need for safe affordable housing was the need expressed the most for the non-homeless special needs groups.

Describe the characteristics of special needs populations in your community:

There are currently six different groups characterized as non-homeless special needs populations in the Auburn-Lewiston community:

Elderly/ Frail Elderly; Persons with Severe Mental Illness; Persons with Disabilities (Developmental and/or Physical); Individuals with Alcohol/Other Drug Addiction; Individuals with HIV/Aids

Based on the 2018 American Community Survey, there are a total of 12,416 individuals 62 years and over in the Auburn-Lewiston area. There are a total of 10,824 individuals in the Auburn-Lewiston area living with a disability ; whether it be a hearing, vision, cognitive, ambulatory, self-care, and/or independent living difficulty.

What are the housing and supportive service needs of these populations and how are these needs determined?

Generally, the special needs population's greatest housing need is well maintained quality affordable housing and accessible housing. These needs were expressed by multiple agencies in the Public Service Agency survey conducted in November 2019.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Maine CDC, Androscoggin County had an incidence rate of 5.5 cases per 100,000 individuals. Incidence data for Maine from 2017 indicates that individuals who identify as African American/Black had an incidence rate of 20.4 per 100,000 individuals, whereas their White counterparts had an incidence rate of 2.2 per 100,000 individuals (over 9 times the incidence rate)

Discussion:

The data demonstrates the continued need to provide safe and affordable housing to all special needs populations and include necessary accessibility features when needed.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Auburn has a diverse and well maintained portfolio of public facilities but continues to seek additions and improvements when necessary and opportune. In order to continue to improve the overall quality of life within neighborhoods, facilities and organizations catering to low- to moderate income and underserved populations are a priority. These include public safety facilities, public transportation facilities, health & nutrition facilities, youth centers, homeless facilities, neighborhood facilities, parks & recreational spaces, and preserving historic properties.

How were these needs determined?

In September 2019, after an extensive 12 month public process, the City of Auburn adopted a newly developed "Strategic Plan" to be used to guide the City forward. Auburn's strategic planning process was steered by the Strategic Planning Committee and the components were built by three sub-committees. Members of Auburn's business, non-profit, residential, and education communities participated at both the committee and sub-committee level, and every single member was critically important to the success of the project. City staff supported, complimented and facilitated the process.

At the end of August 2019, in collaboration with the City of Lewiston, an online survey of Public Service Agencies and other community leaders and employers was conducted for the Consolidated Plan purposes.

Describe the jurisdiction's need for Public Improvements:

The City of Auburn is dedicated to investing and maintaining the infrastructure necessary to provide a sustainable, safe, and livable environment. In order to continue to improve the overall quality of life within neighborhoods, public spaces and infrastructure that catering to low- to moderate income and underserved populations are a priority. These include improving walkability in the urban core, neighborhood beautification/elimination of blight, park and pedestrian trail improvements, sewer/storm water improvements, and providing additional greenspace.

How were these needs determined?

Needs were established from the Strategic Plan and the process described above.

Describe the jurisdiction's need for Public Services:

The needs most cited by Public Service Agencies were related to housing affordability, case management services, and employment training services.

How were these needs determined?

Needs were established through a Public Service Agency survey performed by the Cities of Auburn and Lewiston in August/September 2019.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the Consortium of Auburn-Lewiston will administer programs. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

Overall, the demand for safe and affordable rental units for low to moderate income households is considerable. The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low but have been rising recently. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. Many units are energy inefficient, and lead paint hazards are a problem. Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent. The need for housing stock available to serve persons with disabilities and other special needs is also evident.

MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

Introduction

As required by federal regulations found in 24 CFR 91.210 - The Housing Market Analysis must describe the significant characteristics of the jurisdiction's housing market, including the supply, demand, and condition and cost of housing and the housing stock available to serve persons with disabilities, and to serve other low-income persons with special needs, including persons with HIV/AIDS and their families.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,030	47%
1-unit, attached structure	610	2%
2-4 units	6,460	23%
5-19 units	4,770	17%
20 or more units	2,030	7%
Mobile Home, boat, RV, van, etc	900	3%
Total	27,800	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	910	7%
1 bedroom	335	3%	3,615	29%
2 bedrooms	2,710	21%	4,885	39%
3 or more bedrooms	10,015	77%	3,020	24%
Total	13,090	101%	12,430	99%

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The residents that receive assistance with housing are in the low to moderate income level. HOME funds will be used to rehabilitate low/mod homeowner units and for the First Time Homebuyer program. CDBG funds will be used for the rehabilitation of rental units to provide safe affordable housing to low to moderate income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Lewiston's Choice Neighborhood Transformation Plan calls for the demolition and replacement of the distressed Maple Knoll Apartments. Details can be found in the Transformation Plan.

Does the availability of housing units meet the needs of the population?

Both Auburn and Lewiston Housing Authorities report long wait lists for subsidized units and vouchers. Multiple new large housing developments have begun leasing up within the cities and it is yet to be seen how these affect the overall housing market, it may not be reflected in the data at this time.

Describe the need for specific types of housing:

Safe, well maintained, affordable units are needed of all housing types. The age and state of the local housing stock creates a need for rehabilitation or replacement of distressed units. Multiple new large housing developments have begun leasing up within the cities and it is yet to be seen how these affect the overall housing market.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section of the Consolidated Plan examines the Cost of Housing in the Auburn-Lewiston Consortium. Specific areas of consideration are the availability of housing at all income levels, the affordability of housing, and how existing market rental rates compare to the Fair Market Rent and the HOME Investment Partnership's Program rent limits.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,445	27.7%
\$500-999	8,405	67.6%
\$1,000-1,499	380	3.1%
\$1,500-1,999	19	0.2%
\$2,000 or more	190	1.5%
Total	12,439	100.0%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,375	No Data
50% HAMFI	3,455	564
80% HAMFI	8,420	2,519
100% HAMFI	No Data	4,078
Total	13,250	7,161

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	608	668	847	1,077	1,328
High HOME Rent	608	668	847	1,077	1,199
Low HOME Rent	560	600	720	831	927

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The data points to a need for additional housing affordable to 30%-50% HAMFI (HUD Area Median Family Income), especially for those that wish to be homeowners.

How is affordability of housing likely to change considering changes to home values and/or rents?

Auburn-Lewiston has had relatively affordable housing costs compared to other cities in Southern Maine, but it has also struggled with low income levels. In recent years the area has experienced increasing upward pressure on rents and home values as more people seek relief from the costs of the Portland area. In response to this demand, Auburn-Lewiston has experienced significant development of large affordable and market rate apartment complexes as well single family housing. The impact of these developments may not be reflected in the data provided by HUD as some are still under construction.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Area Median Rent is in the same approximate range as the HOME/Fair Market Rents. Auburn-Lewiston remains committed to rehabilitating existing housing stock and adding affordable housing as the opportunity arises.

Discussion

Cost of Housing in Auburn-Lewiston has been in a state flux in recent years due to increase in demand. Many new affordable and market rate rental units have either recently been constructed or are in construction or planning phase. The impact of these developments has yet to be seen.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

A significant portion of Auburn-Lewiston's housing stock was built prior to WWII. The cities have one of the largest lead paint problems in the State of Maine. These homes are more likely to need repairs to provide safe, decent and affordable housing. Conditions of units may be associated with the lack of complete kitchen or plumbing facilities, more than one person per room, lead paint hazards, or having a cost burden greater than 30%. The low to moderate income families who rent are disproportionately affected by this.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

The State of Maine's definition of a "Dangerous building" is – a building that is structurally unsafe; unstable; unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.

Auburn's Code of Ordinances requires all structures and structural elements be in compliance with state law and to be "structurally sound, in good repair, hazard free and suitable for the intended use". The Code also contains minimum maintenance standards for plumbing and electrical systems.

Properties are reviewed on a case by case basis by City building officials and the Housing Coordinator to determine suitability for rehab.

The City of Lewiston has adopted the International Property Maintenance Code (PMC). Section 108 in the Code entitled "Unsafe Structures and Equipment" addresses several components under the Section 108.1.5 1-11 Dangerous structure or premises. City Code apply the PMC to assess the condition and make the determination of whether the structure can be rehabilitated. This is done on a case by case basis.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,470	27%	5,375	43%
With two selected Conditions	24	0%	480	4%
With three selected Conditions	10	0%	45	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,585	73%	6,530	52%
Total	13,089	100%	12,430	99%

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,095	8%	539	4%
1980-1999	1,860	14%	1,925	15%
1950-1979	5,240	40%	3,305	27%
Before 1950	4,890	37%	6,665	54%
Total	13,085	99%	12,434	100%

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,130	77%	9,970	80%
Housing Units build before 1980 with children present	689	5%	365	3%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

The combination of low rent levels and high maintenance costs for old buildings has led to issues of housing deterioration and poor conditions. The area also has a significant lead paint problem. Many units suffer from multiple housing conditions and are energy inefficient.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

According to data prepared by the Maine Environmental Public Health Tracking Program there are almost 900 families with children less than 5 years of age having a household income below poverty level, as measured by the U.S. Census Bureau. With nearly 80% of area housing units being built prior to 1980, most of those families are at risk of lead-based paint hazards.

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	168	614	1,828	41	1,787	0	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Lake Auburn Towne House; this is an 86 unit traditional public housing project with 32 efficiencies, 54 one bedroom units for elderly (age 62 or older)

Merrill Estates This is an 11 unit project for the elderly (age 62 and older) and disabled.

Broadview Acres It has twenty units, including 11 three bedroom, 7 four bedroom units, & 2 two bedroom units.

Lincoln School Apartments. 10 two bedroom units.

Family Development. 50 unit public housing family development with 3 and 4 bedroom units.

Auburn Esplanade. This is an elderly development which was built under the Section 8 New Construction program in 1977. Its Housing Assistance Payments Contract has been renewed through 2030.

Barker Mill Arms. 111 unit Section 8 Substantial Rehab development, one of the largest of its type in Maine. It is for the elderly, and has handicapped accessible units.

Roak Block - This is an elderly development acquired by Auburn Housing Authority in 2010 and has 74 - 1 bedroom units with handicapped accessible

Vincent Square Apartments: 17 LIHTC units, which include 11 one bedroom units and 6 two bedroom units

Webster School Apartments 1, 2 & 3 bedroom apartments.

Healy Terrace 81 Ash Street, Lewiston 32 units

Birch Street 74 Birch Street, Lewiston 3 units

Pierce Street 74 Pierce Street, Lewiston 2 units

Blake Street Towers 70 Blake Street, Lewiston 97 units

Meadowview 23 Spofford Street, Lewiston 152 units

Hillview 77 Rideout Ave., Lewiston 94 units

Lafayette Park 84 Lafayette Street, Lewiston 30 units

Rosedale Acres 200 Rosedale Street, Lewiston 30 units

B Street 292 Bates Street, Lewiston 8 units

River Street 30-31 River Street, Lewiston 14 units

Park Street 210-212 Park Street, Lewiston 6 units

Park Street 198 Park Street, Lewiston 4 units

Ash Street 110 Ash Street, Lewiston 7 units

Whipple 40 Whipple Street, Lewiston 2 units

Oak Street 179 Oak Street, Lewiston 1 units

Horton Street 127 Horton Street, Lewiston 2 units

Shawmut Street 34 Shawmut Street, Lewiston 3 units

Shawmut Street 46 Shawmut Street, Lewiston 2 units

Properties are in various physical conditions, but typically well maintained. Maple Knoll Apartments are substandard and planned to be demolished and replaced.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Auburn Housing Authority properties have been well maintained. There are plans to improve parking and exterior walkways with new paving and curb replacement. Lewiston is participating in a CHOICE Neighborhood grant which has identified the 41-unit Maple Knoll Apartment complex as substandard and in need of replacement. The plan calls for multiple mixed income dwellings to replace lost units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The mission of Auburn Housing Authority is to develop, provide and assist decent, safe and affordable housing for lower income persons. The Authority shall strive to create opportunities for residents' self-sufficiency and economic independence, and shall assure fiscal integrity by all program participants. Multiple strategies are used including deconcentration of poverty and income mixing, and the promotion of integration.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	47	0	0	10	0
Households with Only Adults	10	0	0	6	0
Chronically Homeless Households	0	0	5	0	0
Veterans	0	0	0	20	0
Unaccompanied Youth	12	0	32	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Many of the area service providers work with the homeless agencies to extend services to the homeless. Lewiston High School operates the "the Store Next Door" which supplies necessities to vulnerable youths. St. Mary's hospital in Lewiston provides behavioral and mental health services including: Emergency Psychiatric Services, Inpatient Psychiatric Care (A3), Inpatient Detox treatment (D4), Inpatient treatment for those with Mental Health concerns and Substance Addiction / Dependence (Co-Occurring) (D4), Doctors/Providers, Counseling, Partial Hospital/Intensive Outpatient Program (IOP), ECT

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Tedford Housing provides permanent supportive housing for individuals who have a disability and are experiencing homelessness at Franklin Apartments, Auburn. There are 6 1-bedroom units. Tedford Housing also provides permanent housing for homeless households with on-site supportive, case management services at Blake Street Family Apartments. There are 10 units including 1,2, and 3 bedrooms, and 2 mobility accessible units.

Safe Voices operates a 17-bed emergency shelter for victims of domestic violence and their children at a confidential location. In addition to providing emergency shelter, Safe Voices has a network of local community-based offices in Farmington, Lewiston, Norway, and Rumford. These local offices provide one-on-one support, support groups, children's services, advocacy, information and referral, court advocacy, transporting and accommodation for shelter, community education, and professional trainings.

New Beginnings operates a shelter that provides emergency care for up to twelve youth ages 12 through 19. Services include: room & board, informal individual counseling, free family mediation, an individualized education program, referrals to community resources, follow-up mediation

Preble Street Veterans Housing Services (VHS) assists veterans and their families to find and maintain stable housing and works to end homelessness among veterans from an office in Lewiston and throughout Maine. Services include: Housing search and placement, Case management, Budget counseling, Information and referral for entitlements, VA benefits and programs, Referrals to employment specialists, Outreach, Limited financial assistance.

There are multiple shelters run by religious institutions. These include: Sheltered by Jesus, St. Martin De Porres, Hope Haven, and Trinity Jubilee

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section describes, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

John F. Murphy Homes is one Androscoggin’s largest providers of services to adults and children with Intellectual and Developmental Disabilities and Autism Spectrum Disorder. JFM operates 54 Residential facilities that offer a wide-range of living options – from independent living with minimal staff support to full range 24-hour a day dedicated staff. These include family-style shared homes, mini-apartments with a common area, and single apartments or homes with a roommate – each designed to meet the individual’s need and offer a sense of security and well-being.

Auburn and Lewiston Housing Authority offer Low Income-Affordable Housing to seniors with different levels of care.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Programs offered in Androscoggin County:

Detoxification A “detox” is a residential program that provides assessment, diagnosis, and medical treatment to stabilize people who are experiencing withdrawal from alcohol or other drugs.

Residential Rehab Residential rehabilitation programs offer substance abuse treatment in twenty-four hour residential setting for seven to twenty-one days. Treatment includes lectures, groups, and individual counseling.

Extended Care Clients with extensive substance abuse or coexisting disorders of substance abuse and mental illness may enter an extended care program, a residential treatment program that offers treatment stays in excess of 180 days.

Shelter Shelters provide food, clothing, and lodging for up to twelve hours a day. Shelter programs can also motivate people to see and enter treatment.

Extended Shelter An extended shelter offers structured residential treatment for people who are on waiting lists for residential treatment or have completed detoxification and need to develop a support system to help them remain sober.

Prevention Organizations working to prevent and reduce substance use and related problems by providing information, education, referrals and implementing evidence-based environmental strategies

Intensive Outpatient Non-residential rehabilitation programs provide intensive and structured substance abuse treatment, three to four days a week. The programs usually last three or four weeks and may be conducted during the daytime or in the evening.

Outpatient This treatment model is non-residential. Outpatient programs offer individual, group, and family sessions, usually for an hour or ninety minutes once a week.

Halfway House Halfway houses are three to six-month residential programs that provide support for sobriety, and prepare clients to re-enter the work force and re-establish themselves in the community. The programs help clients develop socialization skills and vocational needs.

DEEP (Driver Education and Evaluation Programs) Programs for people with one or more alcohol or other drug-related motor vehicle offenses including programs for those under 21 years of age, risk reduction for adult offenders, and treatment for substance abuse.

Treatment Refers to individual counseling provided by a trained substance abuse counselor to help people quit substance use.

Co-Occurring Agencies where treatment for substance abuse and co-occurring mental health conditions is integrated in policies, procedures, and practices.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Auburn plans to undertake a fair housing roundtable for tenants and landlords to discuss problems and seek solutions to the myriad of housing issues in the area.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Auburn-Lewiston Consortia plans to address the housing needs of persons who are not homeless but have other special needs by providing Tenant Based Rental Assistance.

The City of Auburn Entitlement grantee plans on addressing multiple supportive services through Public Service providers with grants. These include youth services, literacy services, and food resources.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The primary barrier of developing new affordable housing is high costs of construction and the economics involved to make a project feasible. Projects typically need Low Income Housing Tax Credits from the State, and TIFS and zoning amendments from the municipalities in order to be successful. These require sophisticated and well financed organizations to accomplish.

The State of Maine Uniform Building and Energy Code is an adoption of the International Building Code (IBC) and covers all Maine communities with populations over 4,000. Modern building codes often add to the high costs of construction, particularly sprinkler requirements of multi-family dwellings.

Density restrictions and parking requirements of the Auburn and Lewiston zoning codes restrict the investment of additional units being added to existing structures.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides a summary of the Auburn-Lewiston areas priority non-housing community development needs that are eligible for assistance and describes the economic development needs of the area. Data regarding the local economic conditions and comparison of the ability of the Auburn-Lewiston’s work force to satisfy the needs of local businesses will be covered.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	45	8	0	0	0
Arts, Entertainment, Accommodations	931	1,507	10	10	0
Construction	497	820	5	6	1
Education and Health Care Services	2,439	2,541	27	18	-9
Finance, Insurance, and Real Estate	490	526	5	4	-1
Information	119	124	1	1	0
Manufacturing	1,216	2,454	13	17	4
Other Services	276	471	3	3	0
Professional, Scientific, Management Services	869	842	10	6	-4
Public Administration	0	0	0	0	0
Retail Trade	1,450	3,561	16	25	9
Transportation and Warehousing	433	840	5	6	1
Wholesale Trade	372	762	4	5	1
Total	9,137	14,456	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	11,855
Civilian Employed Population 16 years and over	11,065
Unemployment Rate	6.60
Unemployment Rate for Ages 16-24	23.95
Unemployment Rate for Ages 25-65	4.13

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,355
Farming, fisheries and forestry occupations	450
Service	1,340
Sales and office	2,875
Construction, extraction, maintenance and repair	784
Production, transportation and material moving	485

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	7,920	76%
30-59 Minutes	2,160	21%
60 or More Minutes	390	4%
Total	10,470	100%

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	495	30	380
High school graduate (includes equivalency)	2,645	175	1,045
Some college or Associate's degree	3,190	255	580
Bachelor's degree or higher	2,815	35	270

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	35	29	64	165	425
9th to 12th grade, no diploma	240	225	165	265	415
High school graduate, GED, or alternative	580	770	890	2,205	1,430
Some college, no degree	870	695	655	1,275	485
Associate's degree	100	315	385	730	145
Bachelor's degree	115	615	620	865	540
Graduate or professional degree	0	140	290	590	340

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,017
High school graduate (includes equivalency)	30,382
Some college or Associate's degree	32,189
Bachelor's degree	42,690
Graduate or professional degree	59,896

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and Health Care Services, Retail Trade, and Manufacturing are the three largest employment sectors in the jurisdiction. According to the provided tables.

The economy of Androscoggin County is specialized in the areas of Health Care & Social Assistance, Finance & Insurance and Retail Trade, which employ respectively 1.29; 1.27; and 1.24 times more people than would be expected in a location of this size. The county’s largest industries are Health Care & Social Assistance (9,547), Retail Trade (7,649), and Manufacturing (6,397) with the highest paying industries being Utilities (\$56,458), Transportation & Warehousing (\$43,030), and Professional,

Scientific, Tech Services (\$40,580) *(AVCOG Comprehensive Economic Development Strategy 2018-2023)*

Describe the workforce and infrastructure needs of the business community:

Through the Community Survey conducted by the Cities of Auburn-Lewiston, the greatest need expressed by the business community was the availability of skilled and educated workers. Transportation is often a need of the low skilled workforce, which could be helped with better public transportation infrastructure.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The COVID-19 pandemic is just starting to impact the economy as this plan is being developed. Non-essential businesses have been forced to close and many employees are unable to work. The long term impacts of these measures and the needs that may arise from the business community have yet to be seen.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Demand for workers in education and health care, professional and business services, and leisure and hospitality is rising. The staffing needs of those industries are primarily for professional and technical functions—which generally require post-secondary education or training and offer higher-than-average earnings—and for service functions—which generally do not require post-secondary education or training and offer lower than average earnings. The result is increasing concentrations of jobs at the upper and lower ends of the education and earnings spectrum, and decreasing shares of jobs in the middle. *(AVCOG Comprehensive Economic Development Strategy 2018-2023)*

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Central Maine Community Colleges offers multiple no-cost professional development training programs funded by the Maine Quality Centers. Programs offered include: Behavioral Health Professional, Microsoft Office Specialist, and Child Development Specialist. Registration priority is for those individuals who are underemployed, dislocated, or unemployed. These programs support the Consolidated Plan's goal of expanding economic opportunity by giving disadvantaged populations the chance to acquire necessary workforce skills to succeed.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Androscoggin Valley Council of Governments (AVCOG) is a voluntary membership organization for communities located within Androscoggin, Franklin and Northern Oxford Counties. Currently, 95% of the communities representing almost 100% of the region's population are members. The AVCOG region was designated as an Economic Development District, with Lewiston-Auburn as its designated Economic Growth Center, in 1976 by the Economic Development Administration and realigned in 2011. The Androscoggin Valley Economic Development District includes Androscoggin, Franklin and the majority Oxford County.

AVCOG recently released a District Comprehensive Economic Development Strategy for 2018-2023

The City of Auburn Strategic Plan was a collaborative effort between residents and business leaders that seeks to guide the strategic vision of Auburn for the next few years.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The primarily low- to moderate-income census tract blocks appears to be where housing problems are concentrated.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The "urban core" or downtown area has the most concentrated populations of low-income families. This is demonstrated by the census blocks that contain more than 51% low/mod households identified by HUD.

What are the characteristics of the market in these areas/neighborhoods?

The housing stock in the downtown urban core is old and relatively unmaintained. Years of low income and low rents have prevented significant investments. Lead paint is an issue. Buildings are typically investor owned and pride in the neighborhoods is low.

Are there any community assets in these areas/neighborhoods?

The City of Auburn has a number of small parks/playgrounds and municipal buildings throughout the downtown.

Are there other strategic opportunities in any of these areas?

The City of Lewiston has been approved for a CHOICE neighborhood grant that seeks to build on opportunities in the Tree Street neighborhood.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Auburn and Lewiston are both comprehensively covered by broadband providers: Spectrum, Consolidated Communications, GWI, RedZone Wireless, and available satellite providers. Cost is often the major factor whether a household is connected or not. Many of the providers offer programs for qualifying low/mod households, including Spectrum and Consolidated Communications.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Lewiston and Auburn are both served by multiple broadband providers, but increased competition typically benefits consumers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Lewiston and Auburn are located on the banks of the Androscoggin River. The potential for increased flooding in the 100 year floodplain may increase due to climate change. Many rural houselots in the area are supplied by personal wells that can run dry if a drought is experienced.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Auburn and Lewiston do not have a significant amount of housing built in the floodplain. There are however many low/mod income families living in single family homes connected to wells that may run dry during a drought.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlined in the following sections addresses the priority needs of the Auburn and describe strategies that the City will undertake to serve the priority needs. An overview of the influence of market conditions, institutional delivery structure, public housing, barriers to affordable housing, geographic priorities, lead-based paint hazards, anti-poverty strategy, anticipated resources, goals and subsequent monitoring will be covered. The primary emphasis of the goals is the continuance of maintaining and improving the quality of life of low and moderate-income residents. The City of Auburn will focus their prioritize projects and programs that meet program eligibility requirements, have the largest long-term impact on low and moderate income residents.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Census tracts and blocks: 010100-1, 010100-2, 010300-1, 010300-2, 010500-1, 010500-2

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

The primarily low- to moderate- income census blocks are in the City of Auburn’s downtown urban core. The City seeks to coordinate investment in the area between multiple initiatives; the New Auburn Downtown plan, multiple TIFs, traffic and rail studies, and complete street plans are all aimed at the area. These census blocks are where the City plans to invest public infrastructure funds targeted to the low- to moderate- income populations that reside there. Priorities include walkability activities, parks and gardens, and other infrastructure that improves the quality of life of the residents.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Provide Safe and Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Provide Safe and Affordable Housing
	Description	Increase, maintain, and improve the supply of safe, lead-free, and affordable housing for individuals and families with extremely low to moderate incomes.

