



*City of Auburn
Business & Community
Development Department*



COMMUNITY DEVELOPMENT ACTION PLAN PROGRAM YEAR 2025

"Auburn Aerial View" | Richard Plourde Photography

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Auburn Community Development Office (ACDO) presents its Action Plan (AP) for FY25 to the U.S. Department of Housing and Urban Development (HUD). The PY 2025 Action Plan marks the sixth year of the 2020-2024 Consolidated Plan. On February 25, 2025, HUD notified the Auburn-Lewiston Consortium that its request to extend the publication timeline for the next Consolidated Plan had been approved. This extension will allow the city's comprehensive plan process now underway to be incorporated into the next 5-year Consolidated Plan now to be published for FY26.

Aligned with our 2020-2025 Consolidated Plan (PLAN), the ACDO has developed strategies for utilizing Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program funds in Auburn and Lewiston. By identifying community challenges and unmet needs, the ACDO has established clear priorities and outlined the deployment of federal resources to address these issues. The current comprehensive Plan sets precise goals, measurable objectives, and performance metrics to effectively evaluate, reform, reinvent and renew our communities while serving as a robust framework for prioritizing funding requests and shaping individual program guidelines.

This Annual Plan (AP) outlines proposed activities and presents a sixth-year budget aligned with the goals and objectives identified in the Consolidated Plan. The City of Auburn continues to prioritize the use of Community Development Block Grant (CDBG) funds to support low- and moderate-income individuals and families, directing resources to areas with the greatest demonstrated need—particularly neighborhoods with high concentrations of income-eligible households. The Auburn Community Development Office (ACDO) remains committed to leveraging CDBG funds for critical public services and infrastructure improvements. While maintaining strategic flexibility in fund allocation, the ACDO ensures compliance with HUD's national objectives and adheres to the 15% cap on annual expenditures for public services.

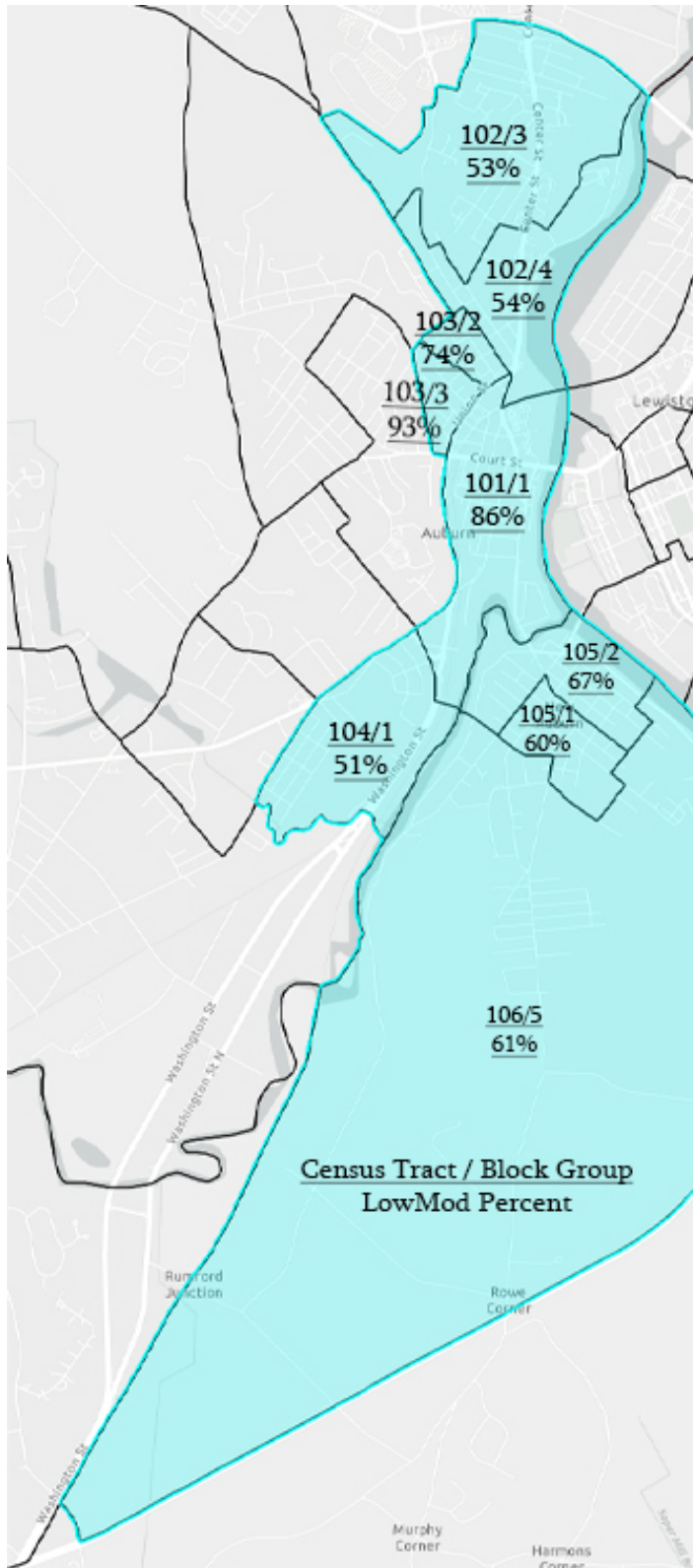
Although HUD continues to rely on the 2016–2020 American Community Survey (ACS) data through the Comprehensive Housing Affordability Strategy (CHAS), updated mapping tools now align census tract and block group data with the latest U.S. Census Bureau population database. Based on this updated mapping, nine census tract block groups in Auburn now qualify as Low- and Moderate-Income Areas (LMIAs), where at least 51% of households earn less than 80% of the Area Median Income (AMI). AMI represents the midpoint of a region's income distribution—meaning half of households earn above the

AMI and half below. These figures highlight the growing economic pressures faced by Auburn residents, especially as the costs of housing, food, and utilities continue to climb.

By implementing decisive actions to address these critical issues, as outlined in this AP, the ACDO plays a pivotal role in positively impacting the lives of those in need within the Auburn and Lewiston communities.

DRAFT

CDBG Target Areas Program Year 2025



Census Block Groups where
51% + of Residents qualify
as Low to Moderate Income

LowMod= at or Below 80%AMI

Area Median Income (AMI) is
the median income for a specific
geographic area and represents the
midpoint of income distribution

Source: HUD Income Data
2016-2020 ACS
2020 Census Database

CDBG Target Areas

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The ACDO remains committed to achieving the measurable outcomes established in the 2020–2024 Consolidated Plan. This comprehensive PLAN outlined four overarching goals and their expected outcomes, detailed below. The data presented highlights the cumulative impact achieved to date through activities funded by the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs.

As the City of Auburn embarks on a citywide comprehensive planning process, the ACDO views this program year as a pivotal opportunity to reform, reinvent, and renew its community development strategies. Guided by the foundational goals of the current Consolidated Plan, the department will also look ahead—engaging stakeholders, aligning investments, and re-evaluating priorities to ensure that future programming responds effectively to evolving needs and long-term visions for equitable growth.

Over the past two fiscal years, there has been a significant and sustained increase in the number of residents turning to the city General Assistance office. From FY23 Q1 to FY25 Q2, applications received increased six-fold—from just 62 to 383—highlighting a dramatic rise in community need. The number of cases receiving assistance followed a similar trend, peaking at 429 in FY24 Q4 before slightly tapering to 337 in FY25 Q2. Notably, certain categories such as housing and utility assistance saw substantial growth, with housing assistance cases rising from 23 in FY23 Q1 to a high of 335 in FY24 Q4, and utility assistance increasing more than twentyfold over the same period.

Financial expenditures mirrored this rise, with total quarterly assistance costs growing from just over \$17,000 in FY23 Q1 to a peak of \$255,399 in FY24 Q3. Although there has been a slight decline in both expenditures and cases since that peak, the demand remains significantly higher than pre-FY24 levels. The need for emergency assistance reflects not only economic hardship but also demographic shifts and increased vulnerability within the community. The dramatic surge in assistance requests, particularly in housing and utility support, underscores the ongoing strain on low-income households and the growing importance of maintaining robust local safety net programs.

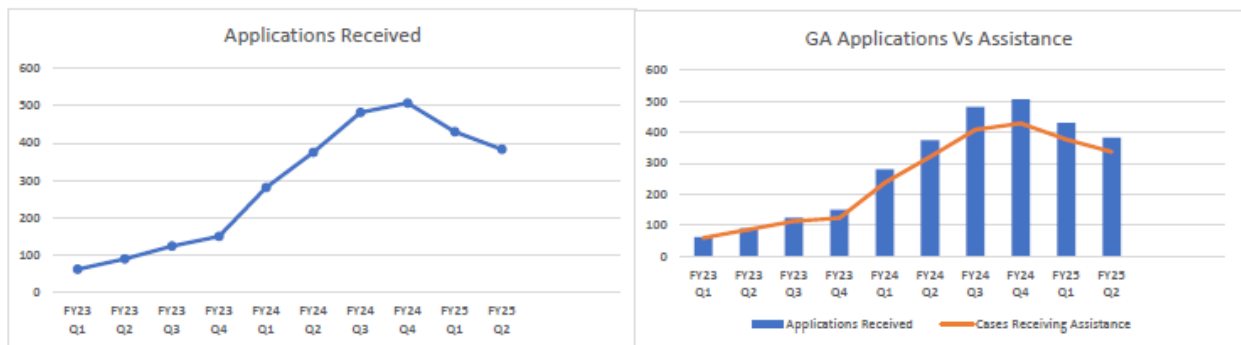
Residents receiving emergency support through the City’s General Assistance program must meet strict income eligibility criteria, typically falling below 25% of the Area Median Income (AMI). The sharp increase in both applications and cases receiving aid highlights growing instability among Auburn’s most economically vulnerable households. This trend aligns with findings from the recent community survey, where 49% of respondents reported being housing cost-burdened—spending more than 30% of their income on housing. As state-funded rental assistance resources continue to dwindle, more residents are turning to local programs for help with basic needs such as housing, utilities, and household supplies, all of which have seen significant rises in assistance levels since FY23.

In response, and consistent with the goals outlined in the City's Consolidated Plan, this Annual Plan prioritizes the objective to provide 100 units of rental assistance. The need for stable, affordable housing remains critical, especially for households between 25% and 60% AMI who are unable to turn to existing resources such as GA. By expanding rental assistance, the City seeks to mitigate the impact of escalating housing costs and help residents maintain housing stability during a time of increasing financial hardship.

It is important to note that this assessment does not include impacts from the Lead Hazard Mitigation Grant, American Rescue Plan Act (ARP) funds, or other local and federal resources leveraged by the ACDO over the past year.

General Assistance Trends by Quarter

	FY23 Q1	FY23 Q2	FY23 Q3	FY23 Q4	FY24 Q1	FY24 Q2	FY24 Q3	FY24 Q4	FY25 Q1	FY25 Q2
Applications Received	62	90	124	150	281	375	482	507	430	383
Cases Receiving Assistance	59	86	113	123	237	321	409	429	377	337
Workfare Cases	3	8	19	19	3	0	0	3	3	47
Cases With Asylum Pending	15	13	34	50	156	102	131	132	120	113
Cases Receiving Housing Assistance	23	61	101	85	142	249	333	335	321	286
Cases Receiving Utility Assistance	8	16	45	52	68	100	157	177	182	111
Cases Receiving Food Assistance	19	0	12	27	37	66	26	24	29	29
Cases Receiving Medical Assistance	0	0	1	0	13	11	9	0	0	18
Cases Receiving Burial/Cremation Assistance	2	4	4	0	3	3	8	1	0	2
Cases Receiving Baby Supply Assistance	7	0	5	9	6	20	8	10	9	17
Cases Receiving Household Supply Assistance	8	0	25	41	59	189	70	118	140	149
Cases Receiving Misc. Assistance	0	0	0	0	0	0	0	0	0	2
Total Financial Expenditures	\$17,155	\$47,152	\$86,954	\$82,114	\$130,727	\$221,296	\$255,399	\$243,028	\$252,464	\$223,863
Total number of Persons assisted	0	0	0	0	419	576	693	745	640	491
Assistance Change From Previous Quarter		45.8%	31.4%	8.8%	92.7%	35.4%	27.4%	4.9%	-12.1%	-10.6%
Expense Change From Previous Quarter		174.9%	84.4%	-5.6%	59.2%	69.3%	15.4%	-4.8%	3.9%	-11.3%



General Assistance Data by Quarter

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Within the Plan's four established objectives, which were established in pre-pandemic 2019, only **Goal #1 to provide Safe & Affordable Housing** is currently behind target. Several factors have contributed to these numbers:

- **COVID-19 Disruptions:** Rental and homeowner rehabilitation projects were delayed in **Program Year (PY) 2020** and 2021 due to pandemic-related shutdowns and labor shortages.
- **Market Challenges:** Rising construction costs and a shortage of contractors in **PY 2021 and 2022** further hindered project progress.
- **Lead Abatement:** In FY21 the ACDO received funding and shifted its rehab program to focus on targeted Lead abatement in income-qualified housing units. The work completed under this grant is not reported within the HUD IDIS system.
- **Reduced Rental Assistance:** The federal and state rental assistance programs swelled to fill a growing affordability gap in FY22 & 23. The sudden termination of these programs has increased financial strain on low-income households and left a backlog of cases.
- **Rising Rental Costs:** A significant increase in average rental rates made it difficult to find eligible units. Many rentals exceeded **HUD's Fair Market Rent (FMR)** cap, disqualifying them from assistance under HOME guidelines.

Given these ongoing challenges, the ACDO will shift its focus in PY 2025 to tenant-based rental assistance (TBRA) and related case management. Recent changes to the HOME TBRA guidelines will enhance program efficiency by aligning rent caps and payment standards with Section 8 requirements, making rental assistance more applicable, streamlined and impactful.

Additionally, HOME-ARP funds will continue to provide direct services and emergency support to Auburn residents experiencing homelessness by partnering with local welfare organizations, further leveraging the power of the private and non-profit sector while increasing the impact of these scant federal funds.

4. **Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The formulation of the Action Plan for the City of Auburn and the Auburn-Lewiston Consortium adheres to the pertinent HUD guidelines and the Auburn Citizen Participation Plan. A comprehensive community needs survey, distributed through both digital channels and traditional paper formats, was conducted to ensure broad outreach. The survey remained accessible for responses from January 20, 2025, to April 1, 2025, and witnessed an impressive turnout of 787 respondents, representing over 1,940 individuals. This marked an increase of 7.8% from the previous year. Moreover, the ACDO engaged in direct consultations with local service providers to glean deeper insights into the community's diverse needs.

Preceding the formulation of this Plan, the Auburn City Council convened a pre-plan Public Hearing, providing residents with a platform to voice their concerns and articulate their priorities for the community. Subsequently, a 30-day public comment period ensued prior to the adoption of the CDBG and HOME Action Plans and associated budgets. The final Action Plan was made available for public scrutiny on May 14th 2025, including a Public Hearing hosted by the City Council on June 16th, 2025. The public comment period ended on June 16th, 2025. Public Notices for these hearings, along with

invitations for community input, were disseminated through prominent local channels such as the Sun Journal newspaper, the city's official website, and various social media platforms to ensure extensive community engagement. Additionally, the Action Plan and supplementary materials were readily accessible on the City's website, promoting transparency and accessibility to all stakeholders.

DRAFT

After-Mass healing ministry begins at Holy Cross Church

LEWISTON — An expanded healing prayer ministry started Jan. 26 at Holy Cross Church, 1080 Lisbon St., which will continue every Sunday morning in its chapel following the 8:30 a.m. mass.

All present in the following services, which typically end around 9:45 a.m., will be invited into the side chapel to have prayers said for themselves or as surrogates for loved ones.