	Basis for Relative Priority	
2	Priority Need Name	Promote Economic Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Promote Economic Opportunities
	Description	Create economic opportunities for individuals and families with low to moderate incomes
	Basis for Relative Priority	The most common housing problem facing low to moderate income households in Auburn and Lewiston is cost burden. More economic opportunities will allow households to earn a livable wage
	3	Priority Need Name
Priority Level		Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve Infrastructure and reduce blight
	Description	
	Basis for Relative Priority	The City of Auburn Strategic Plan identified investments in public infrastructure as “necessary to provide a sustainable, safe and livable environment.”
4	Priority Need Name	Provide Essential Services
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	
Associated Goals	Provide Essential Services
Description	Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including presumed benefit populations of abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers.
Basis for Relative Priority	The City of Auburn Strategic Plan identified multiple essential services that foster sustainable living environments

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant-based rental assistance (TBRA) is a rental subsidy that the Cities can use to help individual households afford housing costs such as rent and security deposits. Many renters and owner-occupied households have a cost burden greater than 30% of their monthly income. There is a clear need to respond appropriately to this abundant housing problem. The Housing Authorities administer the Section 8 voucher program and demand for this program far exceeds the supply of vouchers. To help ease the gap, especially for the unsheltered homeless population, the Consortium has in the past, and may in the future allocate HOME Program funds.
TBRA for Non-Homeless Special Needs	The Cities of Auburn and Lewiston have identified HOME funds to support a TBRA program specifically designed to provide housing for families with children at risk of becoming homeless. Keeping children in a consistent school district and providing stable housing improves the future educational and economic outcomes of students.
New Unit Production	The area has experienced a relatively high amount of large residential development in recent years, both affordable and market rate. The City will assess the market for the feasibility of new units and invest HOME funds if the opportunity arises.
Rehabilitation	The Housing stock in Auburn-Lewiston is old, deteriorated, and suffers from many housing problems including lead paint. Both CDBG and HOME funds are used for the rehabilitation of single-family owner-occupied, and multifamily rental housing.
Acquisition, including preservation	The City of Auburn’s Strategic Plan recognizes the value of historic, cultural, and artistic assets in enriching people’s lives and promoting community life. The area has many historic properties with potential for CDBG or HOME investments. Vacant lots may be acquired for development of housing or preservation of greenspace with CDBG or HOME funds.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	569,356	200,000	140,000	909,356	2,277,600	Funds will be used to provide safe affordable housing, promote economic opportunities, invest in public infrastructure and remove blight, and provide essential services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	491,389	90,000	784,020	1,365,409	1,966,000	Funds will be used to provide safe affordable housing.

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be leveraged with additional resources in multiple ways. CDBG and HOME funds are often matched with Federal and State Lead Grant program funds for housing rehab. Housing rehabilitation projects also require an owner match.

Local TIF funds are leveraged with CDBG to provide public infrastructure such as walkability projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Undeveloped tax acquired lots may be identified for uses that address the needs of the plan as arises. The City of Auburn has tax acquired the Saint Louis Church building and is seeking uses and preservation that may include CDBG funds.

The Parks and Recreation Department controls many properties used to address the needs of the plan. The many parks and green spaces in the low-mod areas, the Senior Center, and the PAL Center. The Community Gardens are also operated on publicly owned land.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AUBURN	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
LEWISTON	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
AUBURN HOUSING AUTHORITY	PHA	Public Housing Rental	Jurisdiction
Lewiston Housing Authority	PHA	Public Housing Rental	Jurisdiction
COMMUNITY CONCEPTS, INC.	Non-profit organizations	Economic Development Ownership Planning Rental	Region

**Table 52 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The cities of Auburn-Lewiston community leaders and residents are interested in implementing Consolidated Plan programs that are not obstructed by internal or external institutional challenges; committed to identifying gaps and barriers within the delivery system; and working together to create a plan to solve them. The City of Auburn’s Department of Economic and Community Development (ECD) is the lead agency for the implementation of the Community Development Block Grant including: research, coordination, compilation of the Five-Year Consolidated Plan, annual Action Plans, the Consolidated Annual Performance and Evaluation Report (CAPER), and compliance review of CDBG-funded projects. ECD is also the lead agency of the Auburn-Lewiston Consortium in charge of administering and monitoring HOME funds.

Private, non-profit and faith-based organizations within the jurisdiction work collaboratively in the areas of housing, homeless services, food security, education, employment, job training, community service and economic development. Strong committed partners and effective programs within the institutional delivery system develop and undertake critically needed community development activities targeted to homeless persons, the elderly, illiterate, and other presumed benefit populations

The institutions that administer these programs have experienced a significant loss off institutional knowledge the past five years. This loss of knowledge, combined with changing federal regulations, requires that these institutions review and publish administrative processes and guidelines.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	

Supportive Services			
Employment and Employment Training	X	X	
Healthcare	X		X
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Lewiston Auburn Alliance for Services to the Homeless (LAASH) is a diverse group of local homeless advocacy agencies that works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk.

Since 1999 the HIV/AIDS Case Management program has been located at St. Mary's Regional Medical Center in Lewiston. This program is dedicated to providing high quality case management services to individuals living in Androscoggin, Oxford, and Franklin counties with the diagnosis of HIV or AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

LAASH identified difficulty locating assistance and navigating services (including for health, mental health, employment, and housing) as a problem for homeless persons, particularly for families and domestic violence survivors. A general population shelter that participates in HMIS was also identified as a need in the community

Homeless service providers describe the challenge of keeping people housed, and the need for case management to help with jobs, budgets and basic needs. For persons without a mental health or disability diagnosis, supportive services can be difficult to access unless there is a crisis.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

LAASH and its member groups are committed to raising awareness of homelessness and the need for more resources. The gaps in service will be difficult to address without strong community buy-in. CDBG Public Service grants are available to agencies that provide essential services.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Safe and Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Provide Safe and Affordable Housing	CDBG: \$1,284,000 HOME: \$2,627,476	Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 50 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted
2	Improve Infrastructure and reduce blight	2020	2024	Non-Housing Community Development		Improve Public Infrastructure and remove blight	CDBG: \$345,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
3	Promote Economic Opportunities	2020	2024	Non-Housing Community Development		Promote Economic Opportunities	CDBG: \$250,000 HOME: \$0	Jobs created/retained: 10 Jobs Businesses assisted: 10 Businesses Assisted
4	Provide Essential Services	2020	2024	Homeless Non-Homeless Special Needs		Provide Essential Services	CDBG: \$503,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Safe and Affordable Housing
	Goal Description	<p>Increase, maintain, and improve the supply of safe, lead-free, and affordable housing for individuals and families with extremely low to moderate incomes.</p> <p>Auburn Strategic Plan:</p> <p>Growth 5 – Housing: Efficiently utilize current housing stock and sustainable targeted residential development that supports and attracts growth, residents and workforce.</p>
2	Goal Name	Improve Infrastructure and reduce blight
	Goal Description	<p>Preserve and improve public facilities and infrastructure that serve low to moderate-income neighborhoods or special needs residents and prevent or eliminate blight.</p> <p>Auburn Strategic Plan:</p> <p>Growth 1 – Recreation/Natural Resources: Create, support and market an accessible, connected, and diverse network of recreation and natural resources that provides both destinations and pathways for residents and visitors.</p> <p>Growth 2 – Downtown & Business Park: Develop clear identities for Auburn’s downtown and industrial park that considers scale, connectivity, use (including mixed) and integrity to maximize their appeal.</p> <p>Growth 4 – Directed Public Infrastructure: Invest in and maintain the infrastructure necessary to provide a sustainable, safe and livable environment.</p> <p>Quality 3 – Community Connections: Support all residents by fostering a sense of unity while honoring diversity & coordinating community resources and assets to provide wraparound support to all residents.</p> <p>Quality 5 – Entertainment/Cultural Opportunities & Historic Preservation: Recognize the value of historic, cultural, and artistic assets and activities in enriching people’s lives and promoting community life. Support the development of future opportunities in culture and the arts.</p>

3	Goal Name	Promote Economic Opportunities
	Goal Description	<p>Create economic opportunities for individuals and families with low to moderate incomes.</p> <p>Auburn Strategic Plan:</p> <p>Quality 1 – Employment Opportunities: Attract quality businesses by creating an environment where business can succeed. Collaborate with existing partners to ensure and foster a sustainable and satisfying lifestyle.</p> <p>Quality 2 – Education: Continue to improve access to training programs designed to address workforce gaps; provide diverse, well-rounded education by partnering with available resources and businesses. Protect funding and support for educators, facilities, and accessibility.</p>
4	Goal Name	Provide Essential Services
	Goal Description	<p>Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including presumed benefit populations of abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers.</p> <p>Auburn Strategic Plan:</p> <p>Growth 3 – Education: Develop education strategies for all stages of life that are dynamic, innovative, and collaborative to develop a foundation for economic and personal development.</p> <p>Quality 1 – Employment Opportunities: Attract quality businesses by creating an environment where business can succeed. Collaborate with existing partners to ensure and foster a sustainable and satisfying lifestyle.</p> <p>Quality 2 – Education: Continue to improve access to training programs designed to address workforce gaps; provide diverse, well-rounded education by partnering with available resources and businesses. Protect funding and support for educators, facilities, and accessibility.</p> <p>Quality 3 – Community Connections: Support all residents by fostering a sense of unity while honoring diversity and coordinating community resources and assets to provide wraparound support to all residents.</p> <p>Quality 5 – Entertainment/Cultural Opportunities & Historic Preservation: Recognize the value of historic, cultural, and artistic assets and activities in enriching people’s lives and promoting community life. Support the development of future opportunities in culture and the arts.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Auburn Rental Housing assistance: 100 units

Extremely Low Income: 44%/44 units

Very Low Income: 49%/49 units

Low-Moderate Income: 7%/7 units

Auburn Homeownership assistance: 50 units

Extremely Low Income: 0%/0 units

Very Low Income: 25%/13 units

Low-Moderate Income: 75%/37 units

Lewiston Rental Housing assistance: 50 units

Extremely Low Income: 44%/22 units

Very Low Income: 49%/24units

Low-Moderate Income: 7%/4 units

Lewiston Homeownership assistance: 40 units

Extremely Low Income: 0%/0 units

Very Low Income: 25%/10 units

Low-Moderate Income: 75%/30 units

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

During the past 5 years, the Cities of Auburn and Lewiston have used its HOME funding to partner with developers using Low Income Housing Tax Credits and TIFs to create new affordable rental units. Many of the new units are ADA accessible. There remains a need for more accessible units, but an exact number is difficult to determine until new development units have been leased up.

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The primary barrier of developing new affordable housing is high costs of construction and the economics involved to make a project feasible. Projects typically need Low Income Housing Tax Credits from the State, and TIFS and zoning amendments from the municipalities in order to be successful. These require sophisticated and well financed organizations to accomplish.

The State of Maine Uniform Building and Energy Code is an adoption of the International Building Code (IBC) and covers all Maine communities with populations over 4,000. Modern building codes often add to the high costs of construction, particularly sprinkler requirements of multi-family dwellings.

Density restrictions and parking requirements of the Auburn and Lewiston zoning codes restrict the investment of additional units being added to existing structures.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Cities intend to continue working with developers to provide incentives to develop affordable housing. The jurisdictions will consider new TIFs and assist in planning board and permitting process. The City of Auburn has started the process of reviewing the Comprehensive Plan which lays out recommendations for future zoning changes. Barriers to affordable housing will be considered when suggesting zoning changes. The City of Lewiston has developed the CHOICE neighborhood plan which aims to improve and add access to affordable housing.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Lewiston and Auburn continue to regularly meet with providers who address the continuum of homeless services for the area collaborate through the Lewiston-Auburn Alliance for Services to the Homeless (LAASH). LAASH works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. The group meets monthly to focus on local homeless issues and provide a forum for educating its members. Auburn and Lewiston Community Development staff participate in LAASH, and a consultation meeting with LAASH informed the needs and priorities of the Consolidated Plan.

Many homeless service providers may be funded under the "Provide essential services" goal.

Addressing the emergency and transitional housing needs of homeless persons

The LAASH group has made it a priority to seek a partner with the means to develop and manage a low barrier warming center as well as an overnight shelter that is available to anyone.

Many homeless service providers may be funded under the "Provide essential services" goal.

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.

Through public service agreements the jurisdictions may provide funding to service providers that assist with the myriad of issues faced by the homeless population.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Both cities operate TBRA programs which are designed to prevent homelessness.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Due to older than average housing stock and lack maintenance, Auburn and Lewiston has one of the highest childhood lead poisoning rates in the State of Maine. While Auburn and Lewiston have historically shared a federal lead-paint grant, this year only census blocks in Lewiston qualified for another grant. Lewiston will continue to utilize its lead paint grant to reduce lead paint hazards. Auburn plans on utilizing State of Maine Housing lead funds and pursuing its own lead paint grants with the assistance of Healthy Androscoggin.

CDBG/HOME strategy

1. Provide grants, deferred loans, and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households
2. Provide matching funds to implement federal grants to reduce childhood lead poisoning
3. Make funds available in the form of grants or loans to develop new affordable housing units.
4. Provide Community Development staff support to the Lewiston-Auburn Lead Triage Subcommittee
5. Continue to work with community partners and non-profits that address childhood lead poisoning and lead-paint based hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

In 2016, the Maine Department of Health and Human Services updated its prior identification of high-risk areas for childhood lead poisoning. This was done by analyzing the distribution of children with blood lead levels of 5 µg/dL and above among Maine towns, using data covering the years 2010-2014 for children less than three years of age (i.e., the children most at risk for childhood lead poisoning). Based on this new analysis, the Department selected the five municipalities or contiguous municipalities with the greatest number of children with lead poisoning as high-risk areas. This updated analysis showed that Lewiston/Auburn, Portland, Biddeford, Bangor, and Augusta are the top high-risk areas.

How are the actions listed above integrated into housing policies and procedures?

Lewiston has adopted the federal lead paint safe rules into its local ordinances allowing local code enforcement to respond to lead paint hazards. Both Auburn and Lewiston require that all rehabilitation activities follow lead safe rules and verify contractors are certified.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty remains a problem for Auburn. Nearly 50% of children under the age of 18 and living in the Auburn target area is growing up under poverty.

CDBG/HOME strategy

1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life. Expand programming for at-risk teenagers that helps them learn work skills, graduate from high school Create youth apprenticeship opportunities with local businesses
2. Support low-income adults to successfully provide for themselves and their families through education and development of employment skills including mentoring, work readiness, and job training programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Citizen’s Committee reviewed the public service survey, many of whom expressed concern that a large generation of young people was growing up without skills, without adult supports, and without the tools to succeed in the modern economy.â€

The Committee recognized that this a much larger problem than the Auburn CDBG program can solve.â€ Still they felt that any social services funds that are provided through the program should address the issue of intergenerational poverty by focusing on children, and particularly those that work with the whole family.

SP-80 Monitoring - 91.230

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

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	569,356	200,000	140,000	909,356	2,277,600	Funds will be used to provide safe affordable housing, promote economic opportunities, invest in public infrastructure and remove blight, and provide essential services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	491,389	90,000	784,020	1,365,409	1,966,000	Funds will be used to provide safe affordable housing.

Table 55 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be leveraged with additional resources in multiple ways. CDBG and HOME funds are often matched with Federal and State Lead Grant program funds for housing rehab. Housing rehabilitation projects also require an owner match.

Local TIF funds are leveraged with CDBG to provide public infrastructure such as walkability projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Undeveloped tax acquired lots may be identified for uses that address the needs of the plan as arises. The City of Auburn has tax acquired the Saint Louis Church building and is seeking uses and preservation that may include CDBG funds.

The Parks and Recreation Department controls many properties used to address the needs of the plan. The many parks and green spaces in the low-mod areas, the Senior Center, and the PAL Center. The Community Gardens are also operated on publicly owned land.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Safe and Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs			CDBG: \$484,447 HOME: \$1,308,596	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
2	Improve Infrastructure and reduce blight	2020	2024	Non-Housing Community Development		Improve Public Infrastructure and remove blight	CDBG: \$160,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Promote Economic Opportunities	2020	2024	Non-Housing Community Development		Promote Economic Opportunities	CDBG: \$50,000	Jobs created/retained: 2 Jobs
4	Provide Essential Services	2020	2024	Homeless Non-Homeless Special Needs			CDBG: \$93,000	Public service activities other than Low/Moderate Income Housing Benefit: 384 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 81 Households Assisted

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Safe and Affordable Housing
	Goal Description	<p>Increase, maintain, and improve the supply of safe, lead-free, and affordable housing for individuals and families with extremely low to moderate incomes.</p> <p>Auburn Strategic Plan:</p> <p>Growth 5 – Housing: Efficiently utilize current housing stock and sustainable targeted residential development that supports and attracts growth, residents and workforce.</p>
2	Goal Name	Improve Infrastructure and reduce blight
	Goal Description	<p>Preserve and improve public facilities and infrastructure that serve low to moderate-income neighborhoods or special needs residents and prevent or eliminate blight.</p> <p>Auburn Strategic Plan:</p> <p>Growth 1 – Recreation/Natural Resources: Create, support and market an accessible, connected, and diverse network of recreation and natural resources that provides both destinations and pathways for residents and visitors.</p> <p>Growth 2 – Downtown & Business Park: Develop clear identities for Auburn’s downtown and industrial park that considers scale, connectivity, use (including mixed) and integrity to maximize their appeal.</p> <p>Growth 4 – Directed Public Infrastructure: Invest in and maintain the infrastructure necessary to provide a sustainable, safe and livable environment.</p> <p>Quality 3 – Community Connections: Support all residents by fostering a sense of unity while honoring diversity & coordinating community resources and assets to provide wraparound support to all residents.</p> <p>Quality 5 – Entertainment/Cultural Opportunities & Historic Preservation: Recognize the value of historic, cultural, and artistic assets and activities in enriching people’s lives and promoting community life. Support the development of future opportunities in culture and the arts.</p>

3	Goal Name	Promote Economic Opportunities
	Goal Description	<p>Create economic opportunities for individuals and families with low to moderate incomes.</p> <p>Auburn Strategic Plan:</p> <p>Quality 1 – Employment Opportunities: Attract quality businesses by creating an environment where business can succeed. Collaborate with existing partners to ensure and foster a sustainable and satisfying lifestyle.</p> <p>Quality 2 – Education: Continue to improve access to training programs designed to address workforce gaps; provide diverse, well-rounded education by partnering with available resources and businesses. Protect funding and support for educators, facilities, and accessibility.</p>
4	Goal Name	Provide Essential Services
	Goal Description	<p>Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including presumed benefit populations of abused children, battered spouses, elderly persons, severely disabled adults, homeless persons, illiterate adults, persons living with AIDS and migrant farm workers.</p> <p>Auburn Strategic Plan:</p> <p>Growth 3 – Education: Develop education strategies for all stages of life that are dynamic, innovative, and collaborative to develop a foundation for economic and personal development.</p> <p>Quality 1 – Employment Opportunities: Attract quality businesses by creating an environment where business can succeed. Collaborate with existing partners to ensure and foster a sustainable and satisfying lifestyle.</p> <p>Quality 2 – Education: Continue to improve access to training programs designed to address workforce gaps; provide diverse, well-rounded education by partnering with available resources and businesses. Protect funding and support for educators, facilities, and accessibility.</p> <p>Quality 3 – Community Connections: Support all residents by fostering a sense of unity while honoring diversity and coordinating community resources and assets to provide wraparound support to all residents.</p> <p>Quality 5 – Entertainment/Cultural Opportunities & Historic Preservation: Recognize the value of historic, cultural, and artistic assets and activities in enriching people’s lives and promoting community life. Support the development of future opportunities in culture and the arts.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following tables list the activities and programs that will be supported using HUD program funds during the 2020-2021 program year. The Objectives of these funds are to:

1. Provide Safe and Affordable Housing
2. Improve Public Infrastructure and Facilities and Eliminate Blight
3. Promote Economic Opportunities
4. Provide Essential Services

The difference in totals between the AP-35 and the AP-20 are due to administration. CDBG admin totals \$122,000 and HOME admin totals \$56,900. The total HOME budget shown in the Public Notice is for Auburn only, Lewiston held their own public notice included with their CDBG budget. Lewiston's portion of the HOME budget totals \$628,158.

#	Project Name
1	Residential Rehabilitation
2	Boys and Girls Club
3	New Auburn Crosswalk
4	Economic Development
5	Provide essential services
6	Administration - Auburn
7	Neighborhood Challenge Grant
8	Tenant Based Rental Assistance - Auburn
9	Homebuyer Auburn
10	HOME Administration - Lewiston
11	Tenant Based Rental Assistance - Lewiston
12	Residential Construction - Lewiston

Table 57 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The difference in totals between the AP-35 and the AP-20 are due to administration. CDBG admin totals \$122,000 and HOME admin totals \$56,900. The total HOME budget shown in the Public Notice is for Auburn only, Lewiston held their own public notice included with their CDBG budget. Lewiston's portion of the HOME budget totals \$628,158.

AP-38 Project Summary
Project Summary Information

1	Project Name	Residential Rehabilitation
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	CDBG: \$467,447 HOME: \$497,838
	Description	Provide CDBG and HOME loans and grants to rehab residential properties.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	25 Low/Mod Rental Units 10 Low/Mod Homeowner Units
	Location Description	Entire Jurisdiction. Open applications for rehab. Must meet eligibility standards
Planned Activities	Residential Rehab loans and grants Homeowner loans and grants SPOT rehab for emergency health and safety concerns in the form of loans and grants	
2	Project Name	Boys and Girls Club
	Target Area	
	Goals Supported	Improve Infrastructure and reduce blight
	Needs Addressed	Improve Public Infrastructure and remove blight
	Funding	CDBG: \$100,000
	Description	Replace deteriorated roof on the Boy's and Girls club in New Auburn so they may continue to provide needed services to the community
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The Boys and Girls club serves more than 50 families with after school care and other family activities. The population is primarily low/mod
	Location Description	43 Second Street., Auburn ME

	Planned Activities	Replace failing roof on Boys and Girls Club
3	Project Name	New Auburn Crosswalk
	Target Area	
	Goals Supported	Improve Infrastructure and reduce blight
	Needs Addressed	Improve Public Infrastructure and remove blight
	Funding	CDBG: \$45,000
	Description	Improve crosswalk on 2nd street in New Auburn. This area experiences periods of high traffic and pedestrian improvements are needed.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 families in a low/mod census tract
	Location Description	Corner of Second Street and Cook Street
	Planned Activities	Walkability improvements in the form of a raised crosswalk.
4	Project Name	Economic Development
	Target Area	
	Goals Supported	Promote Economic Opportunities
	Needs Addressed	Promote Economic Opportunities
	Funding	CDBG: \$50,000
	Description	Provide forgivable loans to small businesses and Microenterprises to create jobs available to low/mod income individuals
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Create two FTE jobs available to low/mod individuals
	Location Description	
	Planned Activities	Small Business and Microenterprise loans
5	Project Name	Provide essential services

	Target Area	
	Goals Supported	Provide Essential Services
	Needs Addressed	Provide Essential Services
	Funding	CDBG: \$110,000
	Description	Support Public Service providers with grants to provide essential services to the community
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	384 low/mod persons and 81 Homeless households
	Location Description	Tedford Housing at 22 Pine St Safe Voices undisclosed location Androscoggin Head Start Literacy Volunteers Auburn Police Department Work With Me program Scholarships for the Auburn Summer Camp Community Garden Coordination Community Youth Services
	Planned Activities	Tedford Housing at 22 Pine St Safe Voices undisclosed location Androscoggin Head Start Literacy Volunteers Auburn Police Department Work With Me program Scholarships for the Auburn Summer Camp Community Garden Coordination Community Youth Services
6	Project Name	Administration - Auburn
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	CDBG: \$121,909 HOME: \$39,413
	Description	Salaries and benefits, goods and services, fair housing
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Admin - Salaries, goods and services
7	Project Name	Neighborhood Challenge Grant
	Target Area	
	Goals Supported	Improve Infrastructure and reduce blight
	Needs Addressed	Improve Public Infrastructure and remove blight
	Funding	CDBG: \$15,000
	Description	Provide Grants to neighborhood groups associations to make livability improvements in low/mod areas.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	200 families in primarily low/mod census tracts
	Location Description	Low/mod census tracts
	Planned Activities	Infrastructure improvements that improve livability
8	Project Name	Tenant Based Rental Assistance - Auburn
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$170,000
	Description	Provide security deposit loans/grants and fund Staying Home Rental Assistance Program
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Low/mod households that are at risk of being homeless
	Location Description	
	Planned Activities	Security Deposit Loans for housing voucher tenants and non-voucher tenants. Staying Home Rental Assistance Program
9	Project Name	Homebuyer Auburn
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$30,000
	Description	Assist low/mod households with down-payment grants/loans
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3 low/mod households
	Location Description	
	Planned Activities	Provide loans/grants for downpayment assistance
10	Project Name	HOME Administration - Lewiston
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$17,400
	Description	Administration costs for Lewiston: Salaries, supplies, etc.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	HOME Admin for Lewiston
11	Project Name	Tenant Based Rental Assistance - Lewiston
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$15,000
	Description	Security Deposit Program
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	18 families that are homeless or near homeless
	Location Description	
	Planned Activities	Security Deposit grants
12	Project Name	Residential Construction - Lewiston
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$595,758
	Description	Raise-Op Housing creation of 9 units 198 Blake St. & Create 35 units at Blake and Pine
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	7 HOME restricted units
	Location Description	198 Blake Street Lewiston Blake and Pine Street in Lewiston
	Planned Activities	198 Blake - Create 9 units of affordable homeowner units Blake and Pine- Create 35 units of new rental, 28 affordable 7 market

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Housing and services provided directly to low/mod clients will occur in entire jurisdiction. Infrastructure improvements will occur in primarily low/mod census tract-blocks which encapsulates the downtowns and Tree-Street neighborhood.

Geographic Distribution

Target Area	Percentage of Funds

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Auburn has many rural residential units that require rehabilitation as well as the urban core.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Annual Action plan targets providing TBRA to 48 homeless or near-homeless households in Auburn and Lewiston. Auburn's target for rehab of rental units is 25 units, accomplished through a required affordability period. Lewiston plans on 7 affordable owner occupied units and 2 HOME rental units.

One Year Goals for the Number of Households to be Supported	
Homeless	48
Non-Homeless	34
Special-Needs	0
Total	82

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	48
The Production of New Units	0
Rehab of Existing Units	34
Acquisition of Existing Units	0
Total	82

Table 60 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Lewiston is undertaking a CHOICE neighborhood plan to replace existing public housing at Maple Knowles. Auburn and Lewiston have added at least four relatively large affordable housing options in the past two years. These buildings offer modern affordable amenities to public housing residents. Both communities continue to offer security deposit assistance to help tenants acquire safe and sanitary units.

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

Auburn Housing Authority currently has two resident commissioners who effectively represent the interests of all residents. Auburn Housing Authority consults regularly with tenant organizations and holds board meetings in different housing developments throughout the year. Auburn Housing's affiliate, Auburn Housing Development Corporation, has worked closely with the City of Auburn in a number of different endeavors to assist lower income households with their housing needs.

Both Auburn and Lewiston continue to offer HOMEowner down payment assistance to encourage the participation of homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Auburn and Lewiston's homeless needs have historically been addressed through the Maine Balance of State Continuum of Care. Both Cities participate and sponsor the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), a group of local homeless providers who gather monthly to address the gaps in services to the area's homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

1) Support services for Tedford Housing and Safe Voices. Tedford Housing is permanent housing for chronically homeless individuals, and Safe Voices is a homeless shelter for victims of domestic violence.

2) Assist homeless or at-risk of homelessness gain access to housing through security deposit assistance. Further, anyone who presents to the City who is at risk of homelessness or is actually homeless can apply for financial assistance through the City's Social Services office.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City assists Safe Voices by providing social service funding for shelter staff. The City does not provide resources for transitional housing. In addition to assistance provided by the City's Social Service office, beds are available at the following shelters: Hope Haven Gospel Mission in Lewiston (families), St. Martin DesPorres in Lewiston (single persons), New Beginnings in Lewiston (youth), and Safe Voices in Auburn (victims of domestic violence). The City is supported by the balance of state's continuum of care.

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

The City funds the Safe Voices non-profit agency who provide social services to families with children who are victims of domestic violence.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City has a security deposit program that assists households who are at risk of homelessness or are already homeless. The program is a joint effort with Auburn Housing Authority, the City's Social Services Department and Community Development. Auburn Housing Authority has established a preference on their Section 8 waiting list for victims of domestic violence. The Police Activities League (PAL) provides a diversion program for youth who have been expelled from school. The program is a collaboration of schools and families to work as a team, expand services, and increase the number of youth who stay at home instead of being referred to foster care. The model includes parents as partners to increase their involvement and strengthen families. There will also be involvement by the School Resource Officer and caseworkers. The program includes students who have been suspended from school, are on probation and those at risk of dropping out or who have dropped out. The PAL Center will provide space for students to receive academic assistance to complete their work.

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Actions it planned 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

The City of Auburn is in the process of evaluating the feasibility of "back lots" which would allow for more infill of residential lots. The planning department continually looks for areas to improve the intake process to help developers navigate through the planning board and permit review process. The City is also planning a Comprehensive Plan review in the next year, which addresses zoning issues such as density, parking standards, and road frontage requirements (back lots).

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City of Auburn's Community Development and HOME budgets address underserved needs of the City. The proposed funding projects will meet underserved needs such as food (Community Gardens), shelter (Safe Voices) home safety (housing rehabilitation and home weatherization) and support for families living in poverty (Androscoggin Head Start & Child Care, Literacy Volunteers, Auburn Police Department Work with ME).

Actions planned to foster and maintain affordable housing

Actions will come primarily from efforts of the Community Development Department through administration of rehab, homebuyer, and security deposit programs. Rental development actions will be initiated by area developers. The City offers the Residential Rehab and Homeowner Rehab Program to undertake whole house improvements that will meet the City's Housing Standards. The City also offers deferred payment loans to low income homeowners who are facing a health and safety housing issue through its Spot Rehab Program--this program assists residents with severe housing issues such as leaking roofs, condemned heating systems, unsafe electrical, and malfunctioning sewerage disposal systems.

Actions planned to reduce lead-based paint hazards

Both the Residential Rehab and Homeowner Rehab Programs are whole house improvements programs where lead paint problems are eliminated. A clearance is done at the conclusion of each covered project. The City also provides brochures to tenants of buildings that are being improved on how to remain safe when there is lead paint in a building.

The City of Auburn intends to apply for a federal lead paint grant with the assistance of Healthy Androscoggin. The City of Lewiston was recently approved for their own lead paint grant but Auburn was not included. Both cities also continue to take advantage of lead abatement funds supplied through Maine State Housing Authority.

Actions planned to reduce the number of poverty-level families

The City is awarding public service grants to multiple providers of anti-poverty assistance, including Androscoggin Head Start & Child Care, Literacy Volunteers, Auburn Police Department Work with ME

Actions planned to develop institutional structure

Community Development staff is committed to establishing and maintaining relationships with organizations and institutions in an attempt to broaden and strengthen the institutional structure. Auburn will continue to look for opportunities to collaborate with local government, non-profit organizations, and private sector including:

- Auburn Housing Development Corporation, a CHDO partner in Auburn's Homebuyer Program;
- private lenders, Androscoggin Valley Council of Governments and Lewiston-Auburn Economic Growth Council to improve financing resources for commercial and industrial clients;
- non-profit developers and CHDO's to provide and/or develop affordable housing and support services needed by Auburn residents;
- Auburn Housing Authority and Maine State Housing Authority to address the housing needs of Auburn's low income renter households and to increase home ownership opportunities for low income tenants;
- Lewiston-Auburn Alliance for Services to the Homeless and Maine State Housing Authority for better coordination and advocacy for services needed by the homeless, and implementation of rental assistance to the homeless;
- Healthy Androscoggin, Department of Environmental Protection, Maine Childhood Lead Poisoning Prevention Program to deliver a comprehensive lead awareness education and screening program; and
- Citizen's Advisory Committee to establish priorities and review progress on achieving Consolidated Plan goals

Actions planned to enhance coordination between public and private housing and social service agencies

The strength of the delivery system is that it is well-coordinated. The Auburn Community Development Department, the Auburn Housing Authority, the Lewiston-Auburn Alliance for Services to the Homeless, the Lewiston Community Development Department, the Lewiston Housing Authority, Community Concepts, Healthy Androscoggin, and other city departments, and local and regional nonprofit organizations, coordinate closely in the planning and delivery of housing services. However, there are not enough resources among all of the partners to meet the identified needs. Waiting lists for services at the housing authorities are long.

The Community Development Department has been involved in a local Green and healthy Homes initiative in order to better coordinate housing improvements and bring new resources to the community. The City of Auburn intends to apply for a Lead Hazard Control Grant with the assistance of Healthy Androscoggin.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The HOME Programs in the consortium are eligible to households earning 80% or less of area-median household income. Programs include the HOMEBuyer program, HOMEOwner Rehab, and Security Deposit Assistance(TBRA). The HOMEBuyer program is available to low income households for down-payment assistance, funding is available on first-come first-serve basis. The HOMEOwner Rehab Program is available to low income homeowner's and helps bring their dwelling up to housing standards, funding is available on first-come first-serve basis. Applications and guidelines for the HOMEBuyer and HOMEOwner Rehab programs are available in the Community Development Offices of Auburn and Lewiston, as well as the websites of the respective cities. Security Deposit grants are available through the Housing Authority to low income households that have housing vouchers. Applications for Security Deposits are available at the Housing Authorities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

75.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

none

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Auburn/Lewiston Consortium will use the Recapture method to recover HOME funds from projects that have not met the minimum required affordability periods. The proceeds from the repayment of the HOME Program assistance to the original first-time homebuyer will be utilized to assist other HOME Program eligible first-time homebuyers to obtain a home within the the geographic area providing the property will be their principal residence.

To ensure that the Auburn Lewiston Consortium recovers all or a portion of the HOME Program funds from a homeowner if the housing is sold, transferred or foreclosed upon within the minimum federally-required affordability period, the following Recapture provisions will be made an express covenant of the borrower applicable to the loan:

If the mortgaged property is sold, refinanced, conveyed, assigned, leased or otherwise transferred or if a senior lender forecloses on any senior mortgage prior to the end of the minimum federally required affordability period as defined by 24CFR 92.254(a)(4), the Home Program loan assistance must be repaid to the City of Auburn on a net proceeds basis according to the following mathematical formula:

Net Proceeds = (sales price minus municipal liens minus principal owed to senior lenders minus selling costs);

Homeowner Investment = (downpayment plus principal paid on first mortgage, and any verifiable capital improvement investment made from date of purchase);

A/L Investment = (HOME Program Loan(s) assistance);

Total Investment = (homeowner investment plus City's investment)

Amount of Net Proceeds to be returned to the City = $\frac{\text{City's investment}}{\text{Total investment}} \times \text{net proceeds}$

Total investment

In the event of resale of a property where there is no direct subsidy to the buyer, the Auburn/Lewiston Consortium employs a Resale Provision to preserve the full term of affordability and ensure the housing is retained for occupancy by low income families. Specifically, the Resale Provision requires that if the owner sells, conveys or otherwise transfers his interest in the premises prior to expiration of the affordability period, such sale, conveyance or transfer shall only be to an eligible, low-income purchaser. Other restrictions concerning notice of sale, maximum resale price

and marketing of affordable unit(s) apply and are fully detailed in the Auburn/Lewiston's Resale Provision.

Auburn/Lewiston Consortium will not use the resale draft guidelines without consultation and approval from HUD.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Recapture provisions are as follows:

Homebuyer and Homeowner Rehabilitation projects will be subject to recapture provisions of the HOME on combined HOME assistance, the property must be occupied as a principal residence for the minimum periods of 5 years if HOME assistance is less than \$15,000, 10 years if HOME assistance is between Investment Partnerships Program regulations. Based on combined HOME assistance, the property must be occupied as a principal residence for the minimum periods of 5 years if HOME assistance is less than \$15,000, 10 years if HOME assistance is between \$15,000 and \$40,000, and 15 years if HOME assistance is over \$40,000. The recapture period shall commence when the building acquisition and/or rehabilitation are complete and a project completion certification has been issued for rehabilitation.

Transfer of Title. The City shall collect the net proceeds from the sale of the property up to the outstanding balance of the HOME assistance when the HOME Borrower relinquishes the property voluntarily or due to a foreclosure, bankruptcy, appointment of a receiver or liquidation, or assignment for the benefit of the HOME Borrower's creditors, or a financial hardship resulting in a short sale. In the event that the net proceeds are insufficient to repay the HOME loan(s), the City will then forgive part or all of the HOME loans(s).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

Appendix - Alternate/Local Data Sources

1	Data Source Name City of Auburn, Code Enforcement Vacant Buildings
	List the name of the organization or individual who originated the data set. Zachery Lehert
	Provide a brief summary of the data set. List of vacant buildings developed by Code Enforcement.
	What was the purpose for developing this data set? To monitor vacant buildings
	Provide the year (and optionally month, or month and day) for when the data was collected. 2014
	Briefly describe the methodology for the data collection. Drive-by
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

N/A

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Auburn and the City of Lewiston has prepared the 2020-2024 Consolidated Plan for the Auburn-Lewiston HOME Consortium and the 2020 First Year Annual Action Plan. These plans are required by the U.S. Department of Housing and Urban Development (HUD) in order to receive federal grants available under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. These plans serve both as local planning documents and applications to HUD for these funds. The grants may be used for affordable housing, facilities providing public or community services, infrastructure improvements such as streets and sidewalks, public services, homeless programs, and economic development activities. Additionally, the funds must be used primarily to benefit low income persons and neighborhoods in our community.

The Auburn-Lewiston HOME Consortium (HOME Consortium) is a partnership between Auburn and Lewiston. The partnership allows the Consortium to receive funds each year under the HOME program as a formula grant to use these funds to address local needs and goals. The City of Auburn is the lead agency for the HOME Consortium and receives HOME funds that are allocated annually as described in a HOME Consortium Agreement. As the lead for the HOME Consortium, Auburn is responsible for the overall administration, planning, monitoring, and reporting requirements for the HOME program including public participation. Additionally, the City of Lewiston is a direct grant recipient of CDBG funds that benefits its jurisdiction and is the lead agency for CDBG funding.

The 2020-2024 Consolidated Plan (Con Plan) was prepared in collaboration with residents, public agencies, private non-profit organizations, faith based organizations, local governments, and other stakeholders through consultations, surveys, and a citizen participation process. The Con Plan was informed by quantitative and qualitative data, existing plans and reports and general research.

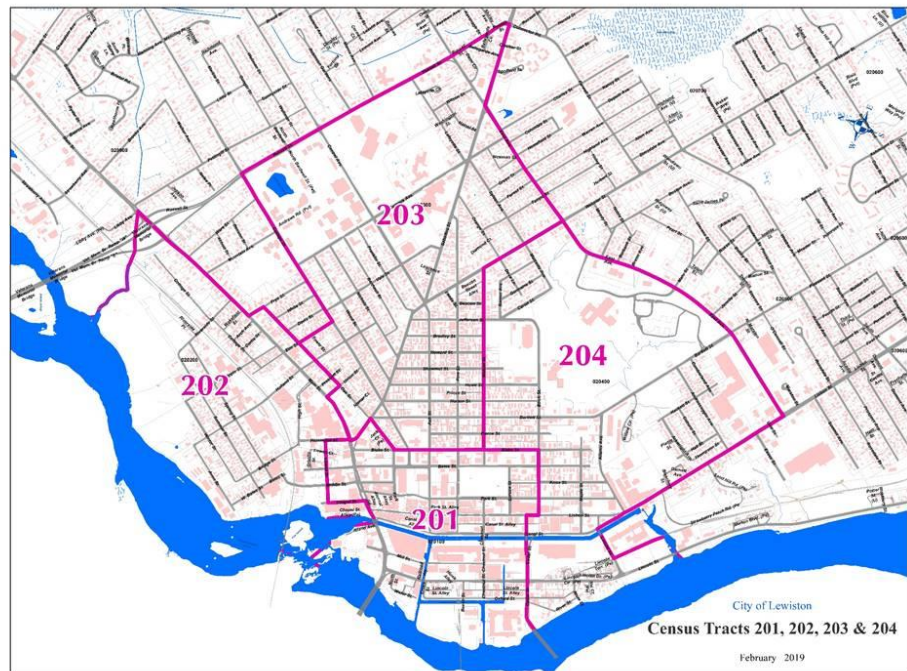
This document is the 2020-2024 Consolidated Plan for the City of Lewiston CDBG program. It assesses local priority needs in the areas of affordable housing and non-housing community development and establishes local goals to guide the investment of CDBG funds estimated to be received over the five year period to address the identified needs. The Con Plan covers the period of July 1, 2020 through June 30, 2024. The 2020 Annual Action Plan is the first-year action plan under the 2020-2024 Consolidated Plan and covers the period of July 1, 2020 through June 30, 2021. It identifies the amount of CDBG funds available for the 2020 program year and describes how these funds will be used to help meet the five-year goals established in the Con Plan.

The City received a Choice Neighborhood Implementation and Action Grant from HUD (Choice) which further defined and established a HUD approved Neighborhood Revitalization Strategy Area (NRSA) in the Choice area in Census Tracts 201, 203, & 204.

Target Area:
Census Tracts 201,
202, 203, and 204

NRSA:
Census Tracts 201,
203, and 204

Choice
Neighborhood:
Census Tracts 201,
203, and 204



Target Areas by Census Tract

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has identified a high priority need for public services including homeless and special needs populations, affordable housing, economic opportunities, and infrastructure and public facilities. The goals and strategies align with other community plans including Legacy Lewiston (LL), Choice Neighborhood Transformation Plan (CNTP), EPA Environmental Justice Collaborative Problem Solving Grant (EPA-EJCPS), and Analysis of Impediments to Fair Housing Choice (AI).

The City has established the following goals to meet these needs:

Goal 1: Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including special needs populations and those experiencing homelessness or at risk of becoming homeless.

To meet this goal the City will fund non-profit agencies and organizations to support community members including the homeless, those at risk of being homeless and special needs populations with a variety of services that are inclusive for residents of all ethnic and cultural backgrounds.

Goal 2: Increase, maintain, and improve the supply of safe and affordable housing for individuals and families with extremely low to moderate incomes.

To meet this goal, the City will fund affordable housing acquisition, historic rehabilitation, code enforcement, demolition of dilapidated structures with reconstruction, rehabilitation of housing, and homebuyer assistance. These activities will be carried out through the City's rehabilitation programs with direct assistance to the homeowner or investor owner and nonprofit partnerships.

Goal 3: Create economic opportunities for individuals and families with low-moderate incomes.

To meet this goal, the City will fund businesses through its economic development programs directly to entrepreneurs wanting to establish their business, with extra support for transportation, child care; investors and business owners that want to rehabilitate, improve or expand their business. CDBG will also be used as match funding for other grants that promote economic development and job creation such as brownfield grants from EPA.

4. Preserve and improve public facilities and infrastructure that serve low to moderate-income neighborhoods or special needs residents.

To meet this goal, the City will fund infrastructure reconstruction, rehabilitation, to parks, streets, sidewalks, and improve broadband access, etc. in our target area. These activities will primarily be carried out by the Public Works Department. Additionally, the City will fund activities relating to public facility rehabilitation and improvement. These activities will be carried out by non-profit owners/developers. Public infrastructure funding will be awarded once annually as part of the annual allocation process. Public Facilities requests for funding will be available on a rolling basis throughout the year, limited by funding availability.

3. Evaluation of past performance

The City of Lewiston made measurable progress in the first four years of its 2015-2019 Con Plan towards its affordable housing, public infrastructure, public facility, and services goals. The City is currently in the fifth and final year of the 2015-2019 Con Plan and at the end of 2018 has exceeded all goal areas except economic development in the number of businesses assisted and jobs created/retained. The City received an NRSA designation for the Census Tracts 201,203, & 204, as a Choice Neighborhood. During 2019, City staff was working on creating the new Consolidated Plan and the Analysis of Impediments to Fair Housing Choice. In 2019, the City had two large economic development projects that could not be funded or counted using CDBG funding because the City did not complete enough housing rehabilitations for LMI persons, to meet the threshold requirement of 70%.

That being said, by 2018 the City exceeded most of its 2015-2019 Consolidated Plan goals.

4. Summary of citizen participation process and consultation process

In developing its Consolidated Plan, the City dovetailed many of its goals and strategies to the broad based citizen collaborative Choice Neighborhood Planning Council; the City's Comprehensive Plan *Legacy Lewiston*; expanded the Citizen Advisory Committee to include members representing the sectors of homeless and our immigrant and refugee community; and utilized the expansive email listing of interested persons associated with Healthy Neighborhoods, Bridges out of Poverty, as well as our own list of interested persons. In August a survey was sent to a broad based group of stakeholders, including public service agencies, local businesses, housing providers, and state and local government agencies. Representatives from thirty three entities responded.

The survey responses were compiled with Lewiston demographic information on housing, income, education levels, disability data and other demographic data for consideration by the CDBG Citizen Advisory Committee (CAC). Also included in the materials presented to the CAC were goals and strategies articulated in *Legacy Lewiston*, *Analysis of Impediments to Fair Housing*, and the *Choice Neighborhood Transformation Plan*. A conscious effort has been made to have the 2020 -2024 Consolidated Plan incorporate and provide CDBG funding for eligible goals articulated in those two plans, both of which were developed with considerable public involvement. The plans articulate the voice, vision, and desires of the community. During November, the Citizen Advisory Committee met with staff in five public meetings to identify and discuss the biggest challenges Lewiston's low/moderate income residents face, and to develop some goals to address those challenges over the next five years.

On November 21, 2019, a public notice was published in the Sun Journal (a newspaper of general circulation), email to all known interested parties, and placed on the City's website; to notice the DRAFT 2020-2024 Con Plan was available for the public to review. The Notice included the date of the public comment from November 21,2019-December 21, 2019; public hearing on December 3, 2019; and final council action on December 17, 2019, pending all comments were included and substantive comments were brought back to the Council for further action if needed.

The public hearing was postponed because of a snow event, but notice was given and the public hearing was held on December 10, 2019 during a City council workshop. All other originally noticed dates remained the same. The City Council approved the new 2020-2024 Consolidated Plan on December 17, 2019.

On March 26, 2020, the Congress approved Coronavirus Aid, Relief, and Economic Security (CARES) Act and on April 1, 2020, the City received an award of CDBG-CV in the amount of \$538,518 to provide emergency measures to lessen the burden of LMI households and local businesses negatively impacted by COVID-19.

On May 5, 2020, the City Council took action to approve and adopt Lewiston's 2020-2024 Con Plan and First Annual Action Plan which had been amended to reflect the City's response to Covid-19; the Analysis of Impediments of Fair Housing Choice; and a revised Citizens Participation Plan.