Every type of ailment,

from before or after surgery, to the many health challenges present in people's lives, including long-term issues, will be given considered and thoughtful prayer by team members in the ornate Chapel, according to a news release from Paul Barbalet.

This ministry is not restricted to parishioners; all faith communities are welcome.

For more information call 207-777-1200.

HONOR ROLLS

AUBURN — Saint Dominic Academy — Auburn Campus has named the following students to the second quarter honor roll for the 2024-25 academic year.

Principal's list

Grade 12: Charlize Apodaca, Rohan Brown, Kasey Core, Logan Martin, Jonathan Tangiamasu, Anna Theriault, Curtis Wheeler and Brooklyn Whid.

Grade 11: Nina Brown, Ella Dick, Sophia Francis, Kendall Gravel and Spencer Morgan.

Grade 10: Madeline Andrews, Madeline Bauer, Evelyn Caron, Vivian Hamlin, Haley Lalreque, Ava Martin, Madeline Stratman, Daniel Tangiamasu and Olivia Tassinari.

Grade 9: Owen Bushway, Aivianna D'Auteuil and Alana Wheeler.

Grade 8: Sarah McHardy, Grade 7: Connor Lagan and Emmanuel Tangiamasu.

Grade 6: Emilia Gradwell, Chris Abeler, Hayvayramina, Ella LeCompte, Jillanna Mason and Jaxon Roy.

First honors

Grade 12: Gabrielle Allen, Emily Andrews, Aidan Belanger, John Brocke, Lake Davidson, Jack Galturic, Leah Herrie, King Rapha Romeo Iragan, Daniel Iwanayawu, Moli Jones, Mason LaPlante, Lauren Naous, Cassidy Russell and Taylor Varney.

Grade 11: Kyla Berube, Brady Blush, Benjamin Dima, Dmitri Keene, Sarah Levesque, Lilian Radonis, Seia Russell and Lily Thibault.

Grade 10: Lily Bonazzi, Chloe Croston, Piper Croston, Ian Ctry, Anastasia

Second honors

Grade 12: Kihan Egtall, Placenta Ego, Brockton Morissette, Evelyn Rand and Isaac Yombe.

Grade 11: Joseph Adams, Maia Cole, Riley Dagle, Rhys Levesque, Logan Murphy, Tyler Randall, Owen Walsh and Brody Walling.

Grade 10: Jaxon Book, Connor McElrath, Logan Rousseau and Deano Scilla.

Grade 9: Gabrielle Adams, Willow Ayotte and Mely Theriault Cluay.

Grade 8: Iver Hall, Rayhana Robbin and Noah Rousseau.

Grade 7: James Puchse.

Honorable mention

Grade 10: London Bile-don and Mia Henderson.

More Connections
can be found on
Page C5

NOTICE

The Auburn Community Development Office announces a public hearing to be held by the City Council on February 18, 2025 for the purpose of receiving public input from residents regarding housing and community needs, including priority housing community development needs and affirmatively furthering fair housing. Input received will influence how CDBG & HOME funds, as provided by the U.S. Department of Housing & Urban Development (HUD), will be expended during program year 2025. Prior to developing the Annual Action Plan the city of Auburn, and the Auburn-Leviston HOME Consortium seeks to provide reasonable notice and opportunity for the public to provide input.

Public comments will be accepted during the public hearing. Comments can also be submitted to CDBG@auburnmaine.gov or delivered in person to the Business & Community Development Office until March 15, 2025.

Additionally, the public may provide input by completing the Community Development Survey by scanning the QR Code below. To request printed copies, translations, or other accommodations email CDBG@auburnmaine.gov or call the Community Development Office at (207) 353-6061.



MAINE INTERNATIONAL FILM FESTIVAL

Deadline for entries Friday

WATERVILLE — The regular film submission deadline is Friday, Feb. 14, for the 28th Maine International Film Festival in Waterville.

The annual festival showcases 100 films in 10 days from July 11-20, highlighting the best of American independent, international, and repertory cinema, including the finest Maine-made productions, celebrated each year with the

Tourmaline Prizes, according to a news release from the festival.

It accepts submissions of feature-length and short films of any genre. Special consideration will be given to works filmed in Maine or that have a significant Maine theme or focus.

To qualify as a Maine-made film eligible for the

Tourmaline Prize competition, the majority of the film's principal production must have taken place in Maine. Films with pre- and post-production activities that occurred in Maine are not automatically eligible unless the majority of the principal production occurred in Maine. Films meeting these made-in-Maine qualifications may be submitted for 50% off normal submission fees.

Meanwhile, the 2025 Maine Student Film & Video Festival is moving to July 18. That festival will now be held as part of MIFF. Student filmmakers now have the chance to see their films screen before an international audience, meet with professional filmmakers from around the world, and win prizes.

For more information visit watervillecinema.org.

MOUNT VERNON

LIBRARY TO HOST SLEDDING PARTY

MOUNT VERNON — The Dr. Shaw Memorial Library will host a sledding party at 1 p.m. Monday, Feb. 17, at 344 Pond Road.

People should bring their own sled. The staff will provide hot cocoa and cookies inside.

For more information, email Alice Olson at aolson51@gmail.com.

Norway library plans to host puzzle swap

NORWAY — Norway Memorial Library is set to host a puzzle swap this month.

Participants can bring one gently used puzzle.

For more information, call 207-743-5809 ext. 1, stop by the information desk, or email norcan@norway-memoriallibrary.org.

to swap for a "new" puzzle. The puzzles will be on a table in the reference room.

For more information, call 207-743-5809 ext. 1, stop by the information desk, or email norcan@norway-memoriallibrary.org.

NOTICE OF STATE RULEMAKING

Wednesday, February 12, 2025
Public Input for Proposed Rules

PUBLIC INPUT FOR RULES: A list of state agency rule proposals is published here each Wednesday. You can get a copy of a proposed rule by contacting the person listed in the notice. You can comment on a proposed rule by submitting a written comment to the agency or by attending the public hearing, if one is scheduled. If no hearing is scheduled, you can request one. The agency must hold a hearing if it receives 5 or more requests. If you have a disability and need assistance to participate in a hearing you should tell the agency at least 7 days before the hearing. **ONLINE INFORMATION:** Weekly notices, full text of adopted rules, and a list of agency rulemaking contacts are available at this website: <http://www.maine.gov/dmr/rulemaking>.

PROPOSALS

AGENCY: 05-127 Inland Fisheries and Wildlife
CHAPTER NUMBER AND TITLE: Ch. 16, Hunting (Chapter 16-11: Mammal Game Hunting)

PROPOSAL TRACKING NUMBER: 2025-P008

BRIEF SUMMARY: The Commissioner of Inland Fisheries and Wildlife is proposing to amend Chapter 16-11 rules pertaining to season dates and bag limits for the hunting of ducks, geese, and other migratory game birds.

PUBLIC HEARING: Tuesday, March 4, 2025 at 4:00pm - Inland Fisheries & Wildlife, 353 Water Street, Room 400, Augusta

CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (if different): Same

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (if any): None anticipated.

PROPOSALS

AGENCY: 13-188 Department of Marine Resources

CHAPTER NUMBER AND TITLE: Chapter 24, Groundfish Regulations

BRIEF SUMMARY: This proposed regulation seeks to align expected habitat

PUBLIC HEARING (if any): March 3, 2025 at 4:00 pm in DMR's Conference Room 118, Marquardt Building, 32 Blossum Lane, Augusta, ME, and remotely via Microsoft Teams.

CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (if different): Same

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (if any): None anticipated.

AGENCY: 05-127 Inland Fisheries and Wildlife

CHAPTER NUMBER AND TITLE: Chapter 16, Hunting (Chapter 16-12: Updated Game and Furbearer Annual Hunting (Gray Squirrels))

PROPOSAL TRACKING NUMBER: 2025-P009

BRIEF SUMMARY: The Commissioner of Inland Fisheries and Wildlife is proposing a change to Chapter 16 rules to adjust the gray squirrel hunting season.

PUBLIC HEARING: Tuesday, March 4, 2025 at 4:00pm - Inland Fisheries & Wildlife, 353 Water Street, Room 400, Augusta

CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (if different): Same

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (if any): None anticipated.

AGENCY: 13-188 Department of Marine Resources

CHAPTER NUMBER AND TITLE: Chapter 24, Groundfish Regulations

BRIEF SUMMARY: This proposed regulation seeks to align expected habitat

PUBLIC HEARING (if any): March 3, 2025 at 4:00 pm in DMR's Conference Room 118, Marquardt Building, 32 Blossum Lane, Augusta, ME, and remotely via Microsoft Teams.

CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (if different): Same

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (if any): None anticipated.

AGENCY: 18-123 Department of Administrative and Financial Services

CHAPTER NUMBER AND TITLE: Ch. 202, Tree Growth Tax Law Valuations

PROPOSAL TRACKING NUMBER: 2025-P010

BRIEF SUMMARY: MFS is proposing to repeal and replace Rule 202 ("Tree Growth Tax Law Valuations"). The following changes are being made to the proposed Rule. The rule is being replaced to provide updated valuation rates for each forest type by region.

PUBLIC HEARING: Thursday, March 6, 2025 at 4:00pm - Inland Fisheries & Wildlife, 353 Water Street, 3rd floor conference room, Augusta

CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (if different): Same

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (if any): None anticipated.

AGENCY: 13-188 Department of Marine Resources

CHAPTER NUMBER AND TITLE: Chapter 24, Groundfish Regulations

BRIEF SUMMARY: This proposed regulation seeks to align expected habitat

PUBLIC HEARING (if any): March 3, 2025 at 4:00 pm in DMR's Conference Room 118, Marquardt Building, 32 Blossum Lane, Augusta, ME, and remotely via Microsoft Teams.

CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (if different): Same

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (if any): None anticipated.

AGENCY: 10-144 Department of Health and Human Services - Maine Center for Disease Control and Prevention

CHAPTER NUMBER AND TITLE: Ch. 266, Certification Standards for Persons Conducting Chemical Analyses For The Detection and Identification of Drugs

PROPOSAL TRACKING NUMBER: 2025-P011

BRIEF SUMMARY: The Department is proposing this routine technical rule change to amend Chapter 266 to coincide with the expiration of the emergency rule effective January 2, 2025, ensuring competency

PUBLIC HEARING: Thursday, March 6, 2025 at 4:00pm - Inland Fisheries & Wildlife, 353 Water Street, 3rd floor conference room, Augusta

CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (if different): Same

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (if any): None anticipated.

AGENCY: 13-188 Department of Marine Resources

CHAPTER NUMBER AND TITLE: Chapter 24, Groundfish Regulations

BRIEF SUMMARY: This proposed regulation seeks to align expected habitat

PUBLIC HEARING (if any): March 3, 2025 at 4:00 pm in DMR's Conference Room 118, Marquardt Building, 32 Blossum Lane, Augusta, ME, and remotely via Microsoft Teams.

CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (if different): Same

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (if any): None anticipated.

Public Notices are a permanent and independent record of government and court actions. These include state and local government

Pre-AP Public Hearing 2.12.25

Annual Action Plan

2025

10

OMB Control No: 2506-0117 (exp. 09/30/2021)



City of Auburn, Maine (Official)

2m · 🌐

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Auburn Residents: You should have received a postcard in the mail from us recently. The card asks for your participation in a community survey to help guide the allocation of CDBG & HOME funds provided by the U.S. Department of Housing & Urban Development (HUD).

This is your chance to highlight unmet community needs and contribute to the development of our Annual Action Plan. Your feedback matters, and together, we can ensure federal funds are directed where they are needed most.

The mail delivery took a bit longer than we thought it would, so we have extended the response deadline to April 1, 2025. Please scan the code on the postcard, or use this link below to share your thoughts on unmet needs/priorities for federal funds.

<https://www.surveymonkey.com/r/auburncommunitysurvey2025>

For additional comments, printed copies, translations, or other accommodations, contact the Community Development Office at:

- Email: CDBG@auburnmaine.gov
- Phone: (207) 333-6601 Ext. 1157

[#communitydevelopment](#) [#auburnmaine](#)



A message from the City of
AUBURN
Business + Community Development

Shape Auburn's Future:
Your Opinion Counts!
SCAN CODE TO TAKE OUR
COMMUNITY SURVEY

Photo: "Rushing Waters" by
Richard Plourde Photography

Like Comment Send Share

Facebook Survey Post 3.11.25



City of Auburn, Maine (Official)

15h · 🌐

...

Auburn Mayor Jeffrey Harmon was honored to address the crowd at this evening's screening of the film, "Beyond the Bridge: A Solution to Homelessness."

The screening was the only showing of the film in Maine. It was held at USM in Portland.

More than 50 people from the greater Auburn area traveled by bus to the screening, including Mayor Harmon, Ward 1 City Councilor Rick Whiting, former City Councilors Dana Staples & Robert Hayes, members of Auburn's Ad-Hoc Committee on Homelessness, and other community leaders.

Several members of our staff were also in attendance, including City Manager Phil Crowell, Assistant City Manager Denis D'Auteuil, Police Chief Jason Moen, Fire Chief Robert Chase, Director of Business & Community Development Glen Holmes, Director of Economic Development Jay Brechick, Grants Manager Rita Beaudry, General Assistance Manager Jamie Longley, Public Health Manager Jennifer Edwards, and Public Services Coordinator Joyce Oster.

[#auburnmaine](#)



👍❤️ 40

3 shares

FB Beyond the Bridge 3.13.25

5. Summary of public comments

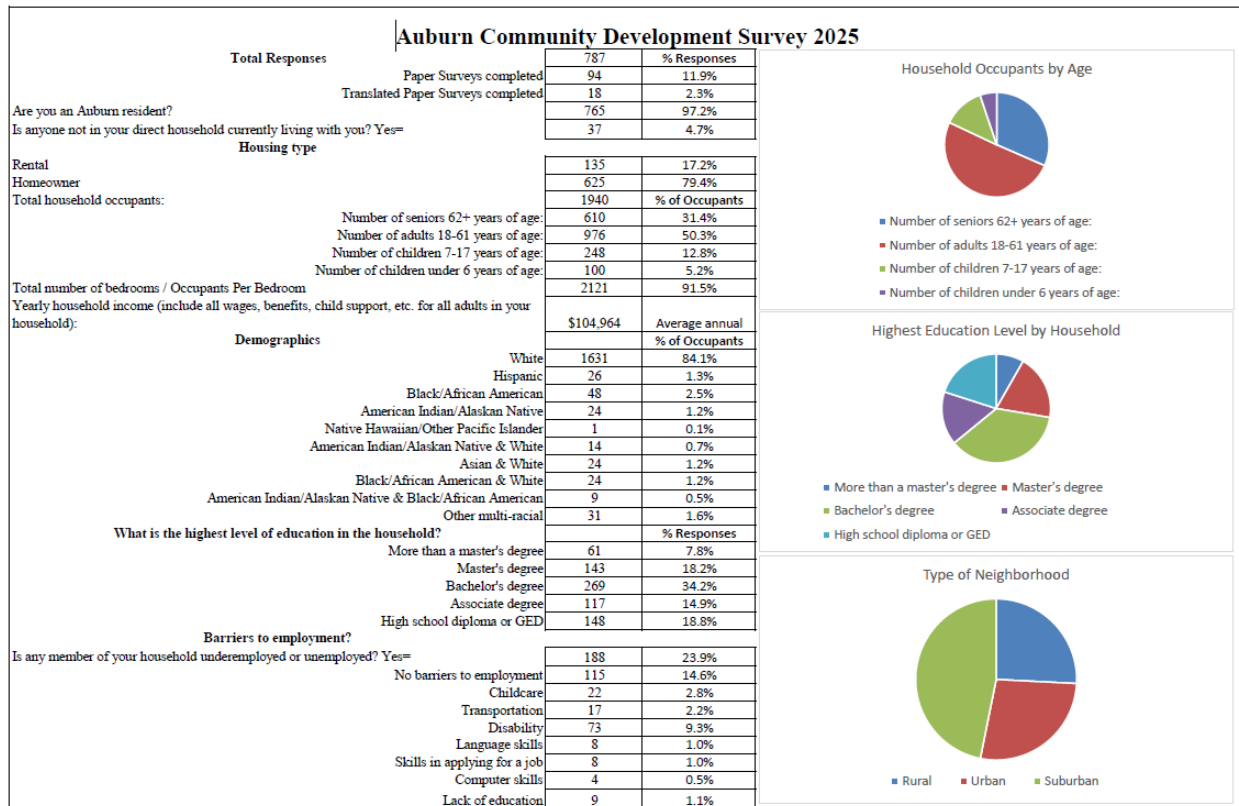
This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

As part of the community survey process, the city requested general unmet needs letters be submitted to the consortium contact information provided herein.

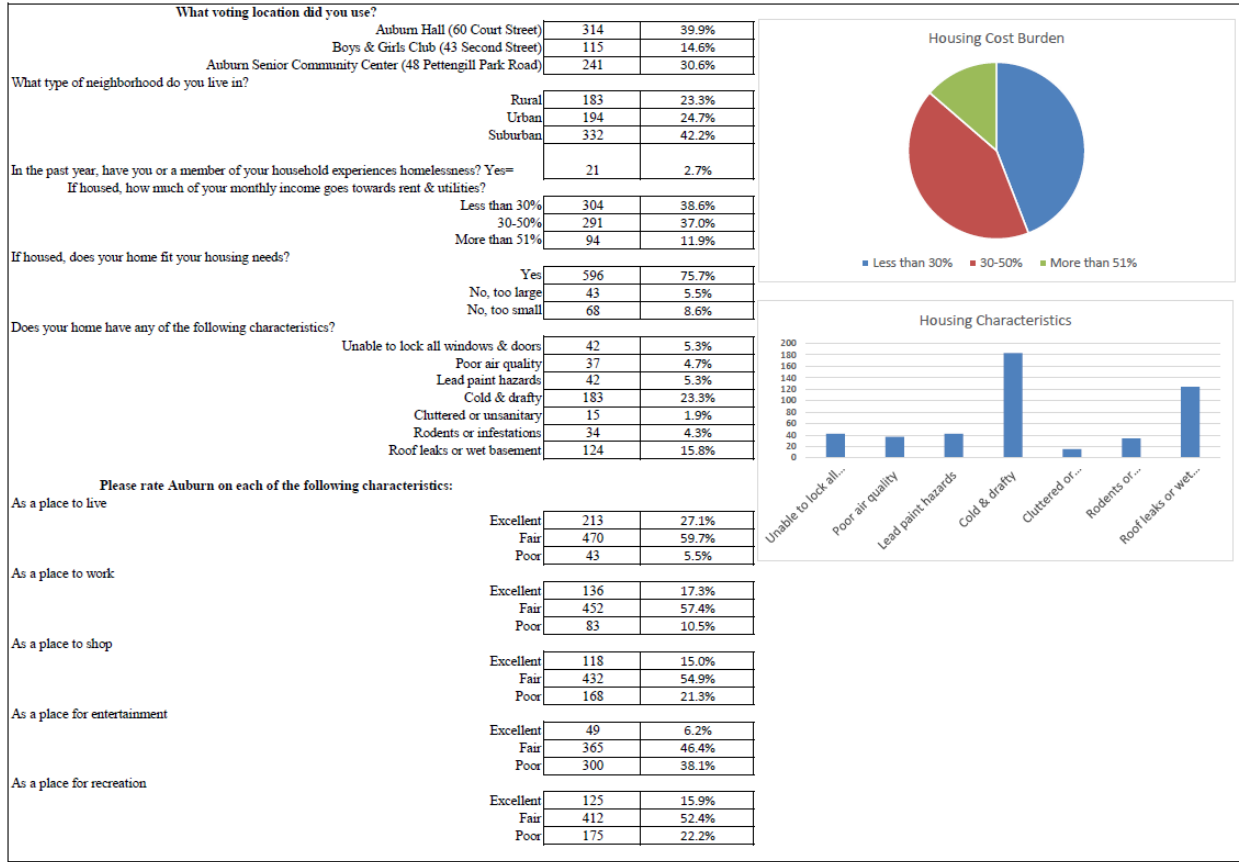
On February 18, 2025 the Auburn City Council held a pre-action Plan public hearing. This Public Hearing can be seen at timestamp 2h:30min by following the link below. During this meeting, no residents spoke.

<https://www.youtube.com/live/92LP207maBY?si=G1InHSLEttLjFB2S>

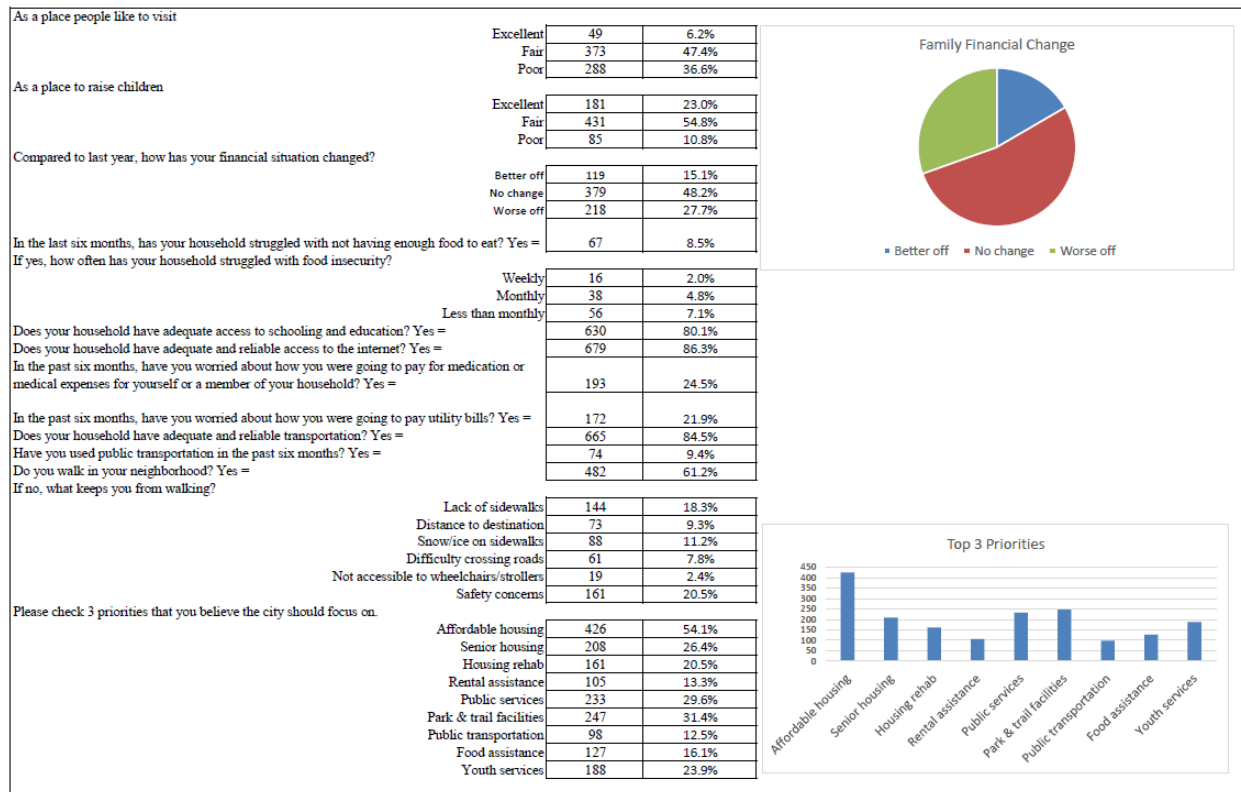
Additional public comments will be added as they are received.



Survey Page 1



Survey Page 2



Survey Page 3

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

No comments have been made that were not accepted. Comments will be added as they are received.

7. Summary

STRATEGY #1: PROVIDE SAFE & AFFORDABLE HOUSING

In response to the 54% of respondents in the City of Auburn's Community Survey who identified affordable housing as a top priority, the ACDO and the Auburn-Lewiston HOME Consortium will direct the majority of HOME funds in Program Year (PY) 2025 toward the development of new affordable housing units. One key initiative involves the proposed creation of 30 new Housing First units through a collaborative application to the Maine State Housing Authority.

The City of Auburn will invest considerable resources in housing stability initiatives. The city has partnered with Preble Street—a respected nonprofit homeless service provider—to staff a dedicated Housing Stability Coordinator. This role will focus exclusively on supporting Auburn residents who are experiencing or at risk of homelessness. Furthermore, the Annual Plan includes funding for Tenant-Based Rental Assistance (TBRA) for income-qualified renters, with a condition of participation in a self-sufficiency program administered by Preble Street.

Meanwhile, the City of Lewiston will continue to allocate its share of HOME funds to support affordable housing development under its Choice Neighborhoods initiative, as well as provide TBRA to eligible households.

STRATEGY #2: IMPROVE INFRASTRUCTURE & REDUCE BLIGHT

Looking ahead to PY 2025, and in response to the 29.6% of community survey respondents that prioritize the delivery of public services, this AP establishes that CDBG funds are allocated to sustain and expand operations at the Auburn Resource Center. This vital project was made possible through a combination of prior-year CDBG funding and a Section 108 loan. Continued repayment of the loan and support for operational expenses are essential to ensuring the long-term viability of this publicly owned asset, which is strategically located within a predominantly LMI census tract.

Additional infrastructure investments planned for PY 2025, as requested by 31% of survey respondents, will target safety-focused improvements for pedestrians as well as public park and trail facilities. These efforts reflect Auburn's ongoing commitment to neighborhood revitalization, public safety, and enhancing quality of life for all residents and are in response to the 20.5% of survey respondents that stated safety concerns keep them from walking in their neighborhoods.

STRATEGY #3: PROMOTE JOBS AND ECONOMIC OPPORTUNITY

For PY 2025, the City will continue to focus on job creation and economic development by leveraging its comprehensive TIF strategy. These efforts will aim to attract new businesses, support existing employers, and enhance long-term economic resilience—particularly within areas identified for revitalization and growth.

STRATEGY #4: PROVIDE ESSENTIAL SERVICES

The ACDO is strategically allocating funds to address identified community needs, especially those related to homelessness and housing services. Affordable housing and public services emerged as the top concerns from the ACDO Community Survey. The city invested considerable time and funds into the development in a community resource center that can focus on the needs of homeless, food insecurity and other related needs that low and moderate income residents are facing. This investment by the city aligns with the community's expressed needs. Moreover, the availability of HOME-ARP funds presents an opportunity to expand services at this location for individuals experiencing homelessness or at risk of homelessness, as well as other qualified populations.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 Business & Community Development
HOPWA Administrator			
HOME Administrator	AUBURN		City of Auburn Business & Community Development
HOPWA-C Administrator			

Table 1 – Responsible Agencies

Narrative

In 2001, Auburn and Lewiston established a consortium to secure funding through the HOME Investment Partnerships Program. The agreement enables both cities to meet the funding threshold for HOME funds, with Auburn serving as the program sponsor. Auburn allocates 5% of available HOME funds for overall program administration, while the remaining 5% of administrative funds are evenly split between the two cities. Annual program funds are divided equally, with each city responsible for implementing programs and ensuring compliance with HUD regulations. As the Representative Member, Auburn oversees and monitors the consortium's programs, intervening if a member fails to meet HUD standards. At present, no such intervention is necessary.

Consolidated Plan Public Contact Information

Program Year (PY) 2025 represents the sixth and final year of the City of Auburn's 2020–2024 Consolidated Plan. On February 25, 2025, HUD approved the Auburn-Lewiston Consortium's request to extend the timeline for the development of its next Consolidated Plan. As a result, the current Consolidated Plan has been extended through PY 2025.

This extension provides the City with a valuable opportunity to align the development of its next five-year Consolidated Plan with the broader goals, research, and community outreach efforts underway as part of the City's Comprehensive Plan update. Integrating these processes will strengthen data collection, enhance public engagement, and ensure a more holistic and coordinated approach to long-term community development planning.

Public comments on the PY 2025 Action Plan and Consolidated Plan extension are welcome and may be submitted at any time to the Auburn Community Development Office, 60 Court Street, Auburn, ME 04210. Comments can also be submitted via phone at 207-333-6601 or by email at CDBG@auburnmaine.gov.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In preparation for the PY 2025 Annual Action Plan, the Auburn Community Development Office (ACDO) has conducted extensive public outreach and interagency collaboration to assess community needs and inform program development. These efforts included a citywide public survey, formal public hearings hosted by the Auburn City Council, and targeted discussions with Maine State Housing Authority (MSHA), the Auburn and Lewiston Housing Authorities, private housing developers, and a variety of community-based service providers. The purpose of these engagements was to collect updated needs assessment data and to strengthen communication channels among service providers—particularly those serving individuals experiencing homelessness, those at risk of homelessness, and members of Qualified Populations (QP) as defined under the HOME-ARP program.

This Annual Action Plan reflects the influence and foundational work of the City's HOME-ARP Allocation Plan. The creation and evolution of this plan involved meaningful outreach and engagement with service providers and community partners to identify gaps in services, emerging needs, and opportunities for system-wide coordination. As new providers enter the landscape and adapt to the changing needs of vulnerable populations, the City continues to update and refine its approach. While these efforts will be documented in future Consolidated Annual Performance and Evaluation Reports (CAPERs), they do not alter the original 5-year goals established in the current Consolidated Plan.

Importantly, the City of Auburn has maintained ongoing consultation and resiliency planning efforts with local general assistance programs, state and local health agencies, and first responders—including the Auburn Police and Fire Departments, the Androscoggin County Sheriff's Office, and emergency management partners. These relationships support a coordinated response to civil emergencies, including those driven by climate-related events, homelessness, food insecurity, and mental health or substance use disorders.

With HUD's approval of an extension to the existing 2020–2024 Consolidated Plan through Program Year 2025, the City has a unique opportunity to align its next five-year Consolidated Plan with the broader vision, research, and community engagement currently underway through Auburn's Comprehensive Plan update. This alignment will ensure that future HUD-funded activities reflect a more integrated and data-informed approach to community development, housing, and resiliency planning.

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)).

The ACDO collaborates with homeless service providers and other organizations to prevent and eliminate homelessness in Maine. An excellent example of this collaboration is the Continuum of Care

(COC), whereby service providers serving a particular geographic area work together to create programs addressing housing and homelessness.

The ACDO has established its own “hub” for homelessness and housing services within its physical office. Staff from partner organizations, hold office hours and have dedicated desk space at the ACDO offices each week. Additionally, the General Assistance (GA) program and Public Health Manager work closely with the ACDO on housing, substance use, and mental health issues. To meet the growing need, one new Public Service Coordinator position was created in PY 2023, and is split funded with the city General Assistance team to address unanticipated increases in community service referrals and improve organizational collaboration. Another community service provider, funded with HOME-ARP dollars, has now established a Housing Stability Coordinator within the ACDO office in PY 2024 to provide case management services to recipients of TBRA grants.

The Region II Homeless Council and Lewiston-Auburn Area Recovery Collaborative (LAARC) are examples of two local collaborative efforts to improve access to housing and substance use prevention, treatment, and recovery resources. The GA Manager has taken over the membership in the Homeless Council from the Community Development Manager in PY 2024, while the Public Health Manager will continue to oversee the LAARC membership.

In February 2025, the Auburn Mayoral Ad-hoc Committee on Homelessness released a report highlighting key data points on the state of homelessness in Auburn. The report underscores the growing need for services and the increasing demand for existing resources.