5. Summary of public comments

Comments Received 12/10/2019 : There were four comments as provided below with the action staff is recommending:

Comment 1: Incorporate into the DRAFT Plan a strategy that will “enable resident access to information about cleaning and resources to help clean including cleaning checklists for residents, information about how to rid households of bedbugs and roaches, and funding to help landlords treat.” **All accepted except –funding to landlords to treat bedbugs.**

Comment 2: Encourage more owner occupied housing 3-5 units properties in the downtown by providing incentives for new homeowners. **Accepted – incentive for homeownership 1-4 unit properties. Not accepted – incentive for 5 unit properties.**

Comment 3: The data in the DRAFT Plan seems to support the need at some time for the City to create a “public shelter” and if there is a grassroots/concerted effort can this type of strategy be included in the DRAFT Plan. **Acknowledged. There are strategies that will assist non-profits. City funds to establish a City owned public shelter not included in Con Plan.**

Comment 4: Most residents in the downtown can be trusted to do the right thing and are responsible citizens. **Acknowledged.**

Comments Received 12/17/2019 : Councilor Lysen objected to response for Comment 3 saying “a City owned low barrier public shelter is absolutely crucial and that relying on the non-profits will not address the need.” **Acknowledged not accepted.**

6. Summary of comments or views not accepted and the reasons for not accepting them

Comment 1 and 3: Ineligible activities for funding under the Con Plan.

City Councilor Lysen commented that our response regarding the public shelter did not address the intent of his original comment. He believes that a low barrier public shelter is needed and that the City

not a non-profit should step up. **Response:** CDBG can play a role in establishing a low barrier public shelter as articulated in the Con Plan but cannot be the driving force. The comment was acknowledged but not accepted into the Con Plan.

7. Summary

Comments received and accepted or rejected as noted above.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LEWISTON	
CDBG Administrator		City of Lewiston Economic & Community Develop
HOPWA Administrator		
HOME Administrator		Auburn-Lewiston Home Consortium
HOPWA-C Administrator		

Table 61– Responsible Agencies

Narrative

The City of Lewiston has been an entitlement grantee since 1974. The Economic and Community Development Department administers the entitlement funding for the City and as such is responsible for the overall administration, planning, monitoring, and reporting requirements for its programs, including citizen participation and private and public agency collaboration. The Finance Department is responsible for the financial management of the funding including accounts payable, accounts receivable, procurement, loan management, and financial reporting.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Maine State Housing Authority works with homeless service providers and other organizations toward a shared goal of preventing and eliminating homelessness in Maine. Collaborative efforts include the Continuum of Care (COC) a group of service providers serving a particular geographic area who work together to develop programs that address homelessness. Lewiston and Auburn are part of the Maine Balance of State Continuum of Care.

Locally, providers who address the continuum of homeless services for the area collaborate through the Lewiston-Auburn Alliance for Services to the Homeless (LAASH). LAASH works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. The group meets monthly to focus on local homeless issues and provide a forum for educating its members. Auburn and Lewiston Community Development staff participate in LAASH, and a consultation meeting with LAASH informed the needs and priorities of the Consolidated Plan. The State of Maine held a Continuum of Care meeting in Lewiston with the participation of Auburn and Lewiston's Community Development Departments. The City Council established a Housing Committee. The first recommendations of that committee were to take action to address the needs of Lewiston's homeless population, including but not limited to expanded overnight capacity, supporting Housing First homeless shelter that provide supportive services, and the establishment of public bathrooms and shower facilities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The CoC is preparing its 2020-2024 Consolidated Plan. On June 5, 2019, LAASH and Maine CoC held a focus group to determine and assess needs of homeless persons, 53 persons were in attendance including homeless persons, and representing state, federal and local government staff, Senator King's office, housing providers, homeless shelters, interested citizens, mental health, health, nutrition, and substance abuse providers. The CoC, working through a consultant funded by MaineHousing, is in the process of evaluating how to best deliver homeless services on a regional basis in order to best meet the homeless where they are. COVID has increased the number of people who are homeless in Maine.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 62– Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Auburn Community Development
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey respondent. Answered question include: Organizational challenges-navigating regulatory and administrative hurdles; Obstacles to servicing population - making them aware of services available; Barriers to safe/affordable housing-old, poorly maintained housing stock, lead paint, comparatively affordable rents starting to rise; Economic opportunity barriers -work skills; Public infrastructure barriers -poor public transit, downtown not walkable;

2	Agency/Group/Organization	Veterans Inc
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Other government - Federal Regional organization Homeless Veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Single male homeless veterans and veterans at risk of homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey respondent. Answered question include: Organizational challenges:available affordable housing for veteran. Obstacles to servicing population: Re-entry into the community and workforce following military separation. Barriers to safe/affordable housing: Many of the affordable housing option are in less safe or desirable areas of the community. Limited opportunities for elderly veterans. Barriers to economic opportunity: Transportation to work. Public infrastructure obstacle: Public transit services
3	Agency/Group/Organization	City of Lewiston - General Assistance
	Agency/Group/Organization Type	Services - Housing Services-homeless Health Agency Other government - State Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey respondent. Answered question include: Organizational challenges: Finding safe and affordable housing. Barriers to safe/affordable housing: lack of landlord participation in GA program - most landlords require a deposit which GA does not provide. Barriers to economic opportunity: High taxes and fees, not incentives to be part of Lewiston. Public infrastructure barriers: Downtown streets in disrepair. Need better signage for downtown streets and locations,
4	Agency/Group/Organization	City of Lewiston - Mayor and City Council
	Agency/Group/Organization Type	Other government - Local Civic Leaders All of the above
	What section of the Plan was addressed by Consultation?	All of the above
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey respondent. Answered question include: Organizational challenges: funding, and funding other than local property tax, community buy-in; Obstacles/challenges to servicing population: Ability to provide needed services and promote economic advancement. Wrap around services without adding to tax burden. Barriers to safe/affordable housing: political will; health, economic and immigration status absentee landlords, lead paint. Barriers to economic opportunity: Political will, ability to balance the need for services with the need for investment; high property tax rate, high poverty rate, poor reputation of schools. Public infrastructure barriers: roads, sidewalks, parks and recreation facilities and their maintenance, high construction costs.

5	Agency/Group/Organization	Maine Department of Labor
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey respondent. Answered question include: Organizational challenges: Funding, connecting with clients through outreach efforts, current job seekers have high barriers to employment. Obstacles/challenges for populations served: High barriers to employment(education/training, skills, child care, transportation, computer literacy, business clients facing extreme recruitment challenges. Barriers to safe/affordable housing: lack of supply; Barriers to economic opportunity-high barriers to employment as already noted. Public infrastructure barriers: consistent sidewalk access, limited bus routes/schedules
6	Agency/Group/Organization	Healthy Androscoggin
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey respondent. Answered question include: Organizational challenges-connecting housing, transportation and other determinants of health to the well being of our residents, to convene partners to imagine big system change. Obstacles/challenges to population served: connecting them to things that support health(quality housing, transportation, healthy/affordable food, safe places to exercise). Barriers to safe/affordable housing: availability of quality housing, understanding of how to be a steward of good housing, lead based paint; Barriers to economic opportunity: lack of reciprocity of certifications between US and African countries, misconceptions about the community; Public infrastructure barriers: crosswalks, sidewalks, plowed and paved spaces for exercise, bus routes
7	Agency/Group/Organization	Community Clinical Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Unmet health care needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey respondent. Answered question include: Organizational challenges: adequate funding for staff to meet patient demand. Obstacles/challenges to population served: No insurance, underinsured with high deductibles, underpayment to organization for cost of care. Difficult to afford unless eligible for subsidized care. Difficult to get timely appointment, and/or transportation to appointment, organization is understaffed but recruiting. Barriers to safe/affordable housing: Not enough tenants with capacity to pay for non-subsidized unit resulting in landlord disinvestment for lack of revenue for improvements. Barriers to economic opportunity: Culture of low educational attainment in pursuit of immediate gratification, low wages and its impacts, not much entrepreneurial "know how" combined with limited capital; farming and other resource based employment often does not pay enough for self-sufficiency. Public infrastructure barriers: Safe crosswalks/sidewalks, better bus routes, marked bus stops with shelters
8	Agency/Group/Organization	AUBURN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey respondent. Answered question include: Organizational challenges: Helping Section 8 holders find safe/decent/affordable housing, staffing, cost of construction/renovation. Obstacles/challenges for population: Childcare, transportation, rules around employment of the disabled. Barriers to Affordable housing: lower income tenants cannot afford rents that allow landlords to maintain quality housing
9	Agency/Group/Organization	WESTERN MAINE COMMUNITY ACTION
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions include: Organizational challenge: Funding and participant retention. Obstacle/challenges for population served: Transportation and other personal issues being a barrier to coming in for assistance. Barriers to safe/affordable housing: housing stock, poor maintenance of housing and low incomes. Barriers to economic opportunity: opportunities exist but need to connect people to the opportunities, and career services that offer training and employment opportunities. Public infrastructure barriers: Public transit (hours and understanding of how to use)
10	Agency/Group/Organization	LEWISTON-AUBURN TRANSIT COMMITTEE
	Agency/Group/Organization Type	Services-Children Transit
	What section of the Plan was addressed by Consultation?	Economic Development Services are open to the general public

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Survey Respondent. Answered questions include: Organizational challenges: funding -primarily federal but need matching funds from communities. Lewiston and Auburn have provided the minimum match until recent years. This has limited the scale and quality of the transit provided. State and federal funding has been flat for several years. Obstacles/challenges to population served: Limited service makes it difficult for people to use - may not go where they want, when they need/want, and may take too long. Barriers to safe/affordable housing: People without cars are limited to areas served by transit, reducing choice. Daily activity limited without robust transit service: Difficult to get to work, medical appointments, groceries. Barriers to economic opportunity: Transportation. Bus only runs 6 - Mon. -Fri with limited service on Saturday - doesn't serve those working 2nd and 3rd shift. Public infrastructure barriers- transit riders are also pedestrians, need safe sidewalks and accessible curb cuts. Quality sidewalks and pedestrian amenities are important for safe transit access.</p>
11	<p>Agency/Group/Organization</p>	<p>L-A Veterans Council</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Neighborhood Organization</p>

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions include: Organizational challenge: Finding volunteers to provide services. Biggest obstacles/challenges of population served: Personal resources. Barriers to safe/affordable housing: Affordable housing. Barriers to economic opportunity: Jobs that pay a living wage. Public Infrastructure barriers-Homeless Shelters.
12	Agency/Group/Organization	Seniors Plus
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Employment Regional organization Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions include: Organizational challenge: Local funding cuts needed to match OAA funds; also, demand is outpacing resources. Biggest obstacles/challenges of population served: Home care assistance, housing, fixed incomes. Barriers to safe/affordable housing: Cost, locations, availability. Barriers to economic opportunity: Good paying jobs, transportation, technical and soft skills. Public infrastructure barriers: Sidewalks and transit.

13	Agency/Group/Organization	Gieger
	Agency/Group/Organization Type	Business- large community employer Major Employer
	What section of the Plan was addressed by Consultation?	employ 255 and donate funds to help our community
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions include: Organizational challenge- finding well educated and highly qualified employees for a firm with national and international needs. Future growth hinges on the ability of the community to attract and keep families and future associates. Obstacle/challenges of population served- not a non-profit so may not be applicable - but may be finding skilled/educated workers. Barriers to safe/affordable housing-old housing stock, heavily contaminated with lead that dates back several generations. Barrier to economic opportunity-ability to attract highly skilled workers to this community. Portland residents willing to commute but infrastructure of LA is not enticing to professionals to move here with their families. Part of it is the "image" of the community and schools. Public infrastructure barriers-infrastructure has been in decline for many years. There are places where investment is apparent, but so much more where tenements are boarded up and multiple houses in bad shape. Blue collar/mill look and feel. Streets, sidewalks and facilities, while improving pale in comparison to other Maine urban areas such as Portland, Bangor, Brunswick. Lack of quality housing for professional.
14	Agency/Group/Organization	Community Credit Union
	Agency/Group/Organization Type	Services - Housing Regional organization Business and Civic Leaders Financial institution Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Lending and deposits for consumers and business

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Survey Respondent. Answered questions include: Organizational challenge: Training, staffing is #1, with retaining good talent a concern but to a lesser degree. Staying relevant in a competitive marketplace with 10-15 other financial institutions in neighborhood. Obstacles/challenges of populations served: Budgeting and financial literacy, safe housing, language and cultural barriers. Barriers to safe/affordable housing: High deposits, lack of credit, lack of safe and affordable housing stock to choose from, bedroom mix doesn't meet family needs. Barriers to economic opportunity: Language barriers can lead to lack of employment opportunities. Public infrastructure barriers: Sidewalks not always accessible in winter, especially for those with limited mobility, need better sidewalk lighting to increase sense of safety, while progress has been made with more parks and play space, several recent violent incidents have left families feeling unsafe from being able to use them.</p>
15	<p>Agency/Group/Organization</p>	<p>Safe Voices</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy Domestic violence and sex trafficking victim services</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Survey Respondent. Answered questions include:</p> <p>Organizational challenge: Funding stability, volunteers for 24-hour helpline, affordable long-term housing options, security deposit assistance programs, availability of affordable furniture household needs.</p> <p>Obstacles/challenges of population served: safety and housing availability. Barriers to safe/affordable housing: Availability of housing and landlords that accept subsidies. First, last and security deposits; safe locations and neighborhoods, comprehensive healthcare supports.</p> <p>Barriers to economic opportunity: Limited public transit routes and hours, availability of affordable childcare.</p> <p>Transportation Public infrastructure barriers: Poor transportation options in more rural parts of community.</p> <p>Availability of homeless shelters and warming centers.</p>
16	Agency/Group/Organization	Auburn Police Department
	Agency/Group/Organization Type	<p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Services-Victims of Domestic Violence</p> <p>Other government - Local</p> <p>Law enforcement</p>
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Non-Homeless Special Needs</p> <p>Anti-poverty Strategy</p> <p>All who live, visit, work and plan in Auburn</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions include: Organizational challenge: Working in partnership with other municipal and local organizations we struggle with having enough funding to affect change as circumstances arise. We rely on partners. Obstacles/challenges of population served: Sstrive to affect change with youth challenged with food insecurity, housing, etc. that affects school attendance which limits their ability to become self-sufficient adults. Barriers to safe/affordable housing: Youth and young adults struggle to earn enough to pay their bills. They require guidance, (which is often lacking from the adults in their lives. Barriers to economic opportunity: Good paying jobs that allow for all to have "security" regarding housing, food, medical, etc. Public infrastructure barriers: Transportation to/from home/work/school is challenging. Youth need affordable options to get them where they need to go to be successful.
17	Agency/Group/Organization	Raise-Op Housing Cooperative
	Agency/Group/Organization Type	Housing Services-homeless low income adults and families
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Public Housing Needs Economic Development Anti-poverty Strategy Cooperative housing, Low-income homeownership

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Survey Respondent. Answered questions include: Organizational challenge-Capital for new development. Obstacles/challenges of population served-many members experience racism in the community, both inter-personal and institutionalized racism. Some have experienced, trauma, living with physical and/or mental disability. Most have lived with very little income most of their lives and to not have economic safety nets when a crisis occurs. Most members who are physically and mentally able to work do so, but often at low wages. Some have high tuition and healthcare costs. Barriers to safe/affordable housing - Biggest obstacles is owners who do not invest in or actively manage their properties and choose to accept the poor living conditions of their tenants as 'the way things are.'" Need more investment of capital in buildings and active management of them. For low-income people these investments must be subsidized, as there is no other way to make it work. Given the low vacancy, an active relocation program is need to help tenants safely and affordable relocate when a building is renovated so that property improvements don create housing insecurity. Barriers to economic opportunity-housing segregation is a form of resource hoarding and prevents low-income people and people of color form obtaining the same access to capital, education, jobs and social resources as other people. Racism is a persistent barrier to economic opportunity in the form of job discrimination, refusal to provide service to immigrants and lack of living wage jobs. Public infrastucture barriers. Sidewalks not plowed in winter. Public transit need to be expanded into evenings and weekend hours. Safe routes to schools must be improved including sidewalk widening, high visibility crosswalks and narrowed vehicle lanes.</p>
18	<p>Agency/Group/Organization</p>	<p>LA Metro Chamber of Commerce</p>
	<p>Agency/Group/Organization Type</p>	<p>Business and Civic Leaders Chamber of Commerce</p>

	What section of the Plan was addressed by Consultation?	Economic Development Business Advocacy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges: Membership; Identified Barriers to Population Served: Change in thinking and perspective; Barriers to Safe and Affordable Housing:Cost of building materials; Barriers to Economic Opportunities:Some City departments work well together in Lewiston and Auburn but there is still a great deal of competition. The Cities are known as not "playing well together" by investors from other areas; Barriers to Public Infrastructure: Public Transportation is an issue, the WMT is working directly with businesses to address this issue.
19	Agency/Group/Organization	NEW BEGINNINGS, INC.
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges: Acces to private funding, foundations, corporations, and individual donors. Identified Barriers to Population Served: Lack of housing resources, no vouchers available to meet the needs of transitioning youth. Barriers to Safe and Affordable Housing:lack of affordable housing stock. Barriers to Economic Opportunities: Lack of a living wage. Barriers to Public Infrastructure: No response

20	Agency/Group/Organization	Community Concepts Inc
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Private Non Profit Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges: Not enough administrative funding to meet the growing need. Identified Barriers to Population Served: Safe affordable housing; affordable health care; access to quality education; and there is not a one stop shop to apply for services. Barriers to Safe and Affordable Housing:the housing stock is old and has many healthy and safety issues including: lead based paint, fire & safety code,and the lack of affordable housing; Barriers to Economic Opportunities:The job market is improving but there is a lack of training, education, skills, to perform those jobs, higher education is unattainable because of the cost of the training and certifications. Barriers to Public Infrastructure: Lack of public transportation; there are parks, sidewalks and facilities available but often families are unsure of their safety in certain public places in the community.
21	Agency/Group/Organization	Project Tipping Point
	Agency/Group/Organization Type	Business and Civic Leaders

	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges: Opposition to investment by people who are not directly impacted. Identified Barriers to Population Served: Opioid addition, lack of sustainable income, lack of affordable and safe housing; Barriers to Safe and Affordable Housing: Lack of availability, lack of enforcement of standards/lack of buildings that meet standards, & lead paint. Barriers to Economic Opportunities: public transportation that goes to the employment centers and industrial parks, schedule that doesn't run frequently enough and does not maintain a schedule. Barriers to Public Infrastructure: Lack of public wifi, sidewalks that have holes that are not maintained, lack of public space for seniors and toddlers
22	Agency/Group/Organization	John T. Gorman Foundation
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Foundation
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Homeless Needs - Families with children Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges: No response. Identified Barriers to Population Served: Housing, employment, education. Barriers to Safe and Affordable Housing: Substandard housing with lead paint, a lack of employment opportunities that would allow people to pay a higher rent. Barriers to Economic Opportunities: Many people do not have childcare, transportation, or other resources that they need to develop the skills to become employed; we need more training and wrap around services. Barriers to Public Infrastructure: lack of lighting and a sheltered place to gather for socializing..

23	Agency/Group/Organization	Hahnel Brothers Company
	Agency/Group/Organization Type	Business Leaders Specialty Contracting Construction Company Major Employer
	What section of the Plan was addressed by Consultation?	Economic Development Commercial Industrial Business
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges:Availability of unskilled and skilled employees willing to work a 40 hour work week. Identified Barriers to Population Served: Meeting construction schedules with the lack of skilled trades persons. Barriers to Safe and Affordable Housing: Affordability in the lowest census tract areas. Barriers to Economic Opportunities: Shortsighted elected officials. Barriers to Public Infrastructure: Traffic congestion.
24	Agency/Group/Organization	ENHANCED NEIGHBORHOOD POLICING - LEWISTON POLICE DEPARTMENT
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges: Staffing & funding. Identified Barriers to Population Served: Poverty. Barriers to Safe and Affordable Housing:old housing stock. Barriers to Economic Opportunity:poverty, mental health, substance abuse, educational opportunities. Barriers to Public Infrastructure: Transportation and parks.
25	Agency/Group/Organization	New Mainers Public Health Initiative
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Public health and social determinants of health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges:Access to funding. Identified Barriers to Population Served:employment, lack of affordable housing, quality of care, health literacy Barriers to Safe and Affordable Housing: Lack of equity. Barriers to Economic Opportunity: institutional racism, lack of equal opportunity for employment, education and lack of access for internship from college to employment. Barriers to Public Infrastructure: Side walks, lack of parking, not having access to a safe playground.
26	Agency/Group/Organization	Cooperative Development Institute
	Agency/Group/Organization Type	Regional organization Cooperative development organization
	What section of the Plan was addressed by Consultation?	Economic Development Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges:Adequate funding and enough staff capacity. Identified Barriers to Population Served:language barriers, lack of culturally appropriateness, affordable childcare. Barriers to Safe and Affordable Housing:low paying jobs, lead paint, absentee landlords. Barriers to Economic Opportunity:low paying jobs, language barriers, lack of transportation. lack of childcare. Barriers to Public Infrastructure: lack of public transportation.
27	Agency/Group/Organization	TREE STREET YOUTH
	Agency/Group/Organization Type	Services-Children Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Youth development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges:Consistent operational funding for ongoing staffing costs. Identified Barriers to Population Served:Social-emotional challenges grounded in toxic stress/trauma and often times lead to disengagement from academics/school, encounters with justice system and lifelong impact. Barriers to Safe and Affordable Housing: Newer cleaner housing needed/created, school/neighborhood perceptions. Barriers to Economic Opportunity: Not enough innovative approaches to supporting social-emotional needs. How schools are perceived and what they are teaching/how they are teaching. Barriers to Public Infrastructure: Sidewalks in the winter, off street parking in the winter.
28	Agency/Group/Organization	Lewiston Adult Education
	Agency/Group/Organization Type	Services-Education Other government - Local

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Education and training
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges: Funding for job training. Identified Barriers to Population Served: Asylum seekers unable to work and unable to access funding for job training. Barriers to Safe and Affordable Housing: lead, lack of affordable housing. Barriers to Economic Opportunity: employers willing to hire diverse workers. Barriers to Public Infrastructure: Bus schedule doesn't run in the evening, No evening childcare available.
29	Agency/Group/Organization	State of Maine - CDC
	Agency/Group/Organization Type	Services-Children Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges:no response. Identified Barriers to Population Served: Old housing stock, poor rental housing conditions, low income. Barriers to Safe and Affordable Housing: Age of housing, aging in place need ADA housing. Barriers to Economic Opportunity: safe, affordable permanent housing. Barriers to Public Infrastructure: Transportation and safe walking to accessible food.
30	Agency/Group/Organization	TEDFORD HOUSING - LEWISTON SUPPORTIVE HOUSING
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Transitional Affordable Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges:Funding, MaineCare rates up and down, United Way stagnant, Maine housing stagnant, communities unwelcoming to homeless. Identified Barriers to Population Served: a welcoming community, affordable housing and rental subsidies. Barriers to Safe and Affordable Housing: Few and far between, rents increasing, cannot find housing and vouchers expire, households with a criminal history even harder to find housing. Barriers to Economic Opportunity: Not area of expertise. Barriers to Public Infrastructure: Not aware of any issues.
31	Agency/Group/Organization	The Szanton Company
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Affordable Housing Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges:funding sources, finding sites to build affordable housing. Identified Barriers to Population Served: Housing subsidy. Barriers to Safe and Affordable Housing: availability of vouchers. Barriers to Economic Opportunity: Lewiston is doing a great job of finding sources and programs that help economic development - marketing the City would bring more development. Barriers to Public Infrastructure: no response.
32	Agency/Group/Organization	Wellness Mobile
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services - Victims Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges:funding for a mobile resource center; Identified Barriers to Population Served:law changes and technology; Barriers to Safe and Affordable Housing:resources; Barriers to Economic Opportunity:transportation and education; Barriers to Public Infrastructure:technology, incarceration, transportation.

33	Agency/Group/Organization	PREBLE STREET RESOURCE CENTER
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Respondent. Answered questions related to the following: Organizational Challenges: Finding homes for high needs veterans, as well as low income and low barrier housing. Identified Barriers to Population Served: Not enough low barrier housing. Barriers to Safe and Affordable Housing: Application fees, background checks, credit score denials, applicants on the registry not finding housing. Barriers to Economic Opportunity: Same as housing. Barriers to Public Infrastructure: not enough housing available in the downtown that is low barrier and lack of transit services to move outside of downtown.