In 2023, Auburn’s “Project Support You” initiative, in partnership with OPTIONS liaison Dave Bilodeau and Tri-County Mental Health Services (now part of Spurwink services), provided critical support to 301 unique individuals experiencing homelessness. This program, funded through the City of Auburn, has played a vital role in connecting individuals to services and stabilizing those in crisis.

During the winter months of 2024, the Lewiston-Auburn Emergency Warming Center—partially funded by the City of Auburn—served 241 individuals between February and early April. Among these guests, 109 individuals stayed for at least 10 nights, reflecting a significant level of need for sustained emergency shelter. The demand for shelter continued to rise until 2025. In January alone, the Warming Center, now operating out of the former Schemengees facility, averaged 70 guests per night—an increase from the 62 per night recorded in December 2024. The highest single-night occupancy reached 87 individuals.

Further analysis of the Warming Center’s guests reveals important trends:

- 62% of guests had been homeless for more than a year, highlighting a persistent challenge of chronic homelessness.
- The majority (52%) were over the age of 40.
- 68% of those served were male, while 32% were female.

- 68% reported that their last stable housing was in Lewiston or Auburn, emphasizing the local nature of the crisis.
- 52% did not have a case manager, pointing to an opportunity for increased outreach and service coordination.
- Only 7% had housing vouchers, indicating a potential gap in access to long-term housing solutions.

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 City of Auburn maintains a strong partnership with the Maine State Housing Authority's Continuum of Care (CoC) programming. Auburn's Deputy Director of Business & Community Development currently serves on the statewide CoC Board of Directors, ensuring the City has a meaningful role in shaping, evaluating, and enhancing the effectiveness of programs and funding initiatives aimed at addressing homelessness.

Further, the City has partnered with the Auburn Housing Authority, Spurwink, and other partners to provide permanent housing and comprehensive support services to individuals experiencing chronic homelessness. Central to this effort is the Housing First model, which prioritizes immediate access to housing without preconditions, followed by wraparound services designed to support long-term stability.

In a recent grant application written by the ACDO and submitted to the Maine State Housing Authority a new housing development for homeless residents was created through extensive collaboration and planning efforts. In the project Auburn Housing Authority serves as both the property owner and manager, leveraging its experience in affordable housing, while Spurwink—a mental health and service provider with deep local roots—offers on-site 24/7 care, including mental health counseling, addiction treatment, healthcare, and case management. Together with Developer's Collaborative, the team ensures that housing design, operations, and support systems are fully integrated and centered on resident needs.

These partnerships have been shaped by ongoing initiatives such as "Project Support You" and the Lewiston-Auburn Warming Center, which highlight the scale and urgency of chronic homelessness in the region. Local data show that a majority of unsheltered individuals have been homeless for over a year, often with complex medical and behavioral health needs. By drawing on lessons learned from these programs and involving service providers in project planning from the outset, the City and its partners have developed a coordinated, evidence-based approach. Through strategic funding, including HUD HOME dollars and local TIF support, Auburn is investing in sustainable housing solutions that directly respond to the needs of its most vulnerable residents.

Furthermore, the City of Auburn has continued its efforts to integrate the Community Development, General Assistance, and Public Health Offices, aiming to enhance its impact. These offices share resources and coordinate services and referrals to offer more holistic assistance to the homeless and at-risk populations.

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

The Auburn Community Development Office (ACDO) has successfully collaborated with Rumford Group Homes and Community Concepts, Inc. to collect and enter client data from Coordinated Entry assessments into the Homeless Management Information System (HMIS), perform data analysis, and report out the data to ACDO. As both staff positions at RGH and CCI have been recently vacated, the completion of Coordinated Entry interviews are now being conducted at the Drop-in Center, which is housed in the new Auburn Resource Center at 121 Mill St.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MAINE STATE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted as a data source for Point in Time reporting and continued coordination of the Continuum of Care. Consultation and coordination of activities are ongoing. ACDO staff consulted with the MSHA HUB Coordinator to ensure that the plans being developed will be complementary in nature. The city integrated data from MSHA Housing Outlook 2025 into its plan development.
2	Agency/Group/Organization	AUBURN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Persons with Disabilities Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO and AHA staff work regularly to coordinate affordable housing needs. In March 2025 ACDO partnered with AHA to develop and apply for a Housing First development project funded by MSHA. If approved this project will commence in PY25.
3	Agency/Group/Organization	Androscoggin Council of Governments
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Transportation and Urban Planning
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consults with AVCOG on Environmental Reviews and transportation planning and infrastructure.
4	Agency/Group/Organization	Androscoggin Emergency Management Agency
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Hazard Mitigation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACDO staff consults with EMA staff regarding emergency housing resources and coordinates responses to the housing crisis.
5	Agency/Group/Organization	Auburn Fire Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City Public Health and ACDO team meets semi-annually with Fire Department leadership to coordinate services and referrals provided.
6	Agency/Group/Organization	Auburn Police Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City Public Health and ACDO team meets semi-annually with Police Department leadership to coordinate services and referrals provided.
7	Agency/Group/Organization	COMMUNITY CONCEPTS FINANCE CORPORATION
	Agency/Group/Organization Type	Services - Housing Services-Education Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO staff worked with CCFC team members regarding financial literacy and homebuyer education needs within the community.
8	Agency/Group/Organization	Community Concepts, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACDO staff have consulted regularly with CCI executive leadership about homelessness and financial capability services.
9	Agency/Group/Organization	City of Lewiston - General Assistance
	Agency/Group/Organization Type	Services - Housing Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	General Assistance departments from both cities communicate regularly regarding presenting needs and available resources that can be shared between cities and residents.
10	Agency/Group/Organization	AUBURN RECREATION DEPARTMENT
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city of Auburn solicits information from Recreation program directors regarding the unmet needs of their clients.
11	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?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO works with the Director of Transportation to gain valuable input on plans for new affordable housing developments and access via public transportation feasibility and improvement studies.

12	Agency/Group/Organization	SAFE VOICES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consults with agency leadership to assess unmet needs of the DV population.
13	Agency/Group/Organization	Seniors Plus
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency leadership to assess unmet needs of the Senior and Disabled populations.
14	Agency/Group/Organization	LA Metro Chamber of Commerce
	Agency/Group/Organization Type	Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency to assess unmet needs of the job-seeking population.
15	Agency/Group/Organization	Maine Center for Disease Control and Prevention
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consults with CDC regularly through collaborative work on Lead Abatement and EBLL child poisoning cases.
16	Agency/Group/Organization	Rumford Group Homes Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consults with agency leadership to assess the unmet needs of the local homeless population.

17	Agency/Group/Organization	An Angel's Wing Inc.
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency regarding unmet needs related to substance abuse and mental health disorders in the jurisdiction.
18	Agency/Group/Organization	COMMUNITY CREDIT UNION
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency regarding unmet needs within the jurisdiction related to housing, transportation, workforce development, and financial capability assistance needs within the community.
19	Agency/Group/Organization	Goodwill Northern New England
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO staff consulted with the agency regarding unmet needs within the jurisdiction related to job training needs within the community.
20	Agency/Group/Organization	Pleasant St Drop-in Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency regarding unmet needs within the jurisdiction related to homeless assistance needs within the community.
21	Agency/Group/Organization	AUBURN SCHOOL DEPARTMENT, 60 COURT STREET, AUBURN, ME 04210
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO staff consulted the McKinney-Vento Liaison within the school department regarding homeless and unaccompanied youth being serviced under the McKinney-Vento Act.

22	Agency/Group/Organization	YMCA of Auburn-Lewiston
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO staff consulted with the agency regarding unmet needs in the community for affordable housing, safety, youth and childcare services, mental health and substance use disorders, and food security.
23	Agency/Group/Organization	Kaydenz Kitchen Food Pantry Inc.
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO and city staff consulted with the agency on unmet needs for the unhoused population.
24	Agency/Group/Organization	Auburn Public Library
	Agency/Group/Organization Type	Services-Education Other government - Local

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO staff consulted with agency staff on unmet needs in the community, such as homelessness, affordable housing, and job training.
25	Agency/Group/Organization	Auburn Adult Education
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with agency program staff to determine unmet needs within the community, specifically around access barriers to education, including transportation.
26	Agency/Group/Organization	Healthy Androscoggin
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with agency staff on the need for education about lead poisoning prevention, such as how to clean up lead dust. Agency also consulted regularly regarding unmet needs related to substance abuse and co-occurring disorders within the jurisdiction.

27	Agency/Group/Organization	PREBLE STREET
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO and city staff consulted with the agency on unmet needs for the unhoused population.
28	Agency/Group/Organization	Greater Androscoggin Humane Society
	Agency/Group/Organization Type	Pet Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordinated with Public Health Manager on becoming a more pet friendly city, and for feedback in design of the dog park. Also collaborated for an application to Sewall for pet security deposit grant funding, and will co-host workshop on pets in housing for landlords on May 7th at the library to talk to landlords about laws around service dogs vs. therapy animals, why pet owners can make good tenants, and to talk about the program.
29	Agency/Group/Organization	Police Activities League (PAL)
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO has worked extensively with PAL on the development and programming at their new facilities, which are partially funded by CDBG. The newly constructed facility on chestnut St provides educational and athletic activities for kids after school and during the summer, not to mention positive interaction with police officers.
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Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were intentionally not consulted. Organizations from the previous Action Plan not included in this AP either did not respond or have since ceased providing services within the jurisdiction.

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	Maine State Housing Authority	The cities of Auburn and Lewiston formed a consortium to be eligible for HOME Investment Partnerships Program funds, with both cities sharing the grant funds. The three-year HOME Consortium plan involves consulting with the Maine State Housing Authority for recertification. During the 2020-2024 Consolidated Plan development, Auburn and Lewiston Community Development staff collaborated closely on its creation and execution. Both cities have persistently pursued the construction of new, affordable rental units. The General Assistance and Public Health offices also collaborate with the Coordinated Entry system and emergency shelters.
Maine Housing Outlook 2025	Maine State Housing Authority	Published in January 2025, this plan assesses the health and development of affordable housing and housing assistance programs state-wide.
24-25 Traffic Safety Plan	Auburn Police Department	The ACDO consulted the comprehensive traffic safety program and established strategies when considering public infrastructure investments.
Maine Shared Community Health Needs Assessment	Maine Department of Health & Human Services	ACDO considered over 250 health indicators within the 2025 Shared CHNA report.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Auburn Safety Action Plan	Androscoggin Transportation Resource Center	Consulted the 2024 plan, which aims to improve roadway safety by identifying and prioritizing local road safety improvements.
Addressing Homelessness in Auburn	Auburn Mayor's Ad-hoc committee on Homelessness	Consulted the assessment and strategy provided within this report, which was published in February, 2025.
Roadmap for the Future of Housing Production in MA	HR&A - MSHA	Consulted comprehensive housing producing assessment and strategy provided by HR&A Advisors and MSHA.
Community Engagement Profile: Androscoggin	Maine Shared Community Needs Assessment	Reviewed Emerging trends and data provided in collaborative partnership between Central Maine Healthcare, Northern Light Health, MaineGeneral Health, MaineHealth, the Maine Center for Disease Control and Prevention, and the Maine Community Action Partnership.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City of Auburn is adopting a proactive and coordinated strategy in its service delivery by integrating the General Assistance office and the City's Public Health Officer into regular strategy and planning meetings with the Community Development staff. As part of this effort, Auburn has introduced a new position, the Housing Stability Coordinator, to enhance the delivery of direct care and improve service accessibility for residents. This position strengthens Auburn's ability to provide timely support, promote housing stability, and respond more effectively to the complex needs of low- and moderate-income individuals. Together, this cross-departmental collaboration fosters a more comprehensive service delivery model, enabling the early identification of needs, streamlined referrals, and more efficient crisis response.

In recent years, Auburn has also expanded its network of strategic partnerships to better address chronic homelessness and behavioral health needs. Notably, the City is working closely with the Auburn Housing Authority, Spurwink (formerly Tri-County Mental Health Services), and Developer's Collaborative on the development of a Housing First project. This partnership combines permanent supportive housing with on-site 24/7 services, targeting individuals experiencing chronic homelessness. The City continues to collaborate with MSHA, Lewiston and Auburn Housing Authorities, and local providers like Spurwink to align efforts and maximize impact. Additionally, the City has helped support and fund critical emergency resources such as the Lewiston-Auburn Emergency Warming Center and the Drop-in Center at 121 Mill Street—both of which

provide shelter, food, and access to services for unsheltered individuals. Together, these efforts reflect a unified, data-driven approach to reducing homelessness, improving public health outcomes, and strengthening Auburn’s overall resiliency.

Broadband access remains a key concern, particularly for rural and low/moderate-income households. The Affordable Connectivity Program (ACP), which began on December 31, 2021, played a vital role in helping many Auburn residents secure affordable internet and cell phone services. Eighty Six percent (86%) of respondents to the 2025 community survey reported having adequate internet access at home, down from 96% in 2024. However, with the ACP ending and no new applications processed after February 7, 2024, access rates are expected to decline, posing new challenges for digital inclusion. Despite these challenges, the City of Auburn remains committed to a comprehensive, partnership-driven approach to addressing housing, public health, digital equity, and emergency preparedness for its most vulnerable residents.

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

The Annual Action Plan for PY 2025 builds upon the groundwork laid in previous years by significantly expanding citizen engagement efforts and diversifying the sources of community input. The Auburn Community Development Office (ACDO), in collaboration with students from Bates College, refined and streamlined the annual Housing and Community Needs Survey to better capture critical data. This year, the survey was made more accessible than ever, offered in both online and hard copy formats and translated into multiple languages to reach Auburn's diverse population. A direct mail postcard was sent to every household in the city, encouraging participation and providing clear instructions for accessing the survey or requesting a printed version.

Crucially, a broader network of nonprofit and service provider partners played an active role in distributing and promoting the survey. Organizations serving individuals experiencing homelessness, low-income renters, older adults, and immigrant and refugee populations were engaged to help ensure the survey reached historically underrepresented groups. These partners also offered assistance in completing the survey and gathered feedback directly from their clients, resulting in a more inclusive and representative dataset. As a result, survey response rates rose, with 787 responses received—up from 730 in 2024—and representing nearly 8% of Auburn's population. While homeowners continued to account for 79% of responses, the increase in input from renters and individuals with lived experience of housing insecurity reflects meaningful progress toward more equitable engagement.

Beyond the survey, the ACDO deepened its engagement with the community through ongoing collaboration with local nonprofits, housing agencies, and service providers. These stakeholders submitted Letters of Unmet Needs and shared client insights, which provided valuable, documentable input for this plan. The ACDO also participated in numerous community meetings and forums throughout the year—ranging from city-sponsored neighborhood listening sessions to partner-led focus groups—ensuring that feedback was gathered through multiple channels. This enhanced engagement strategy has helped the City identify emerging needs and priorities, particularly among populations that have traditionally been underrepresented in formal planning processes. A full list of community meetings and submitted Letters of Unmet Needs will be included in the appendix of this Action Plan.

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 Meeting	Non-targeted/broad community	On February 18, 2025, the Auburn City Council held a pre-action Plan public hearing. This Public Hearing can be seen at timestamp 2h:30min by following the link in the table.	During this meeting, no residents spoke.	n/a	https://www.youtube.com/live/92LP207maBY?si=G1InHSLEttLjFB2S
2	Community Survey	Non-English Speaking - Specify other language: French, Spanish, Swahili, Somali, Ukrainian, Portuguese Non-targeted/broad community Residents of Public and Assisted Housing Homeless	This broad reaching community survey is conducted virtually, as well as on paper strategically delivered through various city offices and service provider programs. Results are attached to this AP.	The summary of survey results are included in the appendix of this AP.	No comments were not accepted.	