Identify any Agency Types not consulted and provide rationale for not consulting

The Lewiston Auburn Emergency Management Association was not actively consulted in development of the plan. Only that portion of the city immediately adjacent to the Androscoggin River is in a floodplain, and the city is not at risk for sea level rise or coastal flooding. Lewiston has full time profesisonal planning and code department and fire department who insure development is built in appropriae areas and is code compliant. focused on inspecting buildings,

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	MaineHousing in collaboration with others	Homeless prevention and supportive housing
Choice Neighborhood Transformation Plan	Healthy Neighborhoods Planning Council, City of Lewiston, & Community Concepts, Inc.	Neighborhood Planning and Housing Strategies
Legacy Lewiston, Comprehensive Plan	City of Lewiston Code and Planning Dept.	Comprehensive Planning Strategies
Analysis of Impediments for Fair Housing Choice	City of Lewiston Economic and Community Development Dept.	Strategies for promoting fair housing.

Table 63– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Lewiston and Auburn are the membership of a HOME Consortium and work closely together on implementing community development and fair housing initiatives. They have shared in lead and GHFI grants. The police and fire department provide mutual aid. Many of the agencies consulted and funded serve the needs of residents of both cities. For residents, especially low income residents, many will move back and forth between the two communities. The MDOL and DHHS are both located in Lewiston but serve the region. The Maine Center for Disease Control as well as Healthy Androscoggin are both close collaborators with the cities on addressing childhood lead poisonings and other public health initiatives.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In 2018 the City received a Choice Neighborhood Planning and Action Grant to develop a Transformation Plan for Lewiston’s CDBG Target Area (CT 201-204), with a special emphasis on the Neighborhood Revitalization Strategy Area (CT 201, 203, 204). In the summer of 2018 the City undertook two major planning efforts starting with the Choice Neighborhood Transformation Plan (CNTP) process. Over 516 persons speaking 8 different languages provided input through targeted outreach, mapping sessions, and public forums to identify challenges and opportunities in the Target Area. The City Council adopted the CNTP at their 9/17/2019 meeting.

The second major planning effort was the 2020-2024 Con Plan, which overlapped with and was informed by the CNTP. In June and September 2019 the City sought input on homeless needs from members of the Lewiston Auburn Alliance for Services to the Homeless (LAASH), a broad based community initiative with membership comprised of homeless persons, disabled persons, persons with substance abuse, persons who are registered sex offenders, non-profit agencies, private citizens, private shelters, homeless providers, mental health providers, state and local entities, and local health and hospice providers.

In August, 2019, City staff surveyed 33 entities and other stakeholders to identify needs. In November 2019 the CDBG Citizen Advisory Committee met 5 times to consider data, needs, goals and strategies identified in the Choice and survey work, with each meeting centered on a topic: information was compiled and formed the basis of the City’s four goal areas of:

- 1) Provide Essential public services.
- 2) Increase, maintain, and improve the supply of safe and affordable housing.
- 3) Create economic opportunities.
- 4) Preserve and improve public facilities and infrastructure.

Public notice was provided for all meetings. The City continues to use several mechanisms to ensure input from a variety of interested parties: publication on the City's web, email to all known interested persons, email to broad based collaboratives in the community, emails to providers of services to citizens that are immigrants and refugees, homeless, disabled, seniors, low income citizens, mental health, substance abuse, sex offenders, re-enter and other vulnerable citizens.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Somali, French, Portuguese, Spanish, Arabic, Chinese,</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Consolidated Plan, BBQ parties, door to door, placards</p>	516 people attended - 8 languages	<p>Lack of safe, quality, affordable housing; old housing stock is unhealthy and has lead hazards; people lack education, skills, and training to access jobs and when able to connect; there is no public transportation or childcare during the evening; the downtown is not walkable</p> <p>LEWISTON</p>	All accepted	<p>https://www.growingourtrestreets.com/</p> <p>169</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Emails to participants and clients	Minorities Non-English Speaking - Specify other language: Somali, French, Portuguese, Spanish, Arabic, Chinese, Persons with disabilities Non-targeted/broad community homeless, persons w/mental disabilities, persons w/ substance abuse, persons recently	53 people	Lack of accessibility to shelters, Shelters are limited or full and it is difficult to find shelter, Shelters separate families, Very strict rules in some shelters, Some shelters are by referral only, More homeless than beds available in shelters, Many programs require that you prove homeless before services are provided, Cost of housing is out of reach, lack of affordable housing LEWISTON	All accepted	170

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Somali, French, Portuguese, Spanish, Arabic, Chinese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Consolidated Plan</p>	On average 12 persons	<p>Need for jobs, skills, and training to meet the increasing demands of the workforce; encourage entrepreneurs by offering a variety of economic development programs; poor walkability in the downtown; expanded childcare and transit; investment in parks by residents. Basic services are essential including shelter, food, improved access; services in LEWISTON</p> <p>homeless, etc</p>	All accepted	171

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Somali, French, Portuguese, Spanish, Arabic, Chinese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Consolidated Plan Broadcast to General Public</p>	22 at the meeting but was broadcast live	<p>Incorporate into the DRAFT Plan a strategy that will enable resident access to information about cleaning and resources to help clean including cleaning checklists for residents, information about how to rid households of bedbugs and roaches, and funding to help landlords treat.</p> <p>Comment 2: Encourage more owner occupied housing 3-5 units properties in the downtown by LEWISTON providing incentives for new homeowners by</p>	<p>Comment 1: Cannot pay for landlords to treat bedbugs but everything else accepted.</p> <p>Comment 2: The comment regarding new owner occupied incentives for 5+ units is not accepted as written</p> <p>Comment 3: The comment is acknowledged and the strategies in the DRAFT Plan are broad based and could, support funding through the bricks and mortar as support to a non-profit agency under Goal 4 and Goal 1</p>	172

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Somali, French, Portuguese, Spanish, Arabic, Chinese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	20 in attendance at the meeting but was broadcast live	Councilor Lysen commented that a City owned low barrier public shelter was absolutely crucial and that relying on the non-profits will not address the need.	Not accepted. There is not enough CDBG funding to fund this activity.	https://www.lewistonmaine.gov/127/Economic-Community-Development-Department

Table 64– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment, in conjunction with information gathered through consultations and the citizen participation process, is intended to provide a clear picture of the current needs related to affordable housing, special needs housing, community development, and homelessness in our community. From the Needs Assessment, needs with the highest priority were identified, which formed the basis for the Strategic Plan and the programs and projects to be administered. For the City of Lewiston, all data except for the Non-Housing Community Development Data is found in Appendix A for Lewiston.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Lewiston is an entitlement grantee and a participating member in the Auburn-Lewiston HOME Consortium. Public facility needs include facilities providing public services, such as parks and recreational facilities, libraries, and firestations; facilities providing community services, such as senior centers, youth centers, family and community support and resource centers, centers for persons with disabilities, day centers for persons experiencing homelessness, childcare and early childhood, education centers, and health care and behavioral health care facilities. All of these facilities may also need accessibility improvements.

Homelessness is a pervasive and increasing issue in Lewiston. Lewiston General Assistance has identified 169 persons experiencing homelessness, of whom 26% identify as chronically homeless. Lewiston Police Department has identified an additional 62 persons who had contact with law enforcement between January and October of 2019. These numbers only include adults experiencing homelessness. It is estimated there are 200 youth experiencing homelessness in Lewiston. Preventing homelessness requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. The Con Plan addresses the need for a one-stop shop located in the City's target area to assist homeless and near homeless to find resources which may include an additional warming center or a resource center for services.

How were these needs determined?

A high priority need for public facility improvements has been identified through community input during the Choice Neighborhood Transformation Plan (CNTP) public process, citizen representatives participating in the community needs assessments and surveys, staff analysis of historical application requests and award data, and through input received through consultation with civic and business leaders. The following graphic shows the public facility needs.

GOAL 6 GROW AN ENVIRONMENT THAT SUPPORTS HEALTH AND WELLNESS AMONG COMMUNITY MEMBERS

Strategies and key actions include:

6.1 Increase access to and utilization of health services

- > Work to increase residents' utilization of local health services
- > Employ a new Health Equity Coordinator at B Street Health Center (one site of Community Clinical Services) who will form relationships with patients burdened by unsafe housing

6.2 Identify a location in the Tree Streets for Community Clinical Services to consolidate its services into a single, accessible location

- > Bring together family, dental, pediatric, and behavioral care services

6.3 Address identified gaps in the health system and network of community resources

- > Provide access to warm, welcoming spaces during the day and in all seasons for those experiencing homelessness

6.4 Expand access to quality nutritious food

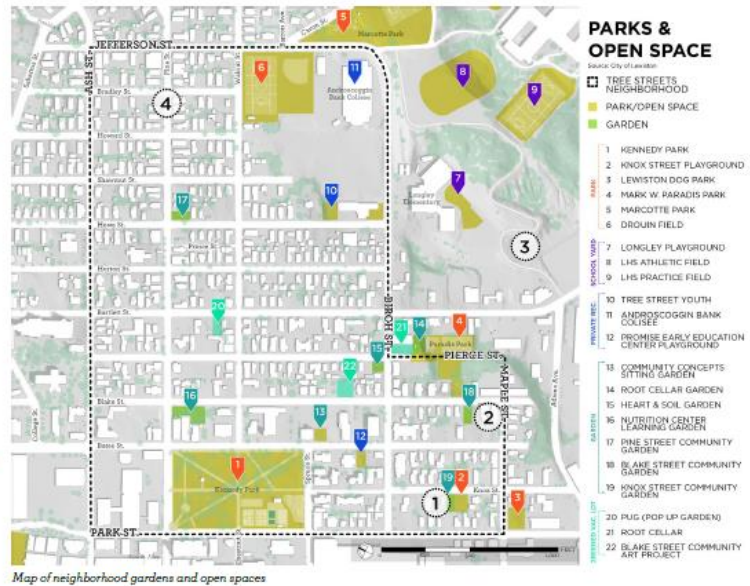
- > Secure a permanent location for the Lewiston Farmers' market in/near the neighborhood
- > Develop a wholesome food vendor with a permanent store in the neighborhood
- > Create more places to grow food in the neighborhood

6.5 Encourage increased physical activity

- > Offer exercise programming for all seasons, all ages, all genders
- > Create a local "World Cup" tournament

6.6 Create a healthy neighborhood environment

- > Commit to smartgrowth and a green city
- > Increase the tree canopy



EXECUTIVE SUMMARY xvii

CNTP- Public Facility Needs Assessment

Describe the jurisdiction's need for Public Improvements:

1. Lack of access to childcare, insufficient transportation options, and lack of job training opportunities were identified in the CDBG Consolidated Plan Survey as significant barriers for Lewiston residents.
2. Twenty percent of Lewiston residents have a disability; in the CDBG Target Area (CT 201, 202, 203, 204) that number increases to 58%, with a significant percentage experiencing a cognitive or ambulatory difficult. Many of the persons with ambulatory difficulties are unable to use the sidewalks, particularly in the winter, to access basic needs such as food and health care. The Lewiston Public School system bussing policy states that children in grades K-6 who live within one mile of their school are expected to walk. That increases to 1.25 miles for high school students. Several of the major routes to these schools lack sidewalks.

3. Seventy-five percent of households in Lewiston have a broadband subscription. Within the target area, only CT 202 has a higher percentage of households with a broadband subscription than the City as a whole. In CT 201, less than half of the households have access to broadband.

4. A large number of low-barrier jobs are available outside of the downtown. The bus routes are not sufficient to meet this need, particularly for those who work weekends or 2nd and 3rd shifts.

How were these needs determined?

A high priority need for public facility improvements has been identified through community input during the Choice Neighborhood Transformation Plan (CNTP) public process, citizen representatives participating in the community needs assessments and surveys, through staff analysis of historical application requests and award data, and through additional input through consultation with civic and business leaders.

The following graphics show the proposed needs/improvements

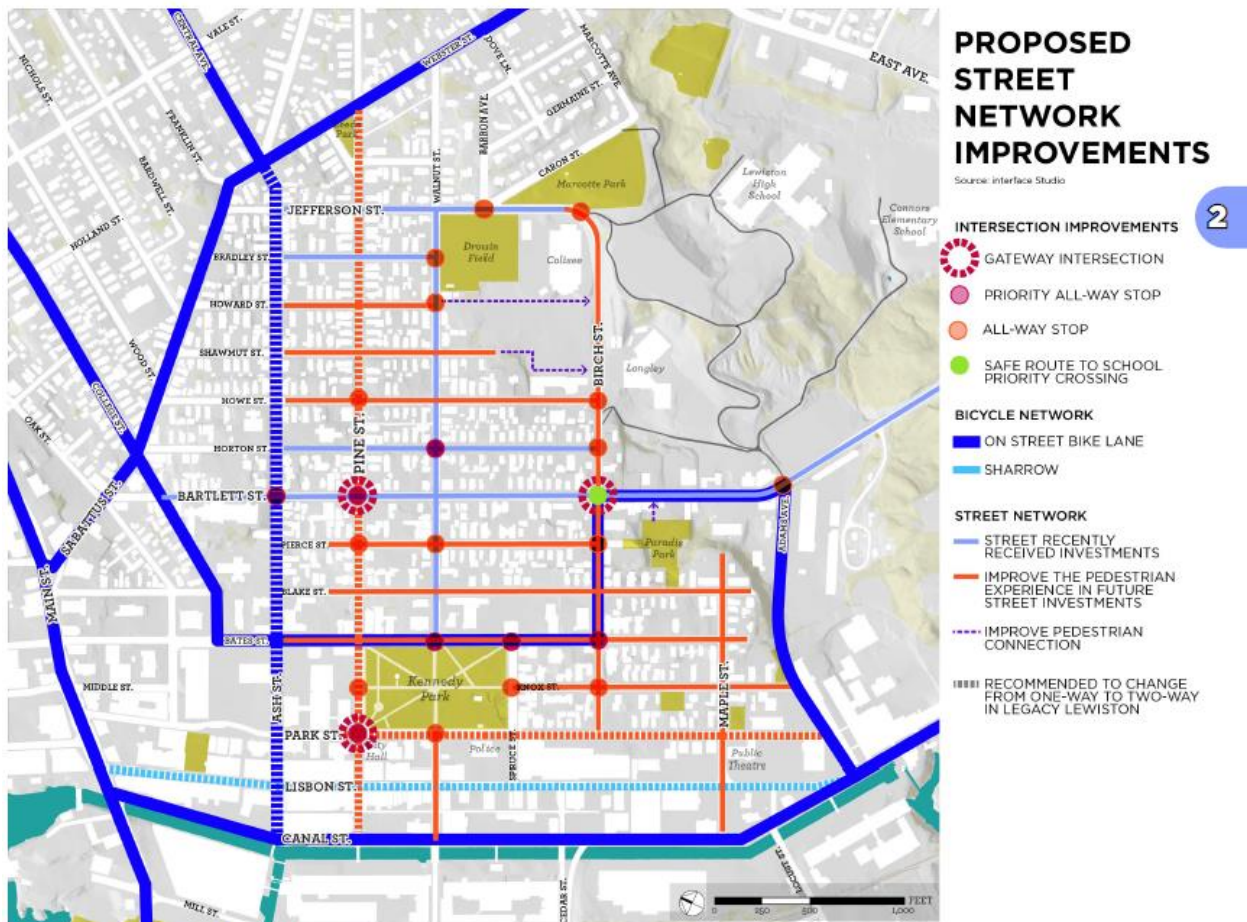


Figure 50. Map of Proposed Street Network Improvements

Street Improvements Proposed



c. Make it easier to get around without a car

› **Advocate to restore funding that brings back the previous level of transit service**

Local funding was cut several years ago by the City of Auburn and Lewiston, which subsequently hurt Citylink's ability to access federal funds.

› **Once funding is restored, build a transit experience that works for residents through:**

- › Improved transit service with increased geographic coverage, frequency, and ease of use to be truly convenient for riders.
- › Expanded schedules, including night and weekend service.
- › Increased frequency of service from one-hour headways to half-hour headways.
- › Advocating to change the policy that forbids residents from bringing personal grocery carts on buses.
- › Installing well designed bus shelters at key stops throughout the neighborhood that both enhance the character of the street and provide shelter for residents while they wait for the bus.

› **Assess opportunities for alternative transportation modes, such as a rideshare program of community-run jitney buses that can serve as transit infill**

Jitneys come in many shapes and sizes, from small mini-buses to full length vehicles. Jitneys offer a couple of advantages over buses: they are often quicker, the fares are inexpensive, and they run at a very high frequency, making them incredibly convenient. They are typically not on a preset schedule, many drivers rent a bus by the day, and then spend their workday driving up and down the route, picking up passengers as needed. This could help to address the coverage and short operating window of the current Citylink bus system.

› **Expand the bike network**

The proposed bike network can be seen in Figure 50, which advocates for the added bicycle infrastructure that was recommended as part of the 2017 Comprehensive Plan, installing bike lanes on Bates Street from Ash to Birch, Birch Street from Bates to Bartlett, and on Bartlett from Birch to Adams.

The neighborhood should also advocate for a public-access neighborhood bike pump, secure bike storage in new multi-family developments, and bike parking at major destinations in the neighborhood.

*Choice Implementation Area: Neighborhood
Implementation Partners: City of Lewiston, Complete Streets Committee, Bates, Goodwill Take 2, LUPH
Timeframe: High Priority*



CNTP Transportation Needs

Describe the jurisdiction's need for Public Services:

1. Homelessness is a pervasive issue in Lewiston. Lewiston General Assistance has identified 169 persons experiencing homelessness, of whom 26% identify as chronically homeless. Lewiston Police Department has identified an additional 62 persons who had contact with law enforcement between January and October of 2019. These numbers only include adults experiencing homelessness. It is estimated there are 200 youth experiencing homelessness in Lewiston.

2. Only 21% of individuals over 25 within the target area have a degree beyond high school. Ten percent of individuals have less than a 9th grade education. Our target area also contains immigrants with advanced degrees, experience, and credentials which are not considered valid in the United States, as well as asylum seekers currently awaiting approval to work.

3. The poverty rate for the City of Lewiston is 15.3%. In the target area, this is significantly higher, particularly for children. One third of children under 18 in Lewiston live in poverty. In the target area, over half of children under 18 live in poverty; Census Tracts 201 and 204 have under 18 poverty rates of over 70%.

4. Twenty percent of Lewiston residents have a disability; in the CDBG Target Area (CT 201, 202, 203, 204) that number increases to 58%, with the largest percentage of those experiencing a cognitive or ambulatory difficulty. The greatest number (46%) of housing discrimination complaints in Maine are based on disability.

5. Lewiston is home to more than 6000 immigrants and asylum seekers. The immigrant populations have been significantly undercounted in the Census; this affects the City data around language, poverty, and race. According to ACS data, 82% of Lewiston residents speak English only. Of the remaining 18% who speak a language other than English, 14% speak English very well, while 4% speak little English. The largest category of other languages spoken is “Other Indo-European” with the greatest number of speakers over the age of 65 (42% of the total speakers of a language other than English). A large number of residents ages 18-64 also speak other Indo-European language (32% of total speakers of language other than English). Within this age category, are over 400 speakers of Spanish and 400 individuals who speak what is categorized as “other languages”, which includes Somali, Arabic, and most other African and American Indian languages. Of the population who speak a language other than English, only 7.4% are under the age of 18 (under age 5 is not counted); this percentage represents 1.4% of the total Lewiston population 5 and older only.

6. In Lewiston, 15% of families live under the poverty limit. In the CDBG target area, this percentage ranges from 28% to 47%. For children under age 18, these percentages increase significantly: 33% city-wide, 53%-76% in the CDBG Target Area. Within the CDBG Target area, between 21% and 37% of seniors (age 65+) live in poverty compared to 12% city-wide. Census Tracts 201 and 204 are recognized as having some of the highest concentrations in Maine of minority populations living in poverty. Within the CDBG Target area, 100% of American Indian families live in poverty. Census Tracts 201, 203, and 204 each have over 85% of people who identify as two or more races living in poverty. In Census Tract 201, 100% of Hispanic/Latino families live in poverty, while in 203 90% live in poverty. Census Tract 202 does not have a significant number of non-white individuals except those which identify as two or more races, 62.8% of whom live in poverty.

How were these needs determined?

A high priority need for public facility improvements has been identified through community input during the Choice Neighborhood Transformation Plan (CNTF) public process, citizen representatives participating in the community needs assessments and surveys, through staff analysis of historical application requests and award data, and through additional input through consultation with civic and business leaders.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to 2013-2017 ACS Data 5 year estimates, Lewiston had a total of 16,911 housing units, of which 15,246 or 90.2% were occupied and 1,665 or 9.8% were vacant. In the NRSA there are 5,879 housing units of which 5,059 or 86.1% are occupied and 820 or 13.3% are vacant. Of the total units 7,499 or 44.3% are single family; 8,815 or 52.1% are multifamily and 597 or 3.52% are mobile homes. In the NRSA 536 or 9.1% units are single family homes, 5,252 or 89% are multifamily units, and 91 or 1.5% are mobile homes. Of the total number of housing units, 7,246 or 47.5% are owner-occupied and 8,000 or 52.5% are renter occupied. In the NRSA, 671 or 13.3% are owner occupied and 4,388 or 86.7% are renter occupied.

Cost burden is by far the most severe housing burden faced in Lewiston. Over one quarter (27%) of owners pay more than 30% of household income(HHI) to housing expenses, while 45% of renters pay more than 30% of income to housing expenses. Within the target area, 85% of units are renter occupied. Of renter occupied units in the downtown, 63% are cost burdened, paying over 30% of HHI to housing expenses. Of renter occupied units in the downtown, 63% are cost burdened. Forty-three percent are severely cost burdened, paying over 50% of their expenses to housing costs.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Lewiston is the dominant service center community in the Lewiston-Auburn Labor Market Area, attracting workers from surrounding towns as far south as Portland. The community has two hospitals, 4 colleges, and a growing restaurant, cultural and hospitality scene. Leading industries include health care, education, precision manufacturing, warehousing/distribution and financial services. The downtown commercial area has several historic districts and several million square feet of historic textile and shoe mills. The mills are in various states of redevelopment, with the Bates Mill being the most developed, with a mixture of uses including back office operations for several banks, two insurance companies, Maine's 4th largest brewery, three restaurants, a health care services call center and 48 units of mixed income housing. The Hill and Continental Mills were purchased in 2019 by a developer with plans to redevelop the Hill Mill into a mixture of light industrial users, and the Continental Mill into a mixed use building with a heavy concentration of market rate housing.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	51	12	0	0	0
Arts, Entertainment, Accommodations	1,251	1,451	10	7	-3
Construction	670	835	5	4	-1
Education and Health Care Services	3,442	7,742	27	37	10
Finance, Insurance, and Real Estate	763	1,544	6	7	1
Information	214	378	2	2	0
Manufacturing	1,644	1,739	13	8	-5
Other Services	439	472	3	2	-1
Professional, Scientific, Management Services	1,239	2,816	10	13	3
Public Administration	0	0	0	0	0
Retail Trade	1,902	2,012	15	10	-5
Transportation and Warehousing	519	1,284	4	6	2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	510	856	4	4	0
Total	12,644	21,141	--	--	--

Table 65 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

ACS Data undercounts number of workers in FIRE. TD Bank, just one of the banks in the Bates Mill complex employs more than the 763 ACS shows as the total Count. Grand Rounds employs 250 people and is growing. Grand Rounds is an adjunct service to company health insurance plans, helping subscribers to negotiate the labyrinth of health care services and options.

Labor Force

Total Population in the Civilian Labor Force	18,785
Civilian Employed Population 16 years and over	17,325
Unemployment Rate	7.75
Unemployment Rate for Ages 16-24	21.55
Unemployment Rate for Ages 25-65	5.35

Table 66 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	3,175
Farming, fisheries and forestry occupations	780
Service	2,285
Sales and office	4,620

Occupations by Sector		Number of People
Construction, extraction, maintenance and repair	1,665	
Production, transportation and material moving	980	

Table 67 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,335	75%
30-59 Minutes	3,305	20%
60 or More Minutes	745	5%
Total	16,385	100%

Table 68 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	585	110	830
High school graduate (includes equivalency)	4,400	410	1,795
Some college or Associate's degree	5,300	445	1,180
Bachelor's degree or higher	3,085	25	215

Table 69 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	125	130	90	305	1,185
9th to 12th grade, no diploma	525	200	175	625	830
High school graduate, GED, or alternative	1,250	1,125	1,375	4,110	2,445
Some college, no degree	2,155	1,340	1,160	2,185	740
Associate's degree	275	640	540	1,060	235
Bachelor's degree	265	665	425	1,115	350
Graduate or professional degree	55	315	265	540	310

Table 70 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,612
High school graduate (includes equivalency)	26,787
Some college or Associate's degree	29,974
Bachelor's degree	37,388
Graduate or professional degree	53,183

Table 71 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Health care, education and financial services are the three largest local employment sectors. Precision manufacturing is growing, especially in specialty metals fabrication and plastics manufacturing. A 900,000 s.f. mechanized Wal Mart Distribution Center was built in Lewiston in 2005. Since then warehousing and distribution has continued to locate and expand in the City.

Describe the workforce and infrastructure needs of the business community:

Lewiston is an aging industrial city with old physical infrastructure that is in need of repair and renovation. Historic buildings need facade and other improvements. Brick and clay sewers need to be replaced or relined. Uneven and broken sidewalks need repair. The majority of the downtown housing stock was built before 1940 and needs to be made lead safe. Local employers have noted the lack of qualified applicants for construction, lower level health care and manufacturing jobs. The local Career Center is active, working hard to match workers with opportunities, and helping workers to expand their skills and horizons. Lewiston has a large immigrant population that have experience or certifications that may not be recognized in the US. The city is working with partners to get help these immigrants establish a foothold from which to grow. Some employers have noted the need for soft skill trainings to inform immigrants, and those just entering the workforce, especially those coming out of generational poverty, on the expectations of the workplace. The need for English as a 2nd language, English in the workplace, and improved literacy skills have been expressed by employers.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

COVID-19 has a grip on the economy as this is being written. Local manufacturing and construction industries continue to thrive, but need workers with the soft skills so that they are trainable for the unique needs of the employer. Across Maine there is a dearth of construction worker and new workers in the trades. The city has partnered with the John T. Gorman Foundation, Career Center, Take Two Youthbuild, Lewiston Adult Education, Chamber of Commerce and other stakeholders/service providers to initiate training programs that provide the basic knowledge and skill sets to start a career in construction and as CNA's, seeing these as the place from which to grow. COVID has had a dramatic impact on restaurants, retail, entertainment and the hospitality industries. These sectors will need access to capital as they seek to sustain, re-establish, or grow their businesses. Workers will need access to a larger supply of childcare to return to work.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Employers have noted the need for more education and training in soft skills about workforce norms and expectations and expectations, literacy, and English as a second language and its use in the workplace. As shown above, the city has many more health care and education jobs than local workers, drawing commuters from a wide region. FIRE, transportation/warehousing and professional/managerial jobs also draw workers from the broader region. There is a slight oversupply of workers for the local need in manufacturing, retail, arts/hospitality, and constuction. The data in the table above may be dated and understate growing demand for construction workers and several local manufacturers who are aggresively hiring.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The JT Gorman Foundation partnered with the City, Community Concepts Inc., MDOL Career Center, Western Maine Workforce Investment Board Lewiston Adult Ed and other partners to launch a certificate training program for entry level construction workers that also incorporated an OJT component in partnership with severel local construction firms. That model has been used to initiate a CNA training program. The LA Metro Chamber is aligning Lewiston Auburn workforce development partners to begin a focused career pathway program for residents focused on three priority sectors: healthcare, construction, and childcare. Called Strengthen LA, this initiative will work with employers, residents and service providers to ensure streamlined entry points for residents to connect to training opportunities, job opportunities, and job advancement. The initiative with be coordinated with the Choice Neighborhood implementation effort as well as Lewiston Housing’s section 3 plan to ensure downtown Lewiston residents benefit from this work. These programs are targeted to low/mod income workers without the experience, knowledge or credentials to move into new fields of endeavor, and to create a pathway to employment for immigrants that may have experience or credentials in their home country that are not recognized in the US.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Lewiston is the largest community in the AVCOG CEDs, and plays a role in achieving the overall goals of the CED, but is not a highlighted community. Much of the CEDS is focused on the smaller towns in neighboring counties who's primary industries are natural resource based or tourism. However, many of these communities are in the Lewiston Auburn LMA. The City was the recipient of a Choice Neighborhood Planning and Action Grant, and will be applying as a co-applicant with the Lewiston Housing Authority on a Choice Implementation Grant. The City presented an Economic Development Plan to the City Council in September 2020, which they unanimously approved.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The NRSA, comprised of Census Tracts 201,203, & 204, is also known as the Choice Neighborhood. This is the City's most densely populated area of 1.54 square miles. The Tree Street Neighborhood is part of the Choice Neighborhood, which also includes a large portion of the City's riverfront along the Androscoggin River, the business and government district, and two major institutions, St. Mary' Regional Medical Center and Bates College.

The housing in the Tree Street Neighborhood, and the housing in an area known as Little Canada, which is adjacent to the mill district and Androscoggin River was built to meet the needs of Lewiston fast growing textile and shoe mills at the turn of the 20th century. The majority (%%%) of the housing are triple decker tenements built before 1940. Lead is prevalent, and the buildings have suffered from deferred maintenance.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Sixty-one percent of the immigrants and asylum seekers that have moved to Lewiston reside in the CDBG Target area.

Lewiston is home to more than 6000 immigrants and asylum seekers. The immigrant populations have been significantly undercounted in the Census; this affects the City data around language, poverty, and race. According to ACS data, 82% of Lewiston residents speak English only. Of the remaining 18% who speak a language other than English, 14% speak English very well, while 4% speak little English. The largest category of other languages spoken is "Other Indo-European" with the greatest number of speakers over the age of 65 (42% of the total speakers of a language other than English). Lewiston is home to an aging French speaking Franco-American population who likely are the largest percentage of this age and language category. A large number of residents ages 18-64 also speak other Indo-European language (32% of total speakers of language other than English). Within this age category, are over 400 speakers of Spanish and 400 individuals who speak what is categorized as "other languages", which includes Somali, Arabic, and most other African and American Indian languages. Of the population who speak a language other than English, only 7.4% are under the age of 18 (under age 5 is not counted); this percentage represents 1.4% of the total Lewiston population 5 and older only.

What are the characteristics of the market in these areas/neighborhoods?

During the last Consolidated Plan the City made a concerted effort to demolish abandoned and derelict properties in the Target Area. This resulted in lower vacancy rates in the remaining housing. However, the majority of the housing was built before 1940 and suffers from lead, and functional obsolescence.

However, demand remains high. Rental rates are starting to increase which has led to development of new housing. The 63 unit mixed income *The Hartley Block* opened in 2018. Construction is expected to begin on the 35 unit mixed income *Blake + Pine* housing project in 2021. The primary financing for both of these projects was LIHTC. Cooperative Housing has also been developed and more is planned.

Are there any community assets in these areas/neighborhoods?

The Roberts V. Connors elementary school was built in Census Tract 203 and opened in 2020. It replaced the Longley and Martel Elementary Schools which were the schools primarily serving the Target Area. The Longley School has been home to Lewiston Adult Education for many years, and portions of the former elementary school are being repurposed as an alternative high school. Tree Street Youth is located in CT 203. Neighborhood and community parks in the Target Area include Simard Payne Memorial Park, Kennedy Park, Lionel Potvin Park, and Mark Paradis Park. Judes Place, a fully accessible playground is in the area, as is the Colisee, a privately owned hockey rink. The high school and Connors Elementary school playing fields are located adjacent to the Tree Street Neighborhood. A soccer pitch and multi-use field will be developed at 280 Bartlett Street. Trinity Jubilee Center Food Bank and Warming Shelter are in the area, as is the Nutrition Center and Lots to Garden's community gardens, which provides access to healthy food and educational classes on how to prepare them.

Are there other strategic opportunities in any of these areas?

The Choice Neighborhood Planning has identified three sites within the NRSA where new housing can be built to replace functionally obsolete HUD supported housing. In addition to replacing the HUD supported housing new workforce and market rate housing is planned. The downtown commercial area has a supply of underutilized historic buildings suitable for redevelopment. The Choice Neighborhood Planning effort identified the desire for a community center and enhanced public greenspaces and public ways.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Tree Streets Neighborhood is fully served by fiber. However, access to that fiber is limited by the cost of equipment and monthly fees. The COVID pandemic resulted in a quick transition of schools from in-person to remote learning. Many low and moderate income students did not have computer equipment, or the means to access the internet from home. This resulted in students gathering near shared hot spots or near the library or other community WiFi locations, not an ideal situation for social distancing. Local schools provided laptops and hot spots for the short term, but a more long term solution is needed.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Lewiston is served by several high speed internet providers delivering services through a variety of means- First Light (fiber); Spectrum (cable); and Red Zone (wireless).

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Androscoggin River comprises Lewiston's western boundary. There are two impoundments within the City's borders that are used for power generation. The power is run of the river generation, but a net benefit of the impoundments is that they minimize flooding on the upper stretches of the river in Lewiston. However, portions of the river below the impoundments are subject to increased flooding risk attributable more intense storm events brought about by global warming.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Portions of the Little Canada area of the City in the vicinity of Oxford, Lincoln and River Streets are in the floodplain and at risk. Historically portions of these areas have been inundated during extreme events, but they are not in the floodways. Structures are not likely to be removed from their foundations. The Androscoggin Emergency Management Agency are well aware of these risks and hazards and provide and provide real time assessments and communications about the risk of flooding to radio, TV and the press, including current water levels, expected peak flows and the timing of those flows to keep the public aware. The Androscoggin EMA has well established relationships with the Lewiston and Auburn fire and police departments.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The U.S. Department of Housing and Urban Development (HUD) provides annual grants on a formula basis to entitlement cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons.

As a result, HUD requires all jurisdictions receiving CDBG funding to identify and address community challenges by completing regular plans and reports to determine needs, priorities, goals, and strategies, that results in a funding strategy that addresses the community's needs. These plans are divided into three components: Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report. The five (5) year Consolidated Plan (Con Plan) is the overarching document intended to bring big-picture goals and strategies for how to address community priorities. The Annual Action Plan (AAP) is a one year document that identifies specific projects and activities for funding. The Consolidated Annual Performance Evaluation Report (CAPER) is an annual report on the progress made on the projects and activities identified in the AAP and the Con Plan.

The City of Lewiston has been an entitlement community since 1974 when the Community Development Block Grant (CDBG) program was established, and the following document identifies the City's priority goals and strategies based on data collected for the community needs assessment and evaluated by the Citizens Advisory Committee (CAC) for inclusion in the City's 2020-2024 Con Plan.

The City has identified a high priority need for public services including homeless and special needs populations, affordable housing, economic opportunities, and infrastructure and public facilities. The goals and strategies align with other community plans including Legacy Lewiston (LL), Choice Neighborhood Transformation Plan (CNTP), EPA Environmental Justice Collaborative Problem Solving Grant (EPA-EJCPS), and Analysis of Impediments to Fair Housing Choice (AI).

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 72 - Geographic Priority Areas

1	Area Name:	Census Tract 201
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	CT 201 is approximately bounded by the river on the west, the Central Maine Health Care campus on the north, Blake Street on the east, and Birch and Cedar Streets to the south.
	Include specific housing and commercial characteristics of this target area.	This CT contains the heart of Lewiston's historic downtown commercial corridor that includes retail, restaurants, a riverfront hotel, and more than 2 million square feet of historic mills. The Bates Mill has been redeveloped into Class A office space tenanted by banks, insurance companies, Baxter Brewing, restaurants, and Grand Rounds who provides health care support services. A 48 unit mixed income housing project, The Lofts at Bates Mill, was developed in the complex. The Continental Mill is a 560,000 s.f. mill that is vacant, but which was purchased in 2019 by an experienced developer. The same developer purchased the Hill Mill, which is primarily light industrial. The CT also includes a significant number of low/moderate income housing made up mostly of pre-1940 tenement style housing. Several senior and family LIHTC projects have been developed or are planned in the area.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>This CT has high poverty and crime rates and education levels lower than the City as a whole. It is part of the Choice Neighborhood Planning Grant area. It is served by public transit, but many residents also walk as their primary means of travel. The need for better sidewalks, streets, lighting, broadband accessibility public green space were identified as needs as part of that process.</p>
<p>Identify the needs in this target area.</p>	<ol style="list-style-type: none"> 1. Improve quality of housing stock by making housing lead safe, code compliant, and green and healthy. 2. Increase opportunities for home ownership, 3. Improve public parks, recreational opportunities, and streetscapes. 4. Better street lighting, sidewalks, roads.
<p>What are the opportunities for improvement in this target area?</p>	<p>Kennedy Park, Simard Payne Park, and Dufresne Plaza are public park with high utilization. Over the last decade the City has actively demolished derelict and abandoned housing in this area, opening up opportunities for infill development. Prior to the onset of COVID, Lisbon Street commercial activity had reached a critical mass for sustainability with plenty of opportunity for further development.</p>
<p>Are there barriers to improvement in this target area?</p>	
<p>2</p> <p>Area Name:</p> <p>Area Type:</p> <p>Other Target Area Description:</p> <p>HUD Approval Date:</p> <p>% of Low/ Mod:</p> <p>Revital Type:</p> <p>Other Revital Description:</p> <p>Identify the neighborhood boundaries for this target area.</p>	<p>Census Tract 202</p> <p>Local Target area</p> <p></p> <p></p> <p></p> <p>Comprehensive</p> <p></p> <p>CT 202 is roughly bounded by Main Street on the east, the river on the south and west, and just shy of Veteran's Memorial bridge and Russell Street on the north.</p>

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>Central Maine Medical Center is the dominant commercial use in this area. There are also a smattering of light industrial and distribution businesses such as Rancourt & Co. Shoemakers, Insulsafe, a fire sprinkler manufacturing/installation company, and Rockingham Electric. Housing is predominantly older single family homes, with a limited supply of multi-family housing. This CT is in transition, with a 250 unit market rate housing project approved in 2020 on the former Pineland Lumber site along the river. The project is all 1 bdrm. units targeted to traveling nurses and other health professionals. It is noteworthy that while market rate the project required TIF support to be economically viable, and has not yet secured financing.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>This neighborhood includes Sunnyside Park, which is also the entrance to riverfront pedestrian trail. The percentage of owner occupancy is higher in this Census Tract than in CT 201, 203 and 204. Many residents are working class with young families or retirees. Residents can walk to work.</p>
<p>Identify the needs in this target area.</p>	<p>The streets, sidewalks, lighting, and parks in this area need investment. Broadband utilization is higher in this area of the city.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The speed and affordability of broadband should be evaluated. In addition to the Pineland Lumber site there are some large waterfront parcels that are suitable for housing development. The promity of this neighborhood to the hospital, Bates College, and downtown; along with access to riverfront trail and Sunnyside Park make this an attractive area for young families. Vacant commercial buildings are being repurposed for light industrial uses, providing employment opportunities within walking distance of residents.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>An active rail line passes through this area on a north/south transit. A small portion of the area is in a flood zone. Large scale commercial development with large traffic counts may be limited by the capacity of Main Street.</p>

3	Area Name:	Census Tract 203
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	CT 203 is roughly bounded by Russell Street from College St. to Sabbattus St. on the north, Sabattus St. to East Ave., to Webster St., to Oak St., to Sabattus St., to Main St., to Union St., to Oak St., to Elm St., to College St. back to Russell St.
	Include specific housing and commercial characteristics of this target area.	Commercial uses in CT 203 are dominated by Sisters of Charity Health Care Systems and Bates College. There are a wide assortment of other commercial uses, including convenience stores, gas stations, donut, pizza and sandwich shops, neighborhood groceries, restaurants, and assisted living and nursing home facilities. Housing consists of older high density tenement housing in the SW portion of the CT, which is part of the Tree Streets Neighborhood; and also includes lower density 2-4 unit properties proximal to Bates College, as well as a mix of low/mod and higher income single family homes. The Healey Terr
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This CT was part of the Choice Neighborhood Planning Initiative. It is recognized as a high need, high poverty area.
Identify the needs in this target area.	Expanded access to broadband. Improved public infrastructure, especially for pedestrians. Improved public transit. Better quality and more diverse housing options.	
What are the opportunities for improvement in this target area?	Infill development. Investment in properties to make them lead free/lead safe. Improved access to health care.	

	Are there barriers to improvement in this target area?	Bates College and Sisters of Charity are significant land owners who tend to acquire property and landbank for future needs. Other than these large institutional property owners, most parcels are 50' x 100' with diverse ownership; making assemblage of enough real estate for new housing development challenging and expensive.
4	Area Name:	Census Tract 204
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The rough boundaries of CT 204 starts at the intersection of the river and Cedar Street, east to Lisbon Street, south to Birch Street. east to Blake Street, north to Walnut Street, east to Webster Street, southeast to East Avenue, to Lisbon Street, northwest to Locust Street, south along the former PanAm rail line to Gully Brook and then back to the river.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>This area includes a significant portion of the Tree Streets Neighborhood, including Maple Knoll, the target property the Choice Neighborhood Planning and Action Grant initiative was centered around. Housing includes pre-1940 tenement housing in the Tree Streets, pre-1940 single family homes and tenement housing in Little Canada, and moderate income single family neighborhoods located in the northeast corner of the CT behind the Colisee, and another moderate income single family neighborhood located between Bartlett and Lisbon Streets. Commercial uses include one of two production plants for Lepage Bakeries/Flower Foods, the Lewiston Mall, Class A office buildings built or renovated in the Southern Gateway in 2004. Entertainment venues include The Public Theatre and Androscoggin Bank Colisee. Other uses include the chamber of commerce and variety of primarily service and retail uses along the Lisbon and Park Street sections of the CT, and neighborhood groceries, car repair, body shops and other service businesses in the Tree Streets. Lewiston High School and the new Robert Connors Elementary School, along with their associated playing fields and facilities are in this CT. They are located on Franklin Pasture.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>This CT has high poverty and crime rates and education levels lower than the City as a whole. It is part of the Choice Neighborhood Planning Grant area. It is served by public transit, but many residents also walk as their primary means of travel. The need for better sidewalks, streets, lighting, broadband accessibility public green space were identified as needs as part of that process.</p>
<p>Identify the needs in this target area.</p>	<ol style="list-style-type: none"> 1. Improve quality of housing stock by making housing lead safe, code compliant, and green and healthy. 2. Increase opportunities for home ownership, 3. Improve public parks, recreational opportunities, and streetscapes. 4. Better street lighting, sidewalks, roads.

	<p>What are the opportunities for improvement in this target area?</p>	<p>Expanded access to broadband. Improved public infrastructure, especially for pedestrians. Improved public transit. Better quality and more diverse housing options. New construction infill development informed by the Choice Neighborhood Planning initiative. The Lewiston Mall has low occupancy and is suitable for redevelopment, as is new commercial development in the Lisbon Street Southern Gateway. Lionel Potvin Park and Mark Paradis Park are the heritage public parks in this CT and an use new investment to meet public needs. The Choice planning work identified a Linear Park/Sledding Hill to be built on the edge of Franklin Pasture. Also to be built soon is a multi-use playing field to be built at 280 Bartlett Street, the site of the former Hudson Bus depot.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>Small lots with fragmented ownership makes assemblage of enough land to support new multi-family housing challenging.</p>
<p>5</p>	<p>Area Name:</p>	<p>Choice Neighborhood</p>
<p>Area Type:</p>	<p>Strategy area</p>	
<p>Other Target Area Description:</p>		
<p>HUD Approval Date:</p>	<p>8/22/2018</p>	
<p>% of Low/ Mod:</p>		
<p>Revital Type:</p>		
<p>Other Revital Description:</p>		
<p>Identify the neighborhood boundaries for this target area.</p>	<p>This area includes Census Tracts 201, 203 and 204.</p>	
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The characteristics of each of these 3 Census Tracts were articulated in the previous sections specific to each CT.</p>	

	<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The NRSA area includes those Census Tracts with the highest density, highest poverty rates, and lowest education in the community. The public infrastructure, parks and services are old and in need of investment. The majority of the housing was built before 1978 and likely to contain lead. Many residents of the NRSA walk and/or are dependent upon public transit which was identified in the process as in need of improvement. A diverse mix of job opportunities exist within the NRSA, running the gamut from construction, to manufacturing, service, retail, restaurant, hospitality, entertainment, health care, financial services and more. The NRSA is ripe for further job creation opportunities, and new workforce housing development.</p>
	<p>Identify the needs in this target area.</p>	<p>The needs of each of these 3 Census Tracts were articulated in the previous sections specific to each CT.</p>
	<p>What are the opportunities for improvement in this target area?</p>	<p>The opportunities for improvement in each of these 3 Census Tracts were articulated in the previous sections on each CT.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>The barriers to improvement in each of these 3 Census Tracts were articulated in the previous sections on each CT.</p>
<p>6</p>	<p>Area Name:</p>	<p>Lewiston, City</p>
	<p>Area Type:</p>	<p>CDBG</p>
	<p>Other Target Area Description:</p>	<p>CDBG</p>
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	
	<p>Other Revital Description:</p>	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>As described in the Needs Assessment, the geography of the City includes an outer ring comprised of primarily of owner-occupied single family housing (Census Tracts (CT) 205-209) and an inner circle of very dense multifamily rental housing (CT 201-204). The majority of the funding received from CDBG goes into the Census Tracts 201-204, which are our lowest income neighborhoods and an area designated as the CDBG Target Area. New data indicates that Census Tract 202, while still considered in the CDBG Target area for this Consolidated Plan, is changing. It is comprised of a higher number of owner-occupied single family properties (1-4 units) than in the other census tracts and the median income is rising. It remains a qualified CT with over 51% of neighborhood residents considered low to moderate income. In February 2017, the City received a Choice Neighborhood Planning and Action Grant that identified Census Tracts of 201, 203, and 204 as the Choice Neighborhood. In 2018, following the boundaries identified in the Choice Neighborhood, HUD designated Census Tracts 201, 203, and 204 a Neighborhood Strategy Revitalization Area (NRSA).</p> <p>The City intends to allocate 75% of its funding in the NRSA; 20% of its funding in Census Tract 202; and 5% of its funding city-wide to address housing needs of persons that are low to moderate income homeowners.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The previous sections articulating the characteristics of CT 201-204 summarizes where 75% of funding will be invested. However, Lewiston is the second largest city in Maine. It is the primary service center for Androscoggin County. The economy is diverse, with industrial parks and commercial corridors outside of the Target Area. Low/mod income residents live in many places outside of CT 201 -204, including several mobile home parks.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	

<p>Identify the needs in this target area.</p>	<p>CDBG funds will be invested to assist low/mod income homeowners to maintain and rehabilitate their homes anywhere within the City's boundary. CDBG dollars will also be invested with low/mod income business owners, and with businesses that will create or retain low/mod jobs as an outcome related to the use of CDBG funding.</p>
<p>What are the opportunities for improvement in this target area?</p>	
<p>Are there barriers to improvement in this target area?</p>	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

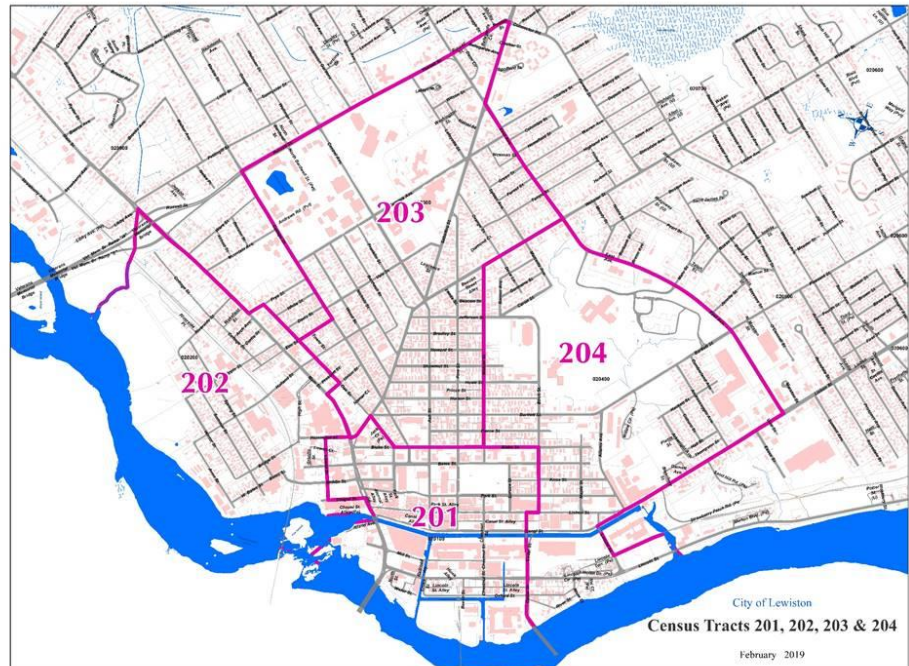
As described in the Needs Assessment, the geography of the City includes an outer ring comprised of primarily of owner-occupied single family housing (Census Tracts (CT) 205-209) and an inner circle of very dense multifamily rental housing (CT 201-204). The majority of the funding received from CDBG goes into the Census Tracts 201-204, which are our lowest income neighborhoods and an area designated as the CDBG Target Area. New data indicates that Census Tract 202, while still considered in the CDBG Target area for this Consolidated Plan, is changing. It is comprised of a higher number of owner-occupied single family properties (1-4 units) than in the other census tracts and the median income is rising. It remains a qualified CT with over 51% of neighborhood residents considered low to moderate income. In February 2017, the City received a Choice Neighborhood Planning and Action Grant that identified Census Tracts of 201, 203, and 204 as the Choice Neighborhood. In 2018, following the boundaries identified in the Choice Neighborhood, HUD designated Census Tracts 201, 203, and 204 a Neighborhood Strategy Revitalization Area (NRSA).