3	Public Meeting	Homeless Services Strategy	<p>On March 13, 2025 Auburn Mayor Jeffrey Harmon addressed a crowd at a screening of the film, "Beyond the Bridge: A Solution to Homelessness. The screening was the only showing of the film in Maine. It was held at USM in Portland. More than 50 people from the greater Auburn area traveled by bus to the screening, including Mayor Harmon, Ward 1 City Councilor Rick Whiting, former City Councilors Dana Staples & Robert Hayes, members of Auburn's Ad-Hoc Committee on Homelessness, and other community leaders. Several members of our staff were also in attendance, including City Manager Phil Crowell, Assistant</p>	N/A	N/A	
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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)
			City Manager Denis D'Auteuil, Police Chief Jason Moen, Fire Chief Robert Chase, Director of Business & Community Development Glen Holmes, Director of Economic Development Jay Brenchick, Grants Manager Rita Beaudry, General Assistance Manager Jamie Longley, Public Health Manager Jennifer Edwards, and Public Services Coordinator Joyce Oster.			
4	Public Meeting	Homeless & Service Providers	Community Listening Session at Drop-In Center, 121 Mill St Auburn14 providers, staff and clients.	Guest Concerns, Needs & Feedback provided in full at the end of this AP.	No comments were not accepted.	

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	Newspaper Ad	Non-targeted/broad community	30 Day Public Comment Period from May 14th through June 16th, 2025.	Summary of comments received to be included before submission.	No comments received were not accepted.	
6	Public Hearing	Non-targeted/broad community	Public Hearing held by City Council on June 16th, 2025	Summary of comments received to be included before submission.	No comments received were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Funding for the Community Development Program originates from allocations from the Community Development Block Grant and HOME Investment Partnerships Program allocations for Auburn and Lewiston. These annual allocations are supplemented by program income generated from current loan principal repayments expected within the program year, as well as unspent funds carried over from previous years. The allocations for PY 2025 are projections based on HUD's final CDBG and HOME budgets and internal reports detailing available program income and prior year funds. Any increases or decreases in allocation or program income will be symmetrically applied to the CDBG Dangerous Buildings activity and/or the HOME new unit creation activities.

Prior year resources include unspent funds from both CDBG and HOME funds. Unspent CDBG funds from program years 2022, 2023 and 2024 are included. Unspent funds from the HOME program include program years 2019, 2020, 2021, 2022, 2023 and 2024. These unspent funds stem from projects that were canceled or delayed in previous years, as well as balances from funds initially set aside for expenditures that fell short of

budget expectations. In this Action Plan, these funds are allocated to new projects.

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	485,861.00	100,000.00	181,770.10	767,631.10	508,342.00	Available resources include the anticipated allocation, program income, and unspent CDBG funds from prior years. Funds anticipated for the remainder of the ConPlan include the annual allocation and projected program income.

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	462,520.00	55,000.00	2,699,440.98	3,216,960.98	428,732.84	Available resources include the anticipated allocation, program income, and unspent HOME funds from prior years. Funds anticipated for the remainder of the ConPlan include the annual allocation and projected program income. Auburn's VGR has been deducted from the annual allocation. This will only affect funds available to the City of Auburn and will not affect the City of Lewiston's funds.

Table 2 - 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

CDBG funds will be utilized to leverage additional resources, including public services, new unit development, and infrastructure projects. Public services and new unit development leverage private funds, while infrastructure projects tap into local tax revenues.

Federal HOME funds predominantly leverage private resources by focusing on rental development projects. Both Auburn and Lewiston are currently involved in rental development projects or have plans for them. Moreover, the City of Lewiston is progressing with Choice

Neighborhood developments, aiming to leverage private capital contributions. These funds will supplement the carry forward of matching funds from the previous year to meet the requirement.

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

Auburn's Economic Development Office has multiple city-owned properties currently under contract to sell to private commercial developers.

Additionally, The City Council has pledged to convey three city owned parcels to the Auburn Housing Authority as part of a Housing First development project which will, if awarded by MSHA, construct 30 new housing units reserved for the chronically homeless. This process of tenant selection works with the Maine COC and utilizes the Coordinated entry system to prioritize and select tenants.

Discussion

Funding from prior-year resources plays a notable role in this budget; however, these funds are not included in the projected amount for the remainder of the Consolidated Plan. The total budget reflects only new allocations and anticipated program income for the upcoming program year.

Should there be an increase or decrease in HUD's yearly allocation or an unexpected shortfall in program income, the budget will be adjusted proportionally. Any necessary reductions will be applied to TBRA within the HOME budget. Similarly, adjustments to the CDBG allocation will be reflected in Public Infrastructure activities.

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		Provide Safe and Affordable Housing	HOME: \$3,081,725.82	Rental units constructed: 112 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted
2	Provide Essential Services	2020	2024	Homeless Non-Homeless Special Needs		Provide Essential Services	CDBG: \$90,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Homelessness Prevention: 100 Persons Assisted
3	Improve Infrastructure and reduce blight	2020	2024	Non-Housing Community Development			CDBG: \$579,493.98	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Safe and Affordable Housing
	Goal Description	Auburn: 30 new Housing First units created 30 Families assisted with TBRA 2 new affordable units constructed Lewiston: 80 affordable Housing Units created 15 Security Deposits
2	Goal Name	Provide Essential Services
	Goal Description	100 persons assisted with homeless prevention services 15 youth will receive access to recreation programming.
3	Goal Name	Improve Infrastructure and reduce blight
	Goal Description	100 Low Mod households assisted through services at the Auburn Resource Center. 1,000 persons assisted with pedestrian safety improvements.

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 2025-26 program year. The objectives are to:

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

The difference between the totals in the AP-35 & the AP-20 is due to administrative expenses.

#	Project Name
1	2025 Affordable Housing Development
2	2025 Auburn TBRA
3	2025 Public Infrastructure
4	2025 Public Services
5	2024 Administration
6	2025 Lewiston HOME Construction
7	2025 Lewiston Security Deposits
8	2025 Lewiston Admin

Table 4 – Project Information

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

Allocation priorities for Auburn focus are geared towards two main objectives: the creation of new affordable housing and enhancing accessibility to quality housing options, as outlined in the city's strategic plan. According to the community survey results, 54% of respondents emphasized the importance of affordable housing. The development of new, affordable units is aimed at assisting low to moderate-income residents attain housing that meets the city's standards while remaining affordable.

Furthermore, the survey revealed that 48.9% of respondents reported that they were paying more than 30% of their monthly income toward housing, with 11.9% paying over 50%. This indicates that a significant proportion of the city's population is rent burdened, according to HUD standards. This data correlates to the current trends seen in the General Assistance office where 70% of the total applications received during fiscal year 2024 ended up receiving housing assistance, and another 35% of applications received assistance paying for utilities. As income qualifications for General Assistance are approximately 25% AMI, there are many more families with need in the community which will be better

served by increases in rental assistance programs targeted at families between 25-60% AMI.

Public Services will be administered by the Public Service Coordinator as well as local non-profit organizations, with a focus on affordable housing services. These priorities were established in the community survey responses, with 29.6% of respondents stating public services should be the city's top priority and 23.9% choosing youth services as a focal point.

Public infrastructure improvements will focus on park and trail safety improvements, as requested by 31.4% of survey respondents. Additionally, 20.5% of respondents indicated that safety concerns prevent them from walking in their neighborhoods. As the City is receiving \$3 million in Congressionally Directed Spending (CDS) to extend the city Riverwalk trail system and improve connectivity, this plan will address related safety concerns received from the survey. To this end, addressing abandoned and blighted buildings and lots within qualified neighborhoods will continue within this program year.

Meanwhile, Lewiston's priorities for HOME funds are driven by the need to increase the availability of affordable housing units while continuing to provide TBRA services to income-qualifying residents.

AP-38 Project Summary
Project Summary Information

1	Project Name	2025 Affordable Housing Development
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$1,402,507.10
	Description	Creation of 32 new affordable rental units.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities are expected to benefit at least 52 households through the creation of new rental housing units. Of these, 30 units will be designated as permanent supportive housing for individuals and families experiencing homelessness, including those with complex service needs. These units will serve extremely low-income (ELI) households, many of whom may have disabilities or require wraparound support services. An additional 22 units of housing (2 which will be affordable) will be developed in a city-owned historic building, with at least two units set aside as floating HOME-assisted units to serve low- to moderate-income (LMI) households. The mix of unit sizes is expected to accommodate both individuals and small families.
	Location Description	<p>The first project is located in the Union Street neighborhood of Auburn, where 93% of the housing stock serves low- to moderate-income households. This development will introduce 30 new supportive housing units tailored to individuals and families experiencing homelessness.</p> <p>The second project is located in the New Auburn neighborhood within a HUD-designated low- and moderate-income census tract, where 37% of residents qualify as LMI. It involves the redevelopment of a city-owned historic building to create 2 affordable rental units.</p>

	Planned Activities	<p>Invest \$1,000,000 in HOME Program funds to support the construction of 30 permanent supportive housing units for homeless individuals and families, in partnership with MaineHousing and other stakeholders.</p> <p>Provide \$300,000 in HOME funds to support the redevelopment of a historic, city-owned building into 22 affordable housing units, including two floating HOME-assisted units designated for LMI households.</p> <p>Both projects will improve access to safe, stable, and affordable housing, help prevent chronic homelessness, and contribute to neighborhood revitalization in areas with significant need.</p> <p>The balance of funds will be used for project delivery including staff time and costs associated with individual projects.</p>
2	Project Name	2025 Auburn TBRA
	Target Area	
	Goals Supported	
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$550,000.00
	Description	Providing Security Deposits and rental assistance.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Tenant-Based Rental Assistance (TBRA) program is expected to assist approximately 25 to 30 low-income households annually. Priority will be given to families experiencing homelessness or those at imminent risk of homelessness. Eligible households must earn at or below 60% of the Area Median Income (AMI). Assistance may cover up to 70% of monthly rent as well as security deposits, helping stabilize housing for vulnerable households, particularly those with children, seniors, or persons with disabilities. The program aims to prevent displacement and reduce the incidence of homelessness by increasing access to safe and affordable rental housing in the private market.
	Location Description	TBRA assistance will be available citywide in Auburn, Maine, with targeted outreach and prioritization for residents living in neighborhoods with high concentrations of low- and moderate-income households, including the Downtown, Union Street and New Auburn areas. The program enables participants to secure housing in areas of their choice, promoting mobility and access to opportunity while also relieving pressure on existing affordable housing stock.

	Planned Activities	<p>Provide tenant-based rental assistance to qualifying households earning ≤60% AMI, with a focus on those experiencing or at risk of homelessness.</p> <p>Cover up to 70% of monthly rent payments and full security deposit costs for eligible families.</p> <p>Support housing stability, prevent evictions, and reduce the number of households entering emergency shelters or other crisis housing systems.</p> <p>Collaborate with local service providers to ensure participants have access to supportive services as needed, including case management, financial counseling, and housing search assistance.</p>
3	Project Name	2025 Public Infrastructure
	Target Area	
	Goals Supported	Improve Infrastructure and reduce blight
	Needs Addressed	Improve Public Infrastructure and remove blight
	Funding	CDBG: \$480,512.98
	Description	Public infrastructure investments within qualified LowMod census blocks.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 low- and moderate-income (LMI) persons are expected to benefit from planned pedestrian infrastructure improvements within Qualified Census Tracts. These individuals primarily include families with children, seniors, and individuals with disabilities who rely on safe and accessible routes for daily travel to schools, employment centers, public transit, and community resources.
	Location Description	<p>Pedestrian infrastructure improvements will occur within designated Qualified Census Tracts in the City of Auburn, with a focus on areas surrounding downtown, residential neighborhoods near schools and transit stops, and routes connecting to key community resources.</p> <p>These areas have been identified based on high concentrations of low- and moderate-income residents and a documented need for improved pedestrian safety.</p>

	Planned Activities	Pedestrian Infrastructure Improvements: Construction and rehabilitation of sidewalks, installation of ADA-compliant curb ramps, improved crosswalks, and traffic-calming measures within QCTs to enhance pedestrian safety and connectivity. These improvements aim to increase access to essential services for approximately 1,000 LMI residents.
4	Project Name	2025 Public Services
	Target Area	
	Goals Supported	Provide Essential Services
	Needs Addressed	Provide Essential Services
	Funding	CDBG: \$80,000.00
	Description	Providing public service activities support for homeless and youth.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed public service activities will benefit approximately 15 low- to moderate-income (LMI) youth and their families through recreation program scholarships, as well as a hundred additional LMI individuals and households served through the operations of the Auburn Resource Center (ARC). The scholarship program will reduce financial barriers for children from LMI families to participate in structured recreational, social, and physical activities, which support positive youth development and family well-being. The \$80,000 investment in ARC staffing will expand the Center's capacity to serve a growing number of individuals experiencing housing insecurity, food insecurity, and other unmet needs. This includes helping coordinate service providers, managing logistics, and connect residents to critical resources. This will be accomplished through both internal staff time, as well as a Americorps position that will assist the Public Health Officer expand programs and educational offerings to residents utilizing the ARC for assistance.
	Location Description	Scholarships will be available to LMI youth citywide in Auburn, with outreach focused in neighborhoods where LMI households are concentrated, including Downtown, Union Street and New Auburn. Staffing support will be provided at the Auburn Resource Center (ARC), located at 121 Mill Street in the New Auburn neighborhood, where 67% of residents are classified as LMI. The ARC serves as a centralized hub for wraparound services, food distribution, and housing support.

	Planned Activities	<p>Allocate \$10,000 in public service funding to provide scholarships for 15 LMI youth to participate in Auburn Recreation Department programs, removing financial barriers to enrichment opportunities.</p> <p>Allocate \$70,000 to support personnel staffing at the Auburn Resource Center (ARC), ensuring continued coordination of weekly resource access days and enhancing service delivery to LMI individuals and families, including those experiencing homelessness. This includes both internal city staff dedicated to expanding these services as well as match funding for an Americorps member that will be provided through a partnership with Goodwill NNE.</p> <p>These activities will strengthen community well-being, support youth engagement, and improve access to essential services for Auburn's most vulnerable residents.</p>
5	Project Name	2024 Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$117,118.13
	Description	Personnel and administrative costs for delivering services
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	2025 Lewiston HOME Construction
	Target Area	
	Goals Supported	
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	:
	Description	Creation of 4 new HOME rental units.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	The city anticipates 80 families from 30-80% AMI.
	Location Description	TBD
	Planned Activities	TBD
7	Project Name	2025 Lewiston Security Deposits
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	:
	Description	Tenant-based rental assistance in the form of Security Deposits for income-qualified residents
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 qualified Low mod households
	Location Description	TBD
	Planned Activities	TBD
8	Project Name	2025 Lewiston Admin
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Administration expenses for the Lewiston HOME program
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	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

In Auburn, priority for investment and programming will be directed toward Low- and Moderate-Income (LowMod) Qualified Census Tract Block Groups as identified above. According to the most recent HUD Comprehensive Housing Affordability Strategy (CHAS) data, these areas are predominantly residential and meet the 51% LMI threshold, meaning that the majority of residents are low to moderate income.

Additionally, Census Tract 105, located in the heart of New Auburn, was designated as an Opportunity Zone in 2018. This area covers approximately 0.3 square miles and is home to about 2,000 residents. With a median household income of approximately \$38,000 and 22% of residents living below the poverty line, the tract has been a focus for targeted revitalization efforts. The City of Auburn is actively leveraging this designation through the New Auburn Village Center Redevelopment Project, which is designed to catalyze economic and community development. This transformative initiative includes pedestrian infrastructure improvements and the creation of Riverway Street—a pedestrian-friendly corridor envisioned to host special events and activate public space. The redevelopment plan supports the addition of approximately 14,000 square feet of new commercial space, 28,000 square feet of residential development, and 168 parking spaces, positioning New Auburn as a vibrant, walkable, mixed-use neighborhood.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Auburn's geographic priorities for investment under the PY 2025 Annual Action Plan are grounded in a data-driven approach aligned with HUD's primary objectives: to provide decent housing, a suitable living environment, and expanded economic opportunities—particularly for low- and moderate-income (LMI) individuals. In accordance with HUD guidelines, geographic targeting is prioritized in areas where at least 51% of the population qualifies as LMI, based on the most recent HUD CHAS and ACS data. These areas represent the greatest concentration of need and provide the highest potential for impactful, equitable outcomes.