The City intends to allocate 75% of its funding in the NRSA; 20% of its funding in Census Tract 202; and 5% of its funding city-wide to address housing needs of persons that are low to moderate income homeowners.

Target Area:
Census Tracts 201,
202, 203, and 204

NRSA:
Census Tracts 201,
203, and 204

Choice
Neighborhood:
Census Tracts 201,
203, and 204



CDBG Target Area Map

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 73 – Priority Needs Summary

1	Priority Need Name	Provide Essential Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 CDBG Choice Neighborhood

Associated Goals	Provide Essential Services
Description	<p>The following strategies will focus our funding priorities to the greatest community need. Some strategies align with other community plans including Legacy Lewiston (LL), Healthy Androscoggin’s Environmental Justice Collaborative Problem-Solving (EJCPS) Cooperative Agreement, and the Choice Neighborhood Transformation Plan (CNTP).</p> <p>Grow an environment that supports health and wellness among community members. Goal 6, CNTP (including, but not limited to, access to health services, centralize resources for homeless in a one-stop shop, access to quality and nutritious food, navigation services to persons experiencing homelessness or at-risk of becoming homeless)</p> <p>Expand gap funding for flexible low barrier grants to support emergency needs in coordination with current community initiatives. (including, but not limited to, utility and security deposit)</p> <p>Grow individual education outcomes. Goal 8, CNTP (including, but not limited to, English language learning, early childhood, literacy, peer to peer education, job skills)</p> <p>Encourage agencies to coordinate services for persons experiencing homelessness. (LL)</p> <p>Address barriers to safe, decent, affordable housing (including, but not limited to, tenant education, landlord meetings, access to information about cleaning and resources to help residents clean, information about how to rid households of bedbugs and roaches.)</p> <p>Support distribution of materials on affordable housing and fair housing including cleaning checklists for residents at conferences, workshops, and other public venues.</p> <p>Support early childhood education and expand access to childcare facilities.</p>

	<p>Basis for Relative Priority</p>	<p>1. Homelessness is a pervasive issue in Lewiston. Lewiston General Assistance has identified 169 persons experiencing homelessness, of whom 26% identify as chronically homeless. Lewiston Police Department has identified an additional 62 persons who had contact with law enforcement between January and October of 2019. These numbers only include adults experiencing homelessness. It is estimated there are 200 youth experiencing homelessness in Lewiston.</p> <p>2. Only 21% of individuals over 25 within the target area have a degree beyond high school. Ten percent of individuals have less than a 9th grade education. Our target area also contains immigrants with advanced degrees, experience, and credentials which are not considered valid in the United States, as well as asylum seekers currently awaiting approval to work.</p> <p>3. The poverty rate for the City of Lewiston is 15.3%. In the target area, this is significantly higher, particularly for children. One third of children under 18 in Lewiston live in poverty. In the target area, over half of children under 18 live in poverty; Census Tracts 201 and 204 have under 18 poverty rates of over 70%.</p> <p>4. Twenty percent of Lewiston residents have a disability; in the CDBG Target Area (CT 201, 202, 203, 204) that number increases to 58%, with the largest percentage of those experiencing a cognitive or ambulatory difficulty. The greatest number (46%) of housing discrimination complaints in Maine are based on disability.</p> <p>5. Lack of access to childcare, insufficient transportation options, and lack of job training opportunities were identified in the CDBG Consolidated Plan Survey as significant barriers for Lewiston residents. By focusing outreach and financial support on agencies who plan to meet these needs, we can fill community gaps and provide greater economic opportunity.</p> <p>6. In Lewiston, 15% of families live under the poverty limit. In the CDBG target area, this percentage ranges from 28% to 47%. For children under age 18, these percentages increase significantly: 33% city-wide, 53%-76% in the CDBG Target Area. Within the CDBG Target area, between 21% and 37% of seniors (age 65+) live in poverty compared to 12% city-wide. Census Tracts 201 and 204 are recognized as having some of the highest concentrations in Maine of minority populations living in poverty. Within the CDBG Target area, 100% of American Indian families live in poverty. Census Tracts 201, 203, and 204 each have over 85% of people who identify as two or more races living in poverty. In Census Tract 201, 100% of Hispanic/Latino families live in poverty, while in 203 90% live in poverty. Census Tract 202 does not have a significant number of non-white individuals except those which identify as two or more races, 62.8% of whom live in poverty.</p>
2	<p>Priority Need Name</p>	<p>Safe and Affordable Housing</p>
	<p>Priority Level</p>	<p>High</p>

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 CDBG Choice Neighborhood
Associated Goals	Safe and Affordable Housing

<p>Description</p>	<p>The following strategies will focus our funding priorities to the greatest community need. Some strategies align with other community plans including Legacy Lewiston (LL), Healthy Androscoggin’s Environmental Justice Collaborative Problem-Solving (EJCPS) Cooperative Agreement, the Choice Neighborhood Transformation Plan (CNTP).</p> <p>Increase the number of owner occupied properties. 5.1 (CNTP)</p> <p>Provide incentives for new homeowners to purchase 1-4 unit properties in the downtown Census Tracts of 201-204.</p> <p>Grow an inventory of safe, healthy, code compliant, and sustainable housing that provides housing choices for all [Goal 4 (CNTP)] by providing residential rehabilitation loans and grants.</p> <p>Remove lead and eliminate incidents of childhood lead poisoning. 1.2 (CNTP)</p>
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	<p>Basis for Relative Priority</p>	<p>1. Within the target area, 85% of units are renter occupied. The Choice Neighborhood Transformation Plan (CNTN) identified that residents would like paths to ownership. Approximately half of land use in the target area contains 1 to 3 unit structures, creating viable opportunity for residents, with support, to invest within the community.</p> <p>2. Lead is a significant issue for families in Lewiston. The CNTN identified “Lead-free by 2043” as the number one goal and desire of the Choice Neighborhood, which encompasses three of the CDBG Target Area census tracts. Lewiston has 16,063 total housing units. Of these, 3,916 were built pre-1940 and 6,823 were built pre-1978. Within the target area, 93% of units were built pre-1980. The age of the housing stock, along with poor maintenance, significantly increases the likelihood that units contain lead hazards. Lewiston’s percentage of children diagnosed with elevated blood levels is 6.3%, more than twice the state percentage.</p> <p>3. With a rental vacancy rate of 3.6% and a home ownership vacancy rate of 0.5%, Lewiston is in need of increased housing opportunities. A number of vacant units exist in the upper floors of mixed-use buildings in the downtown commercial core. Vacant lots comprise 9% of the downtown land use, creating opportunities for infill projects of many types, including townhouses, duplexes, and triple decker structures.</p> <p>4. Only 35% of downtown buildings received a good or excellent rating in the Choice Neighborhood Transformation Plan’s Internal and External Building Condition assessment. The assessment was based on observational data as well as code violation and lead abatement data. Over one quarter of the buildings received a distressed or failing rating.</p> <p>5. While rents are climbing, a significant portion of downtown buildings suffer from deferred maintenance and old mechanical systems that are in need of rehabilitation.</p>
3	<p>Priority Need Name</p>	<p>Create Economic Opportunities</p>
	<p>Priority Level</p>	<p>High</p>

<p>Population</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 CDBG Choice Neighborhood</p>
<p>Associated Goals</p>	<p>Provide Essential Services Create Economic Opportunities</p>

	Description	<p>The following strategies will focus our funding priorities to the greatest community need. Some strategies align with other community plans including Legacy Lewiston (LL) and the Choice Neighborhood Transformation Plan (CNTP).</p> <p>Identify ways to address the root causes of poverty and grow pathways for households to thrive and economic mobility for all. Goal 9 (CNTP) (build businesses to create new jobs, support small businesses startups and entrepreneurs, provide workforce training and education support, expand daycare services)</p> <p>Leverage CDBG funding to support redevelopment of Brownfield Sites.</p> <p>Invest in various types of commercial properties to reduce blight, support historic preservation, and partner with housing programs to create residential units on upper floors of mixed-use properties. Include broadband in building rehabilitation. (CNTP and LL) Provide direct financial assistance to For-Profit businesses that result in low/moderate income job creation or retention.</p>
	Basis for Relative Priority	<ol style="list-style-type: none"> 1. Lack of access to childcare, insufficient transportation options, and lack of job opportunities were identified in the CDBG Consolidated Plan Survey as the most significant barriers to economic opportunity for Lewiston residents. By focusing outreach and financial support on businesses and entrepreneurs who plan to meet these needs, we can fill community gaps and provide economic opportunity through job creation. 2. The City recently received \$500,000 in EPA Brownfield Clean Up dollars, specifically to be used for the clean-up of Bates Weave Shed (Mill #5). The City of Lewiston acquired the Bates Mill Complex for non-payment of taxes by the Bates Manufacturing Company in 1997. Since taking ownership of the complex, the city has received more than \$2.6 million in EPA Brownfield Clean up dollars. By partnering the EPA grants with CDBG funds and private investment, the buildings have been redeveloped for office, restaurant, and residential uses. The total real and personal property valuation in the complex generates over one million in annual property tax revenue (\$1,038,994). More than 1000 people work in the complex. Bates Mill #5 is the last of the buildings to be redeveloped. 3. With a rental vacancy rate of 3.6% and a home ownership vacancy rate of 0.5%, Lewiston is in need of increased housing opportunities. A number of vacant units exist in the upper floors of mixed-use buildings in the downtown commercial core. By investing in mixed-use buildings with CDBG funds, both economic and housing opportunities can be created, allowing residents to live closer to where they work.
4	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
<p>Geographic Areas Affected</p>	<p>Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Choice Neighborhood</p>
<p>Associated Goals</p>	<p>Public Facilities and Infrastructure</p>

<p>Description</p>	<p>The following strategies will focus our funding priorities to the greatest community need. Some strategies align with other community plans including Legacy Lewiston (LL), Healthy Androscoggin’s Environmental Justice Collaborative Problem-Solving (EJCPS) Cooperative Agreement, and the Choice Neighborhood Transformation Plan (CNTP).</p> <p>Provide safe, warm and welcoming spaces in all seasons for those experiencing homelessness 6.3 (CNTP)</p> <p>Improve key connections to, from, and within the neighborhood to other city assets 2.3d (CNTP) (sidewalks, park improvements, lighting, buses, signage)</p> <p>Expand public access to broadband (CNTP and LL)</p> <p>Provide construction funding for public facilities that serve at least 51% low-moderate income or special needs persons.</p>
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<p>Basis for Relative Priority</p>	<p>1. Insufficient public transportation, inaccessible or missing sidewalks, and park safety were identified in the CDBG Consolidated Plan Survey as the most significant infrastructure barriers for Lewiston residents.</p> <p>2. Twenty percent of Lewiston residents have a disability; in the CDBG Target Area (CT 201, 202, 203, 204) that number increases to 58%, with a significant percentage experiencing a cognitive or ambulatory difficult. Many of the persons with ambulatory difficulties are unable to use the sidewalks, particularly in the winter, to access basic needs such as food and health care. The Lewiston Public School system bussing policy states that children in grades K-6 who live within one mile of their school are expected to walk. That increases to 1.25 miles for high school students. Several of the major routes to these schools lack sidewalks.</p> <p>3. Seventy-five percent of households in Lewiston have a broadband subscription. Within the target area, only CT 202 has a higher percentage of households with a broadband subscription than the City as a whole. In census tract 201, less than half of the households have access to broadband.</p> <p>The City engaged in a Smart Infrastructure Planning Process meant to increase public health, public safety, and digital equity, targeting the Choice Neighborhood while also exploring city-wide. As part of that process, several groups were convened to provide input, which included input from Downtown Lewiston Association about issues with accessing broadband in a small portion of Lisbon St. City staff met with Consolidated Communications to learn more about their offerings within the City. Craig Starr, MIS manager, searched providers within the City to evaluate broadband choices and found service coverage is adequate. Discussions were had between City staff and neighborhood groups about providing hotspots and/or public wifi. A pilot project to provide neighborhood wifi has been included in the Choice Neighborhood Implementation Application.</p> <p>4. A large number of low-barrier jobs are available outside of the downtown. The bus routes are not sufficient to meet this need, particularly for those who work weekends or 2nd and 3rd shifts.</p> <p>5. Homelessness is a pervasive issue in Lewiston. Lewiston General Assistance has identified 169 persons experiencing homelessness, of whom 26% identify as chronically homeless. Lewiston Police Department has identified an additional 62 persons who had contact with law enforcement between January and October of 2019. These numbers only include adults experiencing homelessness. It is estimated there are 200 youth experiencing homelessness in Lewiston. Preventing homelessness requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. A number of groups have been identified as hard-to-house including, but not limited to, persons in re-entry, persons in recovery or currently addicted, and persons listed on the sex offender registry.</p>	
<p>Consolidated Plan</p>	<p>LEWISTON</p>	<p>217</p>

Narrative (Optional)

The City has identified a high priority need for public services including homeless and special needs populations, affordable housing, economic opportunities, and infrastructure and public facilities. The goals and strategies align with other community plans including Legacy Lewiston (LL), Choice Neighborhood Transformation Plan (CNTF), EPA Environmental Justice Collaborative Problem Solving Grant (EPA-EJCPS), and Analysis of Impediments to Fair Housing Choice (AI).

The City has established the following goals to meet these needs:

Goal 1: Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including special needs populations and those experiencing homelessness or at risk of becoming homeless.

To meet this goal the City will fund non-profit agencies and organizations to support community members including the homeless, those at risk of being homeless and special needs populations with a variety of services that are inclusive for residents of all ethnic and cultural backgrounds.

Goal 2: Increase, maintain, and improve the supply of safe and affordable housing for individuals and families with extremely low to moderate incomes.

To meet this goal, the City will fund affordable housing acquisition, historic rehabilitation, code enforcement, demolition of dilapidated structures with reconstruction, and homebuyer assistance. These activities will be carried out through the City's rehabilitation programs with direct assistance to the homeowner or investor owner and nonprofit partnerships.

Goal 3: Create economic opportunities for individuals and families with low-moderate incomes.

To meet this goal, the City will fund businesses through its economic development programs directly to entrepreneurs wanting to establish their business, with extra support for transportation, child care; investors and business owners that want to rehabilitate, improve or expand their business, and match CDBG for brownfield redevelopment. The outcome of this goal is to create and retain jobs.

Goal 4: Preserve and improve public facilities and infrastructure that serve low to moderate-income neighborhoods or special needs residents.

To meet this goal, the City will fund infrastructure reconstruction, rehabilitation, to parks, streets, sidewalks, etc. in our target area. These activities will be carried out by the Public Works Department.

Additionally, the City will fund activities relating to public facility rehabilitation and improvement. These activities will be carried out by non-profit owners/developers.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section describes the resources that are anticipated to be available to help address the priority needs identified in the Strategic Plan. It includes federal funds, program income and revolving loan fund monies anticipated to be available for CDBG programs during the 2020-2024 Consolidated Plan period, broken out by Year 1 (Program Year 2020) and the Remainder of the Con Plan (Program Years 2021-2024). It also includes information on other federal resources anticipated to be available.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	915,291	110,000	200,000	1,225,291	3,661,164	Entitlement allocation, Program Income from RLF that will be used for grants for economic development activities, 89,182 remaining prior year and CDBG-CV funding remaining from the prior year.
Other	public - federal	Acquisition Admin and Planning Economic Development Housing	720,552	0	0	720,552	440,000	The City has a RLF that is capitalized by the return of principal from loans

Table 74 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City has experienced cuts in its allocation in the recent past and recognizes that its funding is not sufficient to address all of the priority needs. The City maximizes match and leverage by combining programs and partnering with entities that receive state, federal and local funding. In its economic development and housing programs, a match is required for investor owners and CDBG funding is used to only fund the gap. The City's commercial lending program requires a 50/50 private match and the City's housing program requires a 10% match from investor owners.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

Vacant lots comprise 9% of downtown land use, creating opportunities for infill projects of all types including townhouses, duplexes, and triple decker structures. The intention is to convey the parcels at a reduced cost to non-profit housing developers to create mixed income housing.

Discussion

Other federal resources anticipated/estimated to be available to help address the needs and objectives in Year 1 (Program Year 2020) of this Strategic Plan include:

EPA Brownfields Cleanup Grant \$500,000 available over 3 years

Office of Healthy Homes and Lead Hazard Control - HUD \$5.6 million over 3 1/2 years

Choice Neighborhood Action and Planning Grant \$1.3 million (last year)

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Lewiston Economic and Community Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	Jurisdiction
Lewiston Housing Authority	PHA	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Maine State Housing Authority	PHA	Homelessness Ownership Planning Public Housing Rental	State
Community Concepts Inc	Non-profit organizations	Economic Development Homelessness Ownership Rental public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Raise Op Housing Cooperative	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Other
Healthy Androscoggin	Non-profit organizations	Homelessness Non-homeless special needs Planning public services	Region
Androscoggin Valley Council of Governments	Regional organization	Economic Development Non-homeless special needs Planning public facilities	Region
Maine Continuum of Care	Continuum of care	Homelessness Planning	State
L-A Metro Chamber of Commerce	Other	Economic Development Non-homeless special needs Planning	Region
TRINITY JUBILEE CENTER - DAY SHELTER AND RESOURCE CENTER	Subrecipient	Homelessness	Jurisdiction
SENIORS PLUS	Subrecipient	Homelessness public services	Region
Androscoggin Head Start & Child Care	Subrecipient	Homelessness Non-homeless special needs public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Clinical Services	Other	Homelessness Non-homeless special needs public facilities public services	Jurisdiction
NUTRITION CENTER OF MAINE, ST. MARY'S HEALTH SYSTEMS	Community/Faith-based organization	Homelessness Non-homeless special needs Public Housing public services	Jurisdiction
AVESTA HOUSING	Non-profit organizations	Planning Rental	State

Table 75 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The delivery system is well-coordinated and organized. The organizations listed above as well as many other non-profit, governmental and quasi-governmental agencies work together to provide a comprehensive array of services in the City. The City and the non-profits work closely together to foster collaboration and improve the existing services. Unfortunately these services are not sufficient in addressing the amount of need in the community, especially the growing population of homeless individuals and families. There is a shortage of services, such as emergency housing, due to the lack of funding. There is no public shelter located in Lewiston-Auburn that receives funding from the State of Maine Continuum of Care. There has been a decline in funding available due to cuts to the City, Counties and State. Additionally, there is an increase in administrative burden to meet public and private sector requirements. The following section will provide more detail on the strengths and gaps in the delivery system and ways in which the community intends to address these gaps.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	

Street Outreach Services			
Mobile Clinics		X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Navigator services		X	

Table 76 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Lewiston Auburn Alliance for Services to the Homeless (LAASH) works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. On June 5, 2019, a convening of homeless persons, advocates, service providers, policy makers identified a lack of centralized services as a barrier toward serving persons experiencing homelessness or those at risk of homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Lewiston Auburn 10 Year Plan to End Homelessness identified difficulty locating assistance and navigating services (including for health, mental health, employment, and housing) as a problem for homeless persons, particularly for families and domestic violence survivors.

Homeless service providers describe the challenge of keeping people housed, and the need for case management to help with jobs, budgets and basic needs. For persons without a mental health or disability diagnosis, supportive services can be difficult to access unless there is a crisis.

On June 5, 2019, a convening of homeless persons, advocates, service providers, policy makers identified a lack of centralized services as a barrier toward serving persons experiencing homelessness or those at risk of homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, stay healthy, or plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future. Additionally, LAASH called for the creation of a warming center to serve as a hub for resource provision and services.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Essential Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood	Provide Essential Services Create Economic Opportunities	CDBG: \$733,157	Public service activities other than Low/Moderate Income Housing Benefit: 7010 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Safe and Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood	Safe and Affordable Housing	CDBG: \$1,133,531 Revolving Loan Fund: \$505,481	Rental units rehabilitated: 250 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 250 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Create Economic Opportunities	2020	2024	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood	Create Economic Opportunities	CDBG: \$829,939 Revolving Loan Fund: \$492,271	Facade treatment/business building rehabilitation: 5 Business Brownfield acres remediated: 5 Acre Jobs created/retained: 60 Jobs Businesses assisted: 30 Businesses Assisted
4	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Choice Neighborhood	Public Facilities and Infrastructure	CDBG: \$1,274,513 Revolving Loan Fund: \$162,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 58000 Persons Assisted Brownfield acres remediated: 4 Acre
5	Effectively Administer CDBG Program	2020	2024	Admin	Lewiston, City		CDBG: \$915,316	

Table 77 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Essential Services
	Goal Description	<p>Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including special needs populations and those experiencing homelessness or at risk of becoming homeless.</p> <p>To meet this goal the City will fund non-profit agencies and organizations to support community members including the homeless, those at risk of being homeless and special needs populations with a variety of services that are inclusive for residents of all ethnic and cultural backgrounds.</p>
2	Goal Name	Safe and Affordable Housing
	Goal Description	<p>Increase, maintain, and improve the supply of safe and affordable housing for individuals and families with extremely low to moderate income.</p> <p>To meet this goal, the City will fund affordable housing acquisition, historic rehabilitation, code enforcement, demolition of dilapidated structures with reconstruction, and homebuyer assistance. These activities will be carried out through the City's rehabilitation programs with direct assistance to the homeowner or investor owner and nonprofit partnerships.</p>
3	Goal Name	Create Economic Opportunities
	Goal Description	<p>Create economic opportunities for individuals and families with low-moderate incomes.</p> <p>To meet this goal, the City will fund businesses through its economic development programs directly to entrepreneurs wanting to establish their business, with extra support for transportation, child care; investors and business owners that want to rehabilitate, improve or expand their business, and match CDBG for brownfield redevelopment. The outcome of this goal is to create and retain jobs.</p>

4	Goal Name	Public Facilities and Infrastructure
	Goal Description	<p>Preserve and improve public facilities and infrastructure that serve low to moderate-income neighborhoods or special needs residents.</p> <p>To meet this goal, the City will fund infrastructure reconstruction, rehabilitation, to parks, streets, sidewalks, improved broadband access, etc. in our target area. These activities will be carried out by the Public Works Department. Additionally, the City will fund activities relating to public facility rehabilitation and improvement. These activities will be carried out by non-profit owners/developers. Public infrastructure funding will be awarded once annually as part of the annual allocation process. Public Facilities requests for funding will be available on a rolling basis throughout the year, limited by funding availability.</p>
5	Goal Name	Effectively Administer CDBG Program
	Goal Description	Administrative costs to administrate the CDBG program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

165 Extremely low-income

275 Low Income

135 moderate

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Lewiston. Lewiston has 16,063 total housing units. Of these, 3,916 were built pre-1940 and 6,823 were built pre-1978. Within the target area, 93% of units were built pre-1980. The age of the housing stock, along with poor maintenance, significantly increases the likelihood that units contain lead hazards. Lewiston's percentage of children diagnosed with elevated blood levels is 6.3%, more than twice the state percentage. The City received a \$5.2 million (\$600,000 is Healthy Homes) Lead Hazard Control and Healthy Home grant which will require a local lead grant match into each unit from CDBG estimated at \$122,750 annually. The actual level of CDBG match required may vary as the grant funds are disbursed and the count of units made lead safe and healthy in Lewiston are known.