Within Auburn, LowMod Qualified Census Tracts and Block Groups have been identified as primary investment zones due to a combination of socioeconomic challenges and opportunity for revitalization. These tracts are primarily residential, with high percentages of cost-burdened households and limited access to safe, affordable housing. Public service delivery, infrastructure improvements, and affordable

housing development are prioritized here to address these systemic inequities.

Furthermore, the New Auburn neighborhood—including Census Tract 105, which has been designated a federal Opportunity Zone—serves as a focal point for strategic redevelopment. This area meets multiple HUD criteria, including high rates of poverty, low median incomes, and high levels of housing need. It also presents a unique opportunity to leverage public and private investment in alignment with HUD’s place-based investment strategies. The City’s New Auburn Village Center Redevelopment Project integrates housing, infrastructure, and economic development goals, consistent with HUD’s emphasis on comprehensive community revitalization.

By concentrating efforts in these target areas, Auburn is not only aligning with HUD’s regulatory and programmatic requirements, but also responding directly to the voices of residents, service providers, and community partners who have identified these neighborhoods as most in need of sustained investment. This approach ensures that limited resources are deployed in a manner that promotes racial and economic equity, fosters neighborhood resilience, and creates long-term opportunities for LMI residents.

Discussion

The creation of new affordable housing units will be strategically focused within this area, where a significant concentration of low- to moderate-income households are experiencing housing cost burdens. Prioritizing this location allows the City to address both housing affordability and neighborhood revitalization in a comprehensive manner. In addition to housing development, a targeted use of Public Infrastructure funds will support the removal of blighted and potentially hazardous structures. Eliminating these toxic and dilapidated buildings will improve public health and safety, enhance neighborhood aesthetics, and pave the way for future development aligned with Auburn’s long-term revitalization goals.

Affordable Housing

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

Introduction

The Annual Action Plan targets the creation of new, affordable housing units to be owned or rented by low- to moderate-income residents. Auburn continues to take a lead role in addressing regional housing challenges by coordinating with public, private, and nonprofit stakeholders.

The Twin Cities of Auburn and Lewiston form the state's second-largest metropolitan area, with a combined population of approximately 63,000 residents. As of 2023, Auburn's population was 24,793, while Lewiston's stood at 38,404 (U.S. Census Bureau, QuickFacts: Auburn and Lewiston, Maine, 2023).

In Auburn, the median household income was \$59,659, with a poverty rate of 11.4%. In contrast, Lewiston reported a median household income of \$54,317 and a higher poverty rate of 17.8% (U.S. Census Bureau, QuickFacts, 2023). These economic indicators underscore the challenges many residents face, particularly related to housing affordability.

Housing tenure and costs further reflect these challenges. Auburn has a homeownership rate of 58.7%, with a median property value of \$227,300 and a median gross rent of \$926. Lewiston, meanwhile, has a lower homeownership rate of 49.5%, a median property value of \$189,500, and a median gross rent of \$903 (U.S. Census Bureau, QuickFacts, 2023). These figures reveal that a substantial share of residents rely on rental housing, where cost burdens are significant, particularly among low-income households.

In a recent housing study performed by HR&A there was a call for 1,400 new units to be created in Auburn, and a 2,100 unit demand in Lewiston by 2030. Furthermore, a housing mismatch was identified in which 7,380 1 & 2 person households (70%) are competing for only 2,260 studio and 1 bedroom units (20%) within Auburn, highlighting the need for the construction of more smaller family units. This demand is demonstrated by a current residential availability rate of 0.8%.

In response to these socioeconomic and demographic trends, Auburn is spearheading the development of a 30-unit Housing First project within the city's urban core. This effort is a collaborative initiative involving the Auburn Housing Authority, Spurwink, and the Developers Collaborative. Housing First is a nationally recognized model that provides immediate access to permanent housing with supportive services, targeting individuals experiencing chronic homelessness.

In February 2025, the Auburn Mayoral Ad-hoc Committee on Homelessness released a report emphasizing the growing need for homelessness services and the strain on existing resources. The report cited increased demand for emergency shelter, supportive housing, and behavioral health services, particularly among individuals with complex needs. These findings highlight the need for

sustained investment in both immediate relief and long-term, housing-focused interventions.

Taken together, these data points underscore the urgent need to invest in affordable housing options that are accessible to low- and moderate-income households and aligned with the needs of Auburn’s most vulnerable populations. This Annual Action Plan reinforces Auburn’s commitment to addressing housing instability through targeted development, cross-sector collaboration, and resident-centered policies.

The one-year goals established below pertain exclusively to targets funded by HOME funds and do not encompass activities financed by CDBG or other city initiatives.

One Year Goals for the Number of Households to be Supported	
Homeless	30
Non-Homeless	30
Special-Needs	0
Total	60

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	30
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	60

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

In response to the challenges posed by inflated construction costs and a shortage of contractors, the City of Auburn has proactively undertaken zoning reforms to facilitate affordable housing development.

In September 2023, the City Council introduced the Traditional Neighborhood Development District (T-4.2B), aimed at encouraging higher-density residential projects within the city's core residential areas. This zoning amendment is designed to promote diverse housing options while preserving neighborhood character.

Furthermore, to align with Maine's L.D. 2003 legislation—which mandates increased housing density and the inclusion of accessory dwelling units, the City has initiated amendments to Chapter 60 of Auburn’s Code of Ordinances. These amendments, effective as of January 1, 2024, are intended to

ensure compliance with state law and support the development of affordable housing.

Additionally, Auburn has recently approved significant housing projects, such as the 160-unit development off Stetson Road, to address the housing shortage.

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

Introduction

Auburn and Lewiston have made notable strides in expanding access to affordable housing over the past several years. Between 2019 and 2022, the two cities added 243 new affordable housing units using funding through the Maine State Housing Authority (MSHA), including Auburn & Lewiston HOME Consortium funds. These projects have introduced modern, high-quality units that support the evolving needs of low- to moderate-income residents.

As of March 2025, Auburn is home to 813 designated affordable housing units (excluding rehabbed units still within their affordability period). The Auburn Housing Authority (AHA) manages 177 public housing units and administers approximately 750 Housing Choice Vouchers (HCV), which enable residents to rent from private landlords with federal assistance. Combined, the affordable units and voucher-supported rentals represent about 18% of Auburn's 4,385 total rental units—highlighting a strong presence of subsidized housing within the local rental market and an ongoing shift toward a voucher-based housing model.

In neighboring Lewiston, the Lewiston Housing Authority (LHA) manages a robust housing portfolio that includes over 1,200 Housing Choice Vouchers spread across Lewiston and surrounding towns, including Greene, Lisbon, Lisbon Falls, and Sabattus. In 2024, LHA secured approval to construct a new 72-unit affordable housing complex at Bates and Ash Streets, signaling continued investment in affordable development to meet growing demand. Together, both cities continue to prioritize housing affordability through the development of new units and expanded access to voucher-based assistance.

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

The City of Auburn works in close partnership with the Auburn Housing Authority (AHA) to support and advance affordable housing initiatives. In PY 2024, AHA increased its payment standards within the Section 8 voucher program to 120% of Fair Market Rent. This adjustment significantly assisted eligible renters in securing affordable housing, particularly in the face of rising rental costs and a limited availability of rental units.

MSHA's Family Self-Sufficiency (FSS) team continues to lead statewide efforts aimed at improving program processes and evaluations among Public Housing Authorities (PHAs) that administer the program. They also collaborate with FSS teams from other PHAs to address emerging HUD regulations. MSHA, in partnership with Compass Working Capital, is an active member of the National FSS Network, alongside the Portland Housing Authority.

In addition, the Auburn Housing Authority has strengthened its commitment to transitioning toward voucher-based assistance. These efforts are designed to encourage the development of privately constructed housing units eligible for housing vouchers, thereby expanding the range of affordable

housing options available. The city has a substantial balance of prior year HOME funds, which are being invested in new unit developments that will offer a 20-year affordability period.

Further enhancing Auburn's housing stability efforts, the City has introduced a dedicated Housing Stability Coordinator position. This individual will focus on providing support to residents facing housing instability, connecting them with necessary resources and services. Additionally, Auburn is launching a dedicated Rental Assistance Program, which will offer participating residents rent support for up to six months as they work to improve their financial situation and secure long-term housing stability.

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

The City of Auburn is committed to empowering low-income residents, including public housing tenants, by providing them with the tools, knowledge, and resources necessary to achieve greater financial independence and engage more actively in the management of their housing. One of the key strategies the city employs is connecting these residents to organizations that specialize in financial education, mortgage assistance, and homeownership pathways.

The city partners with Community Credit Union (CCU) and Community Concepts (CCI), two local organizations that offer comprehensive programs designed to assist low-income individuals in becoming homeowners. These programs provide tailored support that includes access to mortgage loans with favorable terms and down payment assistance for first-time homebuyers. By referring public housing residents to these organizations, the city helps to lower barriers to homeownership, particularly for individuals who might otherwise struggle to save for a down payment or navigate the complex process of securing a mortgage.

In addition to mortgage and down payment assistance, these organizations also provide educational workshops and one-on-one financial counseling. These services focus on credit building, budgeting, and long-term financial planning, helping participants develop the skills needed to maintain homeownership successfully. Residents gain critical financial literacy that supports their transition from renting to owning and helps them better manage their finances in the long term.

To further support housing stability, the City of Auburn has introduced a Housing Stability Coordinator position. This role is dedicated to assisting residents facing housing instability by providing targeted support and connecting them with resources. A key component of this initiative is the Rental Assistance Program, which offers eligible residents temporary rent support for up to six months. The program is designed as a bridge, helping participants maintain stable housing while they work on improving their financial situation, securing employment, or addressing other barriers to permanent housing.

The Housing Stability Coordinator works closely with residents in the program, offering case management services, financial counseling, and referrals to local agencies. By providing this critical

assistance, the city ensures that residents have the support they need to transition smoothly from temporary rental assistance to permanent, stable housing solutions. This approach not only prevents homelessness but also helps residents build the financial capacity needed to maintain long-term housing stability.

By providing access to these resources and fostering a culture of engagement, the City of Auburn is laying the foundation for long-term housing stability, greater community involvement, and a smoother path to homeownership for public housing residents.

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

Neither Lewiston Housing Authority nor Auburn Housing Authority are troubled.

Discussion

The City of Auburn is dedicated to promoting long-term housing stability and affordability through strategic partnerships with local nonprofits and agencies. These collaborations ensure that residents facing housing instability have access to critical resources and support services, helping them transition from crisis to stability and ultimately achieve permanent housing solutions.

One of the cornerstone initiatives in Auburn's housing strategy is the Tenant-Based Rental Assistance (TBRA) program. This program provides temporary rental support for up to six months to residents who are at risk of homelessness. By offering this assistance, the city helps individuals and families maintain stable housing while they work to address personal or financial challenges. The TBRA program is a key tool for preventing homelessness and providing families with the time they need to find more sustainable housing solutions.

Additionally, the city has created the position of Housing Stability Coordinator, further strengthening its ability to assist residents in navigating the complex housing landscape. The Housing Stability Coordinator works directly with residents, offering case management services and connecting them with available resources, including financial counseling, housing referrals, and legal assistance. This position ensures that Auburn residents receive the support they need to achieve lasting housing stability and financial independence.

Auburn's commitment to housing stability is further bolstered by partnerships with local nonprofits such as Community Credit Union (CCU) and Community Concepts (CCI). These organizations play a vital role in providing residents with access to mortgage programs, down payment assistance, and financial education. Through these partnerships, Auburn is helping low-income individuals and families break down barriers to homeownership, allowing them to transition from renting to owning a home and

achieve long-term financial security.

These public-private collaborations underscore the city's commitment to delivering effective welfare programs that address the diverse needs of its residents. By working alongside nonprofit organizations, the City of Auburn is ensuring that its residents have the tools and resources necessary to achieve and sustain housing stability, improve their financial well-being, and ultimately build stronger, more resilient communities.

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

Introduction

Auburn has long been an active participant in addressing homelessness through partnerships and collaboration within the Maine Balance of State Continuum of Care. The city, alongside Lewiston, works on several committees focused on homelessness, including the Region II Homeless Council, the Sewall Foundation's Housing Steering Committee, and the HUB 4 Inner Group meetings. These collaborations bring together stakeholders to develop effective solutions to homelessness and better understand the needs of individuals experiencing housing instability in the area.

In PY 2023-4, Auburn took significant steps forward by collaborating with three local nonprofit organizations—Rumford Group Homes (RGH), Housing Resources for Youth (HRY), and Community Concepts (CCI)—to create positions dedicated to supporting individuals experiencing homelessness. Funded through HOME-ARP, these pilot programs yielded valuable insights and significantly improved the data on Auburn's homeless population. Unfortunately, staffing changes at the partnering agencies led to the premature end of these service contracts.

However, Auburn remained committed to addressing homelessness and issued a new Request For Proposal (RFP) to further develop solutions. This resulted in the creation of the Housing Stability Coordinator position, which is administered by Preble Street. This new position plays a critical role in coordinating housing stability efforts for Auburn residents, ensuring individuals experiencing homelessness receive the support they need to regain stability.

A key initiative that holds promise for Auburn's homeless population is the Housing First program, which is supported by the Auburn Housing Authority, Spurwink, and The Developer's Collaborative. This program aims to provide permanent housing and comprehensive support services for individuals experiencing chronic homelessness. The team's seamless collaboration is integral to the success of the Housing First project in Auburn, which will create 30 supportive housing beds for those in need, addressing the ongoing crisis in the region.

The city's dedication to addressing homelessness was also underscored in February 2025, when the Auburn Mayoral Ad-Hoc Committee on Homelessness released a report highlighting critical data on homelessness in the area. The report emphasizes the growing demand for services and the need for enhanced resources to meet the rising challenges.

During the winter of 2024, the Lewiston-Auburn Emergency Warming Center, which received partial funding from the City of Auburn, served 241 individuals between February and early April. Among these, 109 individuals stayed for at least 10 nights, highlighting a significant need for emergency shelter. The Warming Center's average nightly occupancy increased in 2025, with 70 guests per night in January,

reflecting the growing demand for shelter.

The City of Lewiston has continued to partner with three additional non-profits using HOME-ARP funds: Safe Voices, Trinity Jubilee, and New Beginnings.

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

Auburn has consistently engaged with its homeless population through outreach efforts aimed at connecting unsheltered individuals with necessary services. "Project Support You", in partnership with two dedicated OPTIONS liaisons as well as Tri-County Mental Health Services (now part of Spurwink), provided critical support to 301 unique individuals experiencing homelessness in 2023. Through these outreach efforts, individuals were connected to essential services, including housing, substance abuse treatment, mental health counseling, and other community-based resources.

In addition to outreach, Auburn has focused on comprehensive assessments of the homeless population's needs, ensuring that services are tailored to meet specific challenges. The creation of the Housing Stability Coordinator position, administered by Preble Street, is central to this effort. This position works directly with individuals to assess their housing needs and connect them to available resources, ensuring that vulnerable residents receive the support they need to regain stability.

For the past two years, the City has partnered with the Drop-in Center (DIC) to connect community members with essential services and resources. When the DIC required a larger and more suitable space to meet growing demand, the Auburn Community Development Office (ACDO) integrated them as the anchor service provider within the newly established Auburn Resource Center (ARC) at 121 Mill Street. Since launching operations at the ARC on February 1, 2025, the DIC has recorded 2,227 visits from 572 unique individuals who access food, services, and resources offered every Wednesday and Saturday.

Lastly, The ACDO applied and were accepted through Goodwill NNE to have a Public Health AmeriCorps Member for the upcoming year. The role of this person will be to assist the Public Health Officer expand public health program offerings at the Auburn Resource Center, and support some other public health initiatives. As the remaining components of the Auburn Resource Center, including service provider offices and kitchen facilities, are completed during Program Year 2025, the overall impact and capacity

of the Drop-in Center are expected to grow significantly.

Addressing the emergency shelter and transitional housing needs of homeless persons

Auburn has made significant strides in meeting the emergency shelter and transitional housing needs of its homeless population. The Lewiston-Auburn Emergency Warming Center, partially funded by the City of Auburn, provided essential shelter during the winter months, serving 241 individuals between February and early April 2024. The center's growing demand reflects the need for ongoing emergency housing, with 70 guests per night in January 2025, an increase from the previous month.

Additionally, Auburn's Drop-in Center at 121 Mill Street, which opened in February 2022, has become a crucial resource for individuals in crisis. The center has provided approximately 20,000 meals and served over 350 individuals in recent months, demonstrating the ongoing need for food assistance, case management, and social services.

The development of the Auburn Resource Center, a new 15,000 square-foot public facility, will further address the emergency shelter and transitional housing needs of the local homeless population. The facility will house multiple service providers, including a drop-in center, food pantry, and general assistance resources. It will also host agencies providing specialized services, including homelessness support, substance abuse treatment, and sexual assault support. The Auburn Resource Center is poised to become a central hub for homelessness-related services, helping to provide a comprehensive, accessible point of contact for those in need.

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

Auburn has been proactive in helping homeless individuals, particularly those experiencing chronic homelessness, transition to permanent housing and independent living. A major initiative in this area is the Housing First program, which is supported through partnerships with the Auburn Housing Authority, Spurwink, and The Developer's Collaborative. This program will create 30 supportive housing beds for individuals experiencing chronic homelessness, providing not just shelter but also comprehensive support services to help individuals achieve long-term housing stability.

The city's Housing Stability Coordinator, part of a broader effort to strengthen housing support, works directly with individuals to help them navigate housing options and connect to permanent housing solutions. Through these programs, Auburn aims to shorten the period of time individuals and families experience homelessness, providing immediate assistance while laying the foundation for a successful

transition to stable, independent living.

In addition to the Housing First project, Auburn's collaboration with Rumford Group Homes, Housing Resources for Youth, and Community Concepts through HOME-ARP funding has also contributed to better data on the local homeless population. The insights gained from these pilot programs will inform future strategies aimed at reducing homelessness and improving access to permanent housing for those in need.

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.

Auburn is deeply committed to preventing homelessness, particularly for extremely low-income individuals and families, and those transitioning out of publicly funded institutions such as healthcare facilities, mental health facilities, foster care, and correctional programs. A key initiative in this effort is "Project Support You", a collaborative program funded by the City of Auburn. This program, along with the OPTIONS program, through the city partnership with Tri-County Mental Health Services (now part of Spurwink), plays a crucial role in connecting individuals at risk of homelessness to necessary services, including housing support, financial counseling, substance abuse treatment and mental health services.

The Project Support You team works closely with individuals facing mental health challenges, substance abuse issues, and other barriers to housing stability. Spurwink mental health counselors are an integral part of this initiative, providing critical counseling and support to individuals struggling with mental health conditions that often contribute to housing instability. This collaboration ensures that mental health care is seamlessly integrated into the housing support process, helping individuals address the underlying factors that may lead to homelessness.

Project Support You staff provides intervention based referrals to case management services, helping individuals access immediate support and long-term housing solutions. This program focuses on preventing individuals and families from becoming homeless by offering a combination of housing assistance, mental health support, and social services, making it easier for individuals to stay housed and avoid crisis situations. The integration of mental health and substance abuse treatment navigation provided by Spurwink ensures that those facing significant mental health challenges receive the support they need to maintain housing and regain stability.

In addition to the services provided through Project Support You, Auburn's Housing Stability Coordinator works to connect at-risk individuals with available housing resources and prevent evictions. This includes outreach to individuals who may be discharged from institutions like hospitals, mental health facilities,

or correctional programs, offering them a pathway to stable housing before they experience homelessness.

The collaboration between Spurwink and the Housing Stability Coordinator ensures that mental health services are woven into all stages of the housing process, creating a more integrated and holistic approach to preventing homelessness. Auburn's focus on both immediate intervention and long-term mental health support plays a vital role in preventing homelessness for some of the city's most vulnerable populations.

Discussion

As previously mentioned, homelessness is not confined to specific locations. For many individuals, the absence of adequate and permanent housing is a temporary situation as they continually seek out new resources to meet their evolving needs. Therefore, responses cannot be limited to isolated neighborhoods or cities.

The data collected for this Action Plan underscores the fact that this consortium serves as a central hub for addressing homelessness and special needs across the region.

To tackle this issue effectively, improved assessments of causal factors and enhanced collaboration among regional service providers are needed. A robust relationship with the State's Continuum of Care and the local HUB Coordinator is crucial for accurately quantifying needs and coordinating resources. These efforts will be enhanced through a localized approach to measuring and designing systematic responses tailored to the specific needs of the community.

In response to these challenges, the city of Auburn has taken proactive steps by forging three new partnerships. Each partnership is dedicated to maximizing the effectiveness of diverse funding sources and addressing particular needs, such as youth services, support for unsheltered individuals, and housing navigation.

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

Introduction

Addressing the critical shortage of affordable housing in Auburn and Lewiston requires a concerted effort to expand the housing supply. Both cities have strategically prioritized multi-unit residential developments to meet this demand.

Auburn's Initiatives

In 2024, Auburn issued 1,369 building permits across a wide range of construction projects, including residential developments. A notable development was the proposed "Winter Oaks" project, which plans to construct 100 residential units on a 37-acre city-owned site between Vickery Road and South Main Street. This project would have included 48 single-family homes, eight owner-occupied duplexes, and three 12-unit apartment buildings, with at least half of the units designated as affordable housing. In October 2023, the Auburn City Council approved an application for a \$9.5 million federal grant to fund essential infrastructure for this development. However, the project was not awarded the necessary federal PRO Housing grant to proceed. Without these federal funds to cover the development of infrastructure required to support large plan neighborhood developments are out of reach of local developers and beyond the means of Auburn's measly CDBG allocation.

Lewiston's Developments

Lewiston also saw significant building activity in 2024, issuing 2,162 permits for residential and commercial projects. A key development is the Gendron Active Living Estates, a 208-unit complex between Farwell and Charles streets, designed for residents aged 55 and older. Approved in September 2024, this development will consist of nine four-story buildings offering a mix of one- and two-bedroom units, as well as amenities like a clubhouse and green spaces.

Both cities continue to focus on large-scale, multi-unit housing projects to address their growing housing needs.

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, Maine, has proactively addressed barriers to affordable housing by implementing a series of policy reforms and strategic initiatives aimed at promoting housing development and

affordability.

1. Zoning Ordinance Reforms

Auburn has made several key changes to its zoning laws to facilitate affordable housing development. One significant reform includes offering density bonuses for affordable housing projects. Eligible developments can receive a density bonus of at least 2.5 times the base density permitted in their district, provided the project meets specific criteria, such as being located within designated growth areas and complying with minimum lot size requirements. Additionally, parking requirements for affordable housing projects have been relaxed, limiting the number of parking spaces to no more than two for every three dwelling units.

2. Reduction of Barriers to Development

Auburn has actively worked to identify and remove several barriers that previously hindered housing development:

- **Density Standards:** Enhancements to density standards have allowed for more efficient land use, enabling the construction of multi-unit housing projects and contributing to a more diverse housing stock.
- **Road Frontage Requirements:** The reduction of road frontage requirements for residential lots has simplified the development process, making it easier for developers to build new housing units in areas that were previously challenging to develop.

3. Form-Based Code Implementation

To streamline development further, Auburn introduced a form-based code. This approach shifts the focus from traditional land-use regulations to the physical form of buildings. By prioritizing the design and compatibility of new constructions with the surrounding environment, form-based codes help promote infill development while ensuring that new buildings align with the city's established character. This change has led to a more predictable and efficient development process, making it easier for developers to navigate the approval process and build housing that fits within the community's needs.

These strategic policy reforms are helping Auburn to increase the supply of affordable housing and make the development process more efficient and accessible. With these initiatives in place, the city is better equipped to address the growing demand for affordable housing and ensure that its residents have access to safe, affordable, and sustainable housing options.

Discussion

Recent changes in zoning regulations, alongside previous development proposals, have sparked significant community discussions. Residents have shared their opinions at public hearings and through

letters to local newspapers, expressing both support and opposition to these zoning adjustments and development plans.

Auburn's Zoning Initiatives

Auburn has been proactive in revising its zoning laws to promote development. The city has reformed zoning regulations, land use practices, and permitting processes to encourage development with the goal of adding 2,000 housing units and attracting 6,000 new residents. In early 2024, the Auburn City Council passed an order to waive permit fees for storm damage repairs and allocate additional funds for workers' compensation costs, aiming to reduce financial barriers to development and encourage property improvements.

Lewiston's Zoning Reforms

In response to housing and economic development needs, Lewiston has also implemented zoning reforms. The city modified the zoning of nearly 375 properties in the Sabattus Street, Lisbon Street, and Main Street corridors. These changes aim to allow a greater mix of commercial uses and encourage more housing development, aligning with Lewiston's efforts to address housing shortages and stimulate growth.

Balancing Development and Community Concerns

As both cities move forward with zoning reforms and development projects, it is important to balance the need for increased housing and economic development with the preservation of neighborhood character and community values. Ongoing dialogue between city officials, developers, and residents is essential to address concerns and ensure that new developments enhance the community.

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

Introduction

As highlighted in the city's most recent community survey, residents identified Affordable Housing (54%), Parks & Trail Facilities (31%), and Public Services (29.6%) as their top priorities for entitlement fund allocations. These findings, coupled with a sharp and sustained increase in General Assistance (GA) requests, underscore the urgency of addressing basic needs within the community.

In calendar year 2024, the city experienced a 194% increase in GA applications compared to 2023, placing additional pressure on both state and local resources. A detailed breakdown of this data, included as an attachment to this Action Plan, shows that the greatest areas of need are affordable housing and utility assistance. In response, Auburn will again dedicate a portion of its Public Services allocation to support an internal Public Service Coordinator position. This staff member will work in close coordination with the GA office to help residents navigate a network of non-municipal and private services that can meet urgent needs not covered by the state GA statute.

For Program Year (PY) 2025, the City of Auburn will prioritize investments in housing creation, homeless services, and youth services—sectors identified as critical to enhancing residents' quality of life. A cornerstone of this strategy is the development of the Auburn Resource Center, a major initiative led by the Auburn Community Development Office (ACDO). This innovative facility will offer comprehensive, wraparound support for individuals experiencing homelessness, including access to food, substance use counseling, and mental health services. The Resource Center represents a bold step toward a more coordinated and compassionate system of care for Auburn's most vulnerable residents.

The Auburn Resource Center represents a large-scale, collaborative effort to leverage support and private investment from a diverse array of nonprofit service providers. The center will not only address immediate needs but also provide long-term solutions to homelessness by connecting individuals to housing stability services, job training, and mental health support. This endeavor marks a significant step in Auburn's ongoing commitment to improving the well-being of its most vulnerable residents.

In addition to the Resource Center, Auburn has also expanded its homeless services through the establishment of a Housing Stability Coordinator role. This position, in collaboration with local service providers, will assist residents at risk of homelessness by providing tailored support to help them maintain stable housing and prevent eviction.

These efforts, alongside ongoing initiatives to create affordable housing and provide youth services, position the city to better meet the diverse needs of its residents in the coming years. The city is fully committed to leveraging both public and private resources to maximize the impact of CDBG and HOME

funds and to ensure that services are available to those who need them most.

Actions planned to address obstacles to meeting underserved needs

To address the growing need for services for underserved populations, the City of Auburn is expanding its partnerships and service offerings to ensure that its most vulnerable residents receive the support they need. A central focus in PY 2025 will be the city's efforts to combat homelessness and improve service delivery through new and strengthened partnerships with community organizations.

One of the most impactful collaborations is with Spurwink, which is enhancing case management services for homeless individuals and those at risk of homelessness. Spurwink will work alongside the city's Housing Stability Coordinator to provide comprehensive support for those facing housing instability, ensuring they receive tailored assistance for mental health, housing, and other essential services. Additionally, Better Life Partners, a key substance abuse recovery partner, will be moving into the Auburn Resource Center (ARC). Better Life Partners will provide critical services for individuals struggling with substance use disorders, ensuring that those who require recovery support have access to a full spectrum of care within the ARC.

The Auburn Resource Center itself will serve as a hub for over 100 homeless and at-risk individuals each week, offering a range of services, including hot meals, showers, emergency food assistance, mental health counseling, substance abuse support, and access to housing services. The center's integration of services within one physical space will greatly reduce the barriers to care and foster stronger, more coordinated support for those in need.

Auburn is also continuing its longstanding collaboration with Spruwink, which has been instrumental in expanding mental health services to the community. In 2023, the city contracted Tri-County Mental Health (now Spurwink) to employ a second mental health responder to co-respond to calls from police and rescue teams, addressing issues related to substance abuse and mental health crises. This program responded to 1,124 calls, conducted 83 well-being checks, and provided 174 referrals for further support. With Tri-County Mental Health Services joining Spurwink, the program continues to provide services to residents in need.

These partnerships and initiatives represent Auburn's commitment to addressing the underlying obstacles to meeting the needs of its underserved populations. By strengthening collaborations with community service providers and leveraging local resources, the city is ensuring that essential services are accessible and impactful for those who need them most.

Actions planned to foster and maintain affordable housing

The City of Auburn is committed to fostering and maintaining affordable housing to meet the needs of its residents, particularly those who face challenges accessing stable housing. Several strategic initiatives

and partnerships are underway to support this goal.

Auburn works closely with the Auburn Housing Authority (AHA) to increase affordable housing opportunities and improve the overall housing landscape. A key initiative is the Tenant-Based Rental Assistance (TBRA) program, which provides rental assistance to eligible individuals and families. This program helps low-income residents secure stable housing and maintain housing stability while they work toward long-term self-sufficiency.

In addition to the TBRA program, Auburn is actively pursuing the Housing First approach. On April 21 the city received notification that its proposed project was selected by Maine State Housing Authority to be included in the first round of awards to support the development of a Housing First project, which focuses on providing permanent housing to individuals experiencing chronic homelessness, with supportive services tailored to their needs. This approach aims to create long-term stability by prioritizing access to safe and affordable housing without preconditions, followed by ongoing support services to help residents maintain their housing.

A crucial component of Auburn's affordable housing strategy is the introduction of a Housing Stability Coordinator. This position, administered by Preble Street, is designed to offer dedicated support to residents who are at risk of homelessness or who are struggling with housing instability. The Housing Stability Coordinator will work closely with individuals and families to connect them with resources, navigate the rental assistance process, and coordinate with service providers to ensure they have access to critical support services.

Together, these efforts demonstrate Auburn's commitment to fostering affordable housing opportunities and ensuring that residents have the resources and support they need to achieve and maintain housing stability. Through collaboration with AHA, innovative housing solutions like Housing First, and the addition of the Housing Stability Coordinator role, Auburn is taking proactive steps to address the affordable housing challenges facing the community.