How are the actions listed above integrated into housing policies and procedures?

The actions listed above are included in the City's application, contracting and monitoring practise.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

In Lewiston, 15% of families live under the poverty limit. In the CDBG target area, this percentage ranges from 28% to 47%. For children under age 18, these percentages increase significantly: 33% city-wide, 53%-76% in the CDBG Target Area. Within the CDBG Target Area, between 21% and 37% of seniors (age 65+) live in poverty compared to 12% of seniors city-wide. Census Tracts 201 and 204 are recognized as having some of the highest concentrations in Maine of minority populations living in poverty. Within the CDBG Target Area, 100% of American Indian families live in poverty. Census Tracts 201, 203, and 204 each have over 85% of people who identify as two or more races living in poverty. In Census tract 201, 100% of Hispanic/Latino families live in poverty, while in 203 90% live in poverty. Census tract 202 does not have a significant number of non-white individuals except those which identify as two or more races, 62.8% of whom live in poverty. The following goals, programs, policies, and strategies will focus our funding priorities to the greatest community need. Some strategies align with other community plans including Legacy Lewiston (LL) and the Choice Neighborhood Transformation Plan (CNTP).

Goal: Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including special needs populations and those experiencing homelessness or at risk of becoming homeless.

By supporting the educational and job training efforts in our community, we will assist families with low-incomes in gaining skills and knowledge that can increase their economic well-being.

- Grow an environment that supports health and wellness among community members. **Goal 6, CNTP** (including, access to health services, centralize resources for homeless in a one-stop shop, provide quality and nutritious food, expand navigation services to persons that are at-risk of becoming homeless)
- Expand gap funding for flexible low barrier loans/grants to support emergency needs in coordination with current community initiatives. (including utility and security deposit)
- Grow individual education outcomes. **Goal 8, CNTP** (English language learning, early childhood, peer to peer education, job skills)
- Encourage agencies to coordinate services for persons experiencing homelessness. **(LL)**

Goal: Create economic opportunities for individuals and families with low-moderate incomes.

Lack of access to childcare, insufficient transportation options, and lack of job opportunities were identified in the CDBG Consolidated Plan Survey as the most significant barriers to economic opportunity for Lewiston residents. By focusing outreach and financial support on businesses and

entrepreneurs who plan to meet these needs, we can fill community gaps and provide economic opportunity through job creation. The City's Microenterprise program will help individuals to gain capacity, skills, and materials to start or grow a business that creates jobs for people with low-incomes. We will specifically target our outreach strategies toward individuals who may want to start a business that will address a childcare or transportation need, or will start a business that will employ individuals with low incomes.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City will partner with Lewiston Housing Authority to provide information about job training opportunities, available services, and the microenterprise program to public housing residents. The City will also partner with neighborhood organizations including, but not limited to, Healthy Androscoggin, Community Concepts, Community Credit Union, and Healthy Neighborhoods to reach out to current Target Area residents about funds available to help with housing rehabilitation, rental assistance, and homeownership assistance.

SP-80 Monitoring - 91.230

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

The Director, Community Development Coordinator, and the Grants Accountant monitor the activities funded under the Consolidated Plan as follows:

- A Sub-recipient Agreement is executed with all entities approved for funding. The agreement is in compliance with 2CFR and includes all applicable regulations.
- During the pre-application phase, training sessions are mandatory and include the requirements of the program, frequency of reporting, outcome measures, and other requirements as applicable.
- A desk audit is performed by the Grants Accountant at each draw to make sure that the supporting documents are submitted with the draw. The Community Development Coordinator reviews each report to make sure that income and race and ethnicity data is provided. If there is a concern, an onsite more indepth monitoring will be conducted.
- The Administrative Assistant documents insurance and continued residency data on an annual basis.
- At least quarterly activities are reviewed to ensure compliance and that the reporting reflects the goals and objectives of the Con Plan.
- At least quarterly, City staff run periodic performance reports in IDIS to monitor funded activities.
- The Community Development Coordinator and Grants Accountant conduct periodic site visits for sub-recipients and contractors to ensure compliance. Each program identifies the frequency of the visit.

For CDBG activities conducted with other City Departments, an Interdepartmental Agreement is executed to delineate roles and responsibilities of each department. City staff follow a City adopted procurement policy that identifies the cross cutting regulations, minority business outreach, etc. On all bid procured activities, CDBG staff provide the HUD required language and wage rates for the bid package. The City maintains a log of names and addresses of contact persons in our Ethnic-based Community Organizations and state registered Women, Disabled, -and Minority Business Enterprises to make sure that they are included in the notifications from the City. The City is in the process of updating its Section 3 policies and procedures and have hired a consultant to help create HUD compliant policies and procedures.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section describes the resources that are anticipated to be available to help address the priority needs identified in the Strategic Plan. It includes federal funds, program income and revolving loan fund monies anticipated to be available for CDBG programs during the 2020-2024 Consolidated Plan period, broken out by Year 1 (Program Year 2020) and the Remainder of the Con Plan (Program Years 2021-2024). It also includes information on other federal resources anticipated to be available.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	915,291	110,000	200,000	1,225,291	3,661,164	Entitlement allocation, Program Income from RLF that will be used for grants for economic development activities, 89,182 remaining prior year and CDBG-CV funding remaining from the prior year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Acquisition Admin and Planning Economic Development Housing	720,552	0	0	720,552	440,000	The City has a RLF that is capitalized by the return of principal from loans

Table 78 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City has experienced cuts in its allocation in the recent past and recognizes that its funding is not sufficient to address all of the priority needs. The City maximizes match and leverage by combining programs and partnering with entities that receive state, federal and local funding. In its economic development and housing programs, a match is required for investor owners and CDBG funding is used to only fund the gap. The City’s commercial lending program requires a 50/50 private match and the City’s housing program requires a 10% match from investor owners.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Vacant lots comprise 9% of downtown land use, creating opportunities for infill projects of all types including townhouses, duplexes, and triple decker structures. The intention is to convey the parcels at a reduced cost to non-profit housing developers to create mixed income housing.

Discussion

Other federal resources anticipated/estimated to be available to help address the needs and objectives in Year 1 (Program Year 2020) of this Strategic Plan include:

EPA Brownfields Cleanup Grant \$500,000 available over 3 years

Office of Healthy Homes and Lead Hazard Control - HUD \$5.6 million over 3 1/2 years

Choice Neighborhood Action and Planning Grant \$1.3 million (last year)

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Essential Services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood	Provide Essential Services	CDBG: \$183,982	Public service activities other than Low/Moderate Income Housing Benefit: 1402 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Safe and Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood	Safe and Affordable Housing	CDBG: \$229,223 Revolving Loan Fund: \$338,281	Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit
3	Create Economic Opportunities	2020	2024	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Choice Neighborhood	Public Facilities and Infrastructure	CDBG: \$235,000 Revolving Loan Fund: \$382,271	Jobs created/retained: 12 Jobs Businesses assisted: 6 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Choice Neighborhood	Public Facilities and Infrastructure	CDBG: \$394,003	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 28950 Persons Assisted Brownfield acres remediated: 4 Acre
5	Effectively Administer CDBG Program	2020	2024	Admin			CDBG: \$183,083	

Table 79 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Essential Services
	Goal Description	<p>Goal 1: Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including special needs populations and those experiencing homelessness or at risk of becoming homeless.</p> <p>To meet this goal the City will fund non-profit agencies and organizations to support community members including the homeless, those at risk of being homeless and special needs populations with a variety of services that are inclusive for residents of all ethnic and cultural backgrounds.</p>

2	Goal Name	Safe and Affordable Housing
	Goal Description	<p>Goal 2: Increase, maintain, and improve the supply of safe and affordable housing for individuals and families with extremely low to moderate incomes.</p> <p>To meet this goal, the City will fund affordable housing acquisition, historic rehabilitation, code enforcement, demolition of dilapidated structures with reconstruction, and homebuyer assistance. These activities will be carried out through the City's rehabilitation programs with direct assistance to the homeowner or investor owner and nonprofit partnerships.</p>
3	Goal Name	Create Economic Opportunities
	Goal Description	<p>Goal 3: Create economic opportunities for individuals and families with low-moderate incomes.</p> <p>To meet this goal, the City will fund businesses through its economic development programs directly to entrepreneurs wanting to establish their business, with extra support for transportation, child care; investors and business owners that want to rehabilitate, improve or expand their business. CDBG will also be used as match funding for the \$500,000 EPA Brownfields Grant the city received for Bates Mill #5. The outcomes of these goals are to create and retain jobs.</p>
4	Goal Name	Public Facilities and Infrastructure
	Goal Description	<p>Goal 4: Preserve and improve public facilities and infrastructure that serve low to moderate-income neighborhoods or special needs residents.</p> <p>To meet this goal, the City will fund infrastructure reconstruction, rehabilitation, to parks, streets, sidewalks, improved broadband access, etc. in our target area. These activities will be carried out by the Public Works Department. Additionally, the City will fund activities relating to public facility rehabilitation and improvement. These activities will be carried out by non-profit owners/developers. Public infrastructure funding will be awarded once annually as part of the annual allocation process. Public Facilities requests for funding will be available on a rolling basis throughout the year, limited by funding availability.</p>
5	Goal Name	Effectively Administer CDBG Program
	Goal Description	Administer the program.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The project descriptions below provide a concise summary of the activities that will be undertaken during the upcoming year to address priority needs and goals established in the Strategic Plan of the consolidated Plan.

#	Project Name
1	Essential Public Services
2	Safe and Affordable Housing
3	Create Economic Opportunities
4	Public Facilities and Infrastructure
5	Administration and Planning

Table 80 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City prioritizes CDBG funding in to the target areas. The NRSA is the Choice Neighborhood and comprises the CT of 201,203, & 204. This is the area of the greatest need. The City continues to include CT 202 in its CDBG Target Area. However, the level of poverty is diminishing with 54% LMI in this CT as compared to the NRSA which is about 73% LMI. Not all funding will be invested in the Target Area, there are single family homeowners elsewhere in the City that are LMI that will be eligible for assistance.

AP-38 Project Summary

Project Summary Information

1	Project Name	Essential Public Services
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood
	Goals Supported	Provide Essential Services
	Needs Addressed	Provide Essential Services
	Funding	CDBG: \$183,982
	Description	Provide essential public services to improve quality of life for individuals and families with low-moderate incomes, including special needs populations and those experiencing homelessness or at risk of becoming homeless. To meet this goal the City will fund non-profit agencies and organizations to support community members including the homeless, those at risk of being homeless and special needs populations with a variety of services that are inclusive for residents of all ethnic and cultural backgrounds.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The City will fund public services agencies to carryout activities under this project. It is expected that the services provided will benefit 1,402 individuals and families that are extremely low, low and moderate income.
	Location Description	The activities will be carried out at scattered sites throughout the city; however, most will be carried out in the CDBG and NRSA target areas.

	<p>Planned Activities</p>	<p>The following activities will be carried out by non-profit agencies:</p> <ol style="list-style-type: none"> 5. Promise Early education - wrap around school child care - will serve 26 children and families \$10,000 6. Trinity Jubilee Center- Day Shelter & Resource Center - will serve 158 homeless adults \$29,000 7. Trinity Jubilee Center - Food bank - will serve 750 individuals and families \$9,000 8. Community Credit Union - Economic security bridging the financial gaps - will serve 18 individuals and families \$14,933 9. Community Credit union - Community Navigator program - will serve 50 individuals and families \$14,396 10. Lewiston Adult Education- Integrated Skill-based Work Readiness Training - will serve 18 individuals \$18,973 11. Literacy volunteers- Workplace Literacy English Conversation Classes - will serve 45 adults \$4,900 12. YWCA Central Maine - School Aged Children's Program for expanded day care - will serve 66 children and families \$9,800 13. New Beginnings - Youth Educational Support Program - will serve 55 homeless youth \$14,400 14. Seniors Plus - Nourishment and Health and Wellness - will serve 129 seniors and disabled adults \$24,000 15. Veteran's Inc. - Increasing supportive services for Maine Veterans - will serve 55 adults \$9,600 16. Tedford Housing, Inc. - Lewiston's Supportive Services Program - will serve 12 homeless families \$6,580 17. Tree Street Youth - Street Leader Workforce Development - will serve 20 youth and families \$18,400
2	<p>Project Name</p>	<p>Safe and Affordable Housing</p>

Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood
Goals Supported	Safe and Affordable Housing
Needs Addressed	Safe and Affordable Housing
Funding	CDBG: \$229,223 Revolving Loan Fund: \$338,281
Description	Goal 2: Increase, maintain, and improve the supply of safe and affordable housing for individuals and families with extremely low to moderate incomes. To meet this goal, the City will fund affordable housing acquisition, historic rehabilitation, code enforcement, demolition of dilapidated structures with reconstruction, and homebuyer assistance. These activities will be carried out through the City's rehabilitation programs with direct assistance to the homeowner or investor owner and nonprofit partnerships.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	It is expected that the City will assist extremely low, low and moderate income families predominantly living in the target area. The activities will include: Rehabilitation for 50 multifamily units; rehabilitation for 5 homeowners; inspect and evaluate code violations for 50 units in the target area; and will provide homebuyer assistance to 1 household in the target area.
Location Description	Most of the housing activities (multifamily rehabilitation, code enforcement and homebuyer assistance) will occur in the target area or the NRSA. Some of the homeowner rehabilitations may occur out side of the target area city-wide.

	Planned Activities	The following activities to improve the quality of housing include: 18. City of Lewiston - Enhanced Code Enforcement in the target area \$79,701 19. City of Lewiston - CN gap funding (PILOT) program to make units lead free vs lead safe \$50,000 20. City of Lewiston - Funding staff for project delivery for the City's Housing Rehabilitation Program \$99,522 21. City of Lewiston - Housing Rehab and Lead \$338,281 (RLF)
3	Project Name	Create Economic Opportunities
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood
	Goals Supported	Create Economic Opportunities
	Needs Addressed	Create Economic Opportunities
	Funding	CDBG: \$235,000 Revolving Loan Fund: \$382,271
	Description	Goal 3: Create economic opportunities for individuals and families with low-moderate incomes. To meet this goal, the City will fund businesses through its economic development programs directly to entrepreneurs wanting to establish their business, with extra support for transportation, child care; investors and business owners that want to rehabilitate, improve or expand their business, and match CDBG for brownfield redevelopment. The outcome of this goal is to create and retain jobs.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is expected that extremely low, low, and moderate income households will benefit. The activities will create or retain 12 jobs and assist 6 businesses. Most of the activities list will relate to creating economic stability for households and businesses as they work to survive the COVID-19 pandemic. Some of the funding will come from CDBG-CV, but most will come from the RLF and Entitlement.
	Location Description	Most of the activities will be carried out in the CDBG and NRSA's Target areas. Some activities may be city-wide
	Planned Activities	Planned activities include: 22. City of Lewiston - Micro Enterprise Grant program \$125,000 of this total \$45,000 will come from EN; \$80,000 from carryover EN. 23. City of Lewiston - Economic Development Loan Program \$382,271 24. City of Lewiston - EconomicDevelopment Grant Program \$110,000
4	Project Name	Public Facilities and Infrastructure
	Target Area	Census Tract 204 Census Tract 201 Choice Neighborhood
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$394,003
	Description	Goal 4: Preserve and improve public facilities and infrastructure that serve low to moderate-income neighborhoods or special needs residents. To meet this goal, the City will fund infrastructure reconstruction, rehabilitation, to parks, streets, sidewalks, etc. in our target area. These activities will be carried out by the Public Works Department. Additionally, the City will fund activities relating to public facility rehabilitation and improvement. These activities will be carried out by non-profit owners/developers.
	Target Date	6/30/2021

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The proposed activities will benefit the extremely low, low, and moderate income children and families that live in the target areas near the improvements in which 72.53% are considered low/mod.</p> <p>Howe Street Sidewalks - 2,080 Persons</p> <p>Bates Mill #5 will be Brownfield Clean up that either results in redevelopment of a National Register Property or demolition and clearance of spot blight. Financials implications of each being explored - TBD.</p> <p>Sledding hill beneficiaries - 26,870 Persons</p>
	<p>Location Description</p>	<p>25. 144 Howe Street- Sidewalk reconstruction (1st year planning work, environmental review and preparation of bid specs with 2nd year project implementation)</p> <p>26. Bates Mill #5 (15 Canal Street)</p> <p>27. NRSA</p> <p>28. TBD</p>
	<p>Planned Activities</p>	<p>29. City of Lewiston Public Works Department will conduct the environmental review, planning, and prepare bid specifications for Howe Street Sidewalks -first year \$30,000 EN This will be a two year project.</p> <p>30. City of Lewiston Brownfield Clean Up of Bates Mill #5 - \$40,000 EN</p> <p>31. Choice Neighborhood Match -\$143,750 EN</p> <p>32. Public Facilities and Infrastructure Project to be determined by City Council Action -\$180,253</p>
<p>5</p>	<p>Project Name</p>	<p>Administration and Planning</p>
	<p>Target Area</p>	<p>Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202 Lewiston, City Choice Neighborhood</p>

Goals Supported	Provide Essential Services Safe and Affordable Housing Create Economic Opportunities Public Facilities and Infrastructure
Needs Addressed	Provide Essential Services Safe and Affordable Housing Create Economic Opportunities Public Facilities and Infrastructure
Funding	CDBG: \$183,083
Description	The City will fund general administration of the CDBG program; administrative costs of the CDBG-CV; and is funding a Fair Housing Market Study.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	Approximately 11,000 individuals and families that are extremely low, low, and moderate income families will benefit through the administration of the City's CDBG.
Location Description	27 Pine Street Lewiston Maine 04240
Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As described in the Needs Assessment, the geography of the City includes an outer ring comprised of primarily of owner-occupied single family housing (Census Tracts (CT) 205-209) and an inner circle of very dense multifamily rental housing (CT 201-204). The majority of the funding received from CDBG goes into the Census Tracts 201-204, which are our lowest income neighborhoods and an area designated as the CDBG Target Area. New data indicates that Census Tract 202, while still considered in the CDBG Target area for this Consolidated Plan, is changing. It is comprised of a higher number of owner-occupied single family properties (1-4 units) than in the other census tracts and the median income is rising. It remains a qualified CT with over 51% of neighborhood residents considered low to moderate income. In February 2017, the City received a Choice Neighborhood Planning and Action Grant that identified Census Tracts of 201, 203, and 204 as the Choice Neighborhood. In 2018, following the boundaries identified in the Choice Neighborhood, HUD designated Census Tracts 201, 203, and 204 a Neighborhood Strategy Revitalization Area (NRSA).

The City intends to allocate 75% of its funding in the NRSA; 20% of its funding in Census Tract 202; and 5% of its funding city-wide to address housing needs of persons that are low to moderate income homeowners.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	
Census Tract 203	
Census Tract 201	
Census Tract 202	20
Lewiston, City	5
Choice Neighborhood	75

Table 81 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The majority of the LMI live in the NRSA which is comprised of CT 201,203,& 204. CT 202 is still part of the CDBG Target area but the neighborhood is transitioning. City wide activities are single family homeowners.

Discussion

Most of the City's funding is directed toward the NRSA and CDBG Census tracts because it is the highest concentration of need.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes Lewiston's planned actions to carry out the following strategies outlined in the Strategic Plan: address obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) reduce lead paint hazards, 4) reduce the number of families of poverty-level families, 5) develop institutional structures, and 6) enhance coordination.

Actions planned to address obstacles to meeting underserved needs

City staff is very actively involved in community broad based collaboratives and are very receptive to needs expressed by community members. The City evaluates the reach of its programs and priorities at least every 6 months and makes changes to programs to ensure that its citizens needs are met.

Actions planned to foster and maintain affordable housing

Over the recent past the City has conducted several key planning efforts the

The City has identified a high priority need to increase, maintain, and improve the supply of safe and affordable housing for all housing types. The goals and strategies in the consolidated Plan align with other community plans such as Legacy Lewiston (LL) (Comprehensive Plan), Choice Neighborhood Transformation Plan (CNTP), EPA Environmental Justice Collaborative Problem Solving Grant (EPA-EJCPS), and Analysis of Impediments to Fair Housing Choice (AI). The City has a strong partnership with Lewiston Housing and the Lewiston Auburn Housing Corporation, both non-profits with affordable housing as the mission, to purchase, rehabilitate, or demolish key housing properties in the downtown. The City and its partners have an infill housing plan as part of its strategy to improve the housing stock.

Each of the plans identify concrete steps that we can take to improve the housing stock in the downtown. These strategies are incorporated in this plan. This year we are including slightly over \$500k to improve the housing stock.

Actions planned to reduce lead-based paint hazards

The City has been receiving OHHLHC funding into the target area regularly since 2012. This summer the City was awarded its largest grant of \$5.2M City-wide for multifamily and single family housing. Of this amount, the city will address hazards for 255 units in the target area. It is expected that 75 multifamily housing units and 5 single family housing units will be made lead safe. The City intends to match the lead grant with \$101,250 from the RLF as a forgivable loan and has allocated \$174,444 from its RLF to rehabilitate the properties to be code compliant. Finally, \$50,000 from Entitlement will fund a Pilot program to not only reduce hazards but to make units lead free. Clearly, lead free can be attained through new construction; however, the CN is defining "lead free" as removing any lead component that

a child could touch and has access to.

Actions planned to reduce the number of poverty-level families

The City funds public service agencies as sub-recipient to carryout its programs to benefit extremely low, low and moderate income households. This year 2,714 individuals and families will receive a variety of programs such as job training, education classess, expanded child care, financial literacy, supportive services and case management designed to provide recipients with the skills and training needed to move toward greater financial independence.

Actions planned to develop institutional structure

City staff consists of a Director - Economic and Community Development Department (ECDD), Community Development Coordinator (ECDD),one part time Administrative Assistant (ECDD); a Grants Accountant (Finance Department); Code Enforcement Officer (Code & Planning); a Lead Program Manager (ECDD); an Economic Development Manager (ECDD) and an Economic Development Specialist (ECDD). New this year the City will add two staff, a Rehabilitation Coordinator and an Intake Coordinator. All staff are being crossed trained and are encouraged to seek continuing education for the federal grants we manage.

The staff at the City that manage the federal grant programs have a combined experience of 50+ years.

Actions planned to enhance coordination between public and private housing and social service agencies

City staff are involved with many collaborative efforts in Lewiston and Auburn that include grass roots, EBCO, nonprofits and citizens. Collaboration in Lewiston is strong and involves many different partners all working to achieve common goals. To name a few, the City partners with Community Concepts, Inc., Lewiston Auburn Alliance for Services to the Homeless, Lewiston Housing Authority, Helathy Neighborhood, the citizen driven governance board for the CHTP, the Housing Committee, and Bridges out of Poverty.

Discussion

The City and its collaborating partners and citizens are focussing its efforts to create a vibrant and healthy community.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section provides information on the specific requirements of the Annual Action Plan.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	120,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	120,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

Discussion

The City is on a three year cycle for LMI benefit which is 2019, 2020, and 2021. The 2019 year will probably be at 62% LMI benefit and will need to improve its overall benefit and only fund activities that are LMI benefit for the next 2 years.

Appendix - Alternate/Local Data Sources