Actions planned to reduce lead-based paint hazards

The City of Auburn has long recognized the dangers posed by lead-based paint, particularly in older homes, and has taken proactive steps to address these hazards. The city previously managed a grant from the Office of Lead Hazard Control and Healthy Homes, which provided funding for lead hazard remediation in qualifying homes. This grant, however, expired in early 2025.

Despite the expiration of the grant, the city continues to take significant measures to reduce lead-based paint risks. One of the key actions is the ongoing collaboration between the city's Public Health Officer and the Maine CDC (Centers for Disease Control and Prevention). This partnership has been vital in investigating potential lead poisoning cases, particularly in children, and ensuring that homes with lead-

based paint hazards are properly addressed.

For income-qualifying households, the city works closely with Community Concepts, a local non-profit, to facilitate lead hazard abatement projects. Community Concepts provides referrals for residents in need of lead remediation services and helps guide them through the process of qualifying for available funding or assistance programs.

Through these efforts, the city aims to continue reducing lead hazards, protecting public health, and ensuring that Auburn residents, particularly vulnerable populations such as children, are safe from lead exposure in their homes.

Actions planned to reduce the number of poverty-level families

The City of Auburn is committed to reducing poverty and enhancing the economic stability of its residents by implementing a variety of innovative programs and partnerships. These efforts aim to address both immediate needs and long-term solutions, providing pathways to economic mobility for low-income families.

A central part of the city's strategy is the Housing Stability Coordinator position, which was introduced to provide comprehensive support to individuals and families at risk of homelessness. This role focuses on connecting residents to housing resources, rental assistance, and case management services. The Housing Stability Coordinator works closely with local agencies and service providers to ensure that families facing financial hardship can maintain stable housing, avoid eviction, and transition to more permanent housing solutions. By focusing on housing stability, the program helps families break the cycle of poverty and achieve long-term security.

The Auburn Resource Center (ARC) is another crucial initiative in the city's efforts to combat poverty. The ARC offers a wide range of services, including a drop-in center, food pantry, and access to community resources. Additionally, it serves as a hub for important service providers such as Spurwink (mental health counseling) and Better Life Partners (substance abuse services), making it easier for residents to access comprehensive care. With over 100 individuals utilizing these services each week, the ARC provides critical support to those in crisis, helping them navigate challenges and find pathways to stability.

The Tenant-Based Rental Assistance (TBRA) program also plays a pivotal role in the city's efforts to support low-income families. By providing financial assistance for rent payments, TBRA helps bridge the gap between the cost of housing and what residents can afford. This program, which offers support for up to 24 months, ensures that families can maintain housing while they work towards greater financial independence.

In addition to these local initiatives, Auburn is actively supporting private affordable housing development projects. These efforts are essential in increasing the availability of affordable housing

units in the community. By working with developers, offering financial incentives, and modifying zoning regulations, the city is making it easier for private developers to build affordable housing. These new developments are crucial for expanding the city's housing stock and providing low-income families with more options for safe, affordable living.

Together, these initiatives — including the Housing Stability Coordinator position, Auburn Resource Center services, TBRA, and support for private affordable housing development — form a comprehensive strategy to reduce poverty in Auburn. By addressing both the immediate and long-term needs of families, the city is working to ensure that all residents have access to stable, affordable housing and the support they need to achieve financial independence.

Actions planned to develop institutional structure

The City of Auburn is committed to strengthening its institutional structure to provide sustainable services that address the needs of its most vulnerable residents. A key element of this strategy is the development of the Auburn Resource Center (ARC), which serves as a comprehensive service hub for individuals experiencing homelessness, poverty, and other challenges. The ARC provides a variety of critical services, including a drop-in center, food pantry, and access to mental health and substance abuse counseling, and is designed to meet both immediate and long-term needs of the community.

To ensure the ARC's long-term sustainability, the city is adopting a model that encourages service providers within the ARC to generate their own revenue streams. By partnering with rent-paying service providers, the center aims to create a self-sustaining operational model that gradually reduces its reliance on federal and city financial support. This shift will allow the ARC to focus on leveraging private market services, inspired and coordinated by local government, to create a more diversified funding base. As service providers contribute to the operational costs, the ARC can maintain its focus on providing essential services to those in need while reducing dependency on public funding.

The city's long-term goal is to build an institutional structure that is flexible, resilient, and responsive to the evolving needs of the community. By cultivating strong partnerships with private market providers, local organizations, and community stakeholders, Auburn can ensure that its public service framework continues to operate efficiently and effectively, even as public funding decreases over time.

In tandem with this approach, the Housing Stability Coordinator and other city initiatives will work to create a network of services that includes both public and private entities, helping to ensure that the systems in place are adaptive, sustainable, and able to address the challenges faced by Auburn's low-income and at-risk populations. Through these efforts, Auburn is focused on building a more resilient institutional structure that supports the city's commitment to long-term housing stability, economic mobility, and community well-being.

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

service agencies

The City of Auburn recognizes that effective coordination between public and private housing entities, as well as social service agencies, is essential to addressing the diverse and complex needs of the community, particularly for those at risk of homelessness or experiencing economic hardship. To enhance this coordination, Auburn has outlined several key strategies aimed at fostering stronger collaboration between these agencies and improving service delivery to residents.

1. **Auburn Resource Center (ARC) Integration:** The ARC will serve as the primary hub for both public and private service providers in Auburn. By housing a variety of service organizations, including mental health counselors from Spurwink, substance abuse partners from Better Life Partners, and homeless service providers, the ARC facilitates seamless referrals and holistic care for individuals and families in need. This centralized approach will ensure that service providers can work together in real-time, helping clients access a broad spectrum of services without having to navigate multiple agencies independently.
2. **Housing Stability Coordinator and Case Management:** The newly appointed Housing Stability Coordinator, through collaboration with public housing agencies such as the Auburn Housing Authority (AHA) and private sector partners, will help streamline the process for individuals transitioning from homelessness or precarious living situations to stable, permanent housing. By connecting clients with case management support, rental assistance, and housing resources, the Housing Stability Coordinator will be key in improving communication and the overall efficiency of the housing system.
3. **Public-Private Partnerships for Housing Development:** The city will continue its partnership with private developers to build affordable housing units, leveraging federal funding, such as HOME-ARP, to finance new developments. These collaborative efforts aim to add more units to Auburn's housing stock while maintaining a focus on affordability. The city will work with developers and non-profit organizations to ensure that new housing projects integrate supportive services, such as mental health counseling and job training, to help residents succeed long-term.
4. **Strengthening Referral Networks:** Auburn will continue to develop and enhance referral systems between public housing authorities, private service providers, and other non-profit organizations. This will include integrating data management tools and creating cross-agency communication channels to ensure that referrals are timely, accurate, and efficient. These referral networks will help connect individuals to housing options, financial support, and health services more quickly, minimizing delays in accessing critical resources.

By focusing on these strategies, Auburn aims to enhance the coordination between public and private housing agencies and social service providers, ensuring that individuals and families have access to the comprehensive support they need to achieve housing stability and long-term success. This multi-agency collaboration will be critical in addressing the root causes of housing insecurity, such as mental health issues, substance abuse, and financial instability, while promoting a seamless and holistic service

delivery model.

Discussion

In recent years, Auburn and Lewiston have faced significant economic challenges, including rising costs for essential goods and services, housing affordability issues, and increased demand for public services. These challenges have prompted local governments to adapt and enhance public service delivery to better support residents.

Economic Challenges and Public Service Demand

The median property value in Lewiston-Auburn increased from \$211,800 in 2022 to \$232,000 in 2023, marking a 9.54% rise. This surge contributes to housing affordability concerns, with many residents finding it difficult to secure affordable housing. Additionally, the rental market has seen significant rent increases, with rents rising 18% from 2018 through 2022, and notably by 9.5% in 2022 alone.

In response to these challenges, the City of Auburn has expanded its public services to address homelessness and rental assistance needs. The city has worked with local service providers to ensure that residents facing homelessness can access temporary shelter and supportive services. This includes increased capacity in the General Assistance program to address urgent needs, such as rent aid, temporary lodging, and utilities for low-income families.

Financial Strategies and Sustainability

Financial sustainability has been a focal point in local governance. The Auburn City Council has held workshops to discuss budget and fund balance management, emphasizing the need for careful consideration of fund balance usage to balance immediate needs against future financial stability. Similarly, Lewiston has acknowledged potential federal funding cuts that could strain city finances, highlighting the importance of preparing for possible reductions.

Enhancing Public-Private Collaboration

To strengthen the institutional framework, Auburn has focused on building and nurturing relationships with various organizations and institutions. The city has partnered with various organizations to offer services, education and housing counseling, empowering families to manage their finances and secure stable housing.

Additionally, the Auburn Resource Center (ARC) has become a key component of the city's approach to addressing homelessness. The ARC serves as a collaborative hub where multiple service providers, including those offering mental health and substance abuse counseling, can work together to deliver comprehensive support to individuals experiencing homelessness or housing instability. By housing these services under one roof, the ARC streamlines access to resources and supports the city's efforts to

prevent homelessness and provide rental assistance.

Conclusion

In summary, Auburn and Lewiston are proactively adapting public services to meet the evolving needs of their residents. Through financial prudence, expanded homelessness and rental assistance services, and enhanced collaboration between public and private entities, the cities aim to address current challenges and build a resilient community for the future.

Program Specific Requirements

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

Introduction

The ACDO is guided by the requirement that a minimum of 75% of allocated funds must be used for activities that benefit persons of low and moderate income. The sole program in this Action Plan that does not directly benefit low and moderate-income individuals (apart from administrative funding) is Spot/Blight remediation. However, the ACDO has chosen to prioritize this non-beneficiary activity within census tracts that qualify as low and moderate income.

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 |
| 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(I)(2)

- | | |
|-------------------------------------------------------------------------------------------------------|----|
| 1. A description of other forms of investment being used beyond those identified in Section 92.205 is | |
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| 2025 | |

as follows:

Auburn/Lewiston will not utilize other forms of investment beyond those in section 92.205.

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:

For HOME assistance provided as a direct subsidy to the homebuyer, such as downpayment/closing cost assistance or subordinate mortgage assistance, the Auburn-Lewiston Consortium will use a recapture provision to recover HOME funds from projects that are transferred or sold during the HOME period of affordability.

Recapture Provision:

The HOME recapture provision permits the original homebuyer to sell the property to any willing buyer during the period of affordability, while the Auburn-Lewiston Consortium can recapture all or a portion of the HOME assistance provided to the original homebuyer. The recaptured funds allow the Auburn-Lewiston Consortium to assist other eligible homebuyers.

If the HOME-assisted property is sold, conveyed, assigned, 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 above, the HOME assistance shall be returned to the City of Auburn, Business and Community Development Department, on a shared net proceeds basis according to the following formula:

- Net Sales Proceeds = Sales price minus municipal liens, minus principal owed to senior lenders, minus selling costs
- Homeowner Investment = Down payment plus any verifiable Capital Improvement investment made from the date of purchase
- Auburn-Lewiston Consortium's Investment = Direct HOME Program assistance. Amount subject to recapture.
- Total Investment = Homeowner Investment plus Auburn-Lewiston Consortium's investment
- Amount of Net Proceeds to be returned to Auburn-Lewiston Consortium upon sale prior to the end of the minimum federally required affordability period = (Auburn-Lewiston Consortium's Investment / Total Investment) * Net Sales Proceeds.

Under no circumstances can the Auburn-Lewiston Consortium seek to recapture more than is available from the net proceeds of a sale.

Examples of recapture formula:

Recapture Provision (Net Sales Proceeds):

\$140,000 original sales price; \$170,000 new sales price

Mortgage payoffs:

1st position balance: \$72,000

2nd position balance: \$35,000

Closing costs: \$7,500; Homeowner investment: \$3,500

Direct HOME subsidy: \$25,000

Net Sales Proceeds: $\$170,000 - \$72,000 - \$35,000 - \$7,500 = \$55,500$

Homeowner Investment = \$3,500 in capital improvements

Auburn-Lewiston Consortium Investment = \$25,000 HOME downpayment assistance

Total Investment = \$28,500

Amount of Shared Net Proceeds to be returned to Auburn-Lewiston Consortium upon sale:

$(\$25,000/\$28,500) * \$55,500 = \$48,684.21$

Amount of Shared Proceeds to Homeowner: \$6,815.79

Recapture Provision (Insufficient Proceeds):

\$140,000 original sales price; \$130,000 new sales price

Mortgage payoffs:

1st position balance: \$72,000

2nd position balance: \$35,000

Closing costs: \$7,500 Homeowner investment: \$3,500

Direct HOME subsidy: \$25,000

Net Sales Proceeds: $\$130,000 - \$72,000 - \$35,000 - \$7,500 = \$15,500$

Homeowner Investment = \$3,500 in capital improvements

Auburn-Lewiston Consortium Investment = \$25,000 HOME downpayment assistance

Total Investment = \$28,500

Amount of Shared Net Proceeds to be returned to Auburn-Lewiston Consortium upon sale:

$(\$25,000/\$28,500) * \$15,500 = \$13,596.50$

Amount of Shared Proceeds to Homeowner: \$1,903.50

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:

Period of Affordability:

HOME-assisted homeownership projects are subject to the minimum period of affordability requirements listed below. Throughout the period of affordability, income-eligible households must occupy the assisted units. Restrictions are disclosed to the homebuyer through the execution of legal documents, including a deed restriction, a HOME written agreement between the Consortium

and the homebuyer, and a Homebuyer Disclosure form.

Total Home investment and affordability period

Less than \$15,000 – 5 years

\$15,000-\$40,000 – 10 years

More than \$40,000 – 15 years

Resale Provision:

The Auburn/Lewiston Consortium employs a Resale Provision when there is no direct subsidy to the homebuyer. The HOME resale provision requires that if the owner of a HOME-assisted property sells, conveys, or transfers his/her ownership interest in the property prior to the end of the HOME period of affordability, the sale, conveyance, or transfer shall only be to an eligible, low-income-qualified purchaser who will use the property as their principal residence. It is also required that the price at resale provides a fair return on investment to the original owner (as defined below) and that the property be sold at a price that is affordable to a reasonable range of low-income buyers.

The Consortium will calculate the resale price based on the fair return on investment plus the original purchase price to ensure that the property will be affordable to a reasonable range of households earning between 70-80% of AMI. If the resale price that ensures fair return is not affordable to the next buyer, then the Consortium may provide HOME assistance to the subsequent buyer to make it affordable.

Resale Formula:

Step 1: (Homebuyer's original investment + principal paydowns + value of capital improvements) x appreciation standard = Fair Return on Investment

Step 2: Homebuyer's original investment + principal paydowns + value of capital improvements + Fair Return on Investment = Total Return to Original Homebuyer at Sale

Example of Resale Formula:

Single-family home was purchased for \$140,000 in 2010. Since the purchase, the homeowner invested \$3,500 in capital improvements in Jan. 2012 (HPI = 174.64). No downpayment was provided from owner funds. Most recent HPI = 354.03.

Mortgage payoffs:

1st position balance: \$72,000

2nd position balance: \$35,000

Homeowner's original investment: \$0

Principal paydowns: \$140,000 – 107,000 mortgage balance = \$33,000

Capital improvements: \$3,500

Step 1: $\$0 + \$33,000 + \$3,500 \times 102\% = \$3,723$
Step 2: $\$0 + \$33,000 + \$3,500 + \$3,723 = \$40,223$
Total Return to the Homebuyer - \$40,223.

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).

Noncompliance and Repayment Requirements:

Noncompliance is triggered when the HOME-assisted property is no longer the principal residence (i.e., rented or vacant) of the homeowner or for failure to enforce the resale or recapture provisions. Noncompliance requires repayment of the entire HOME investment. The HOME Land Use Restrictive Covenant and written agreement define conditions that will constitute a default by the homeowner and trigger repayment in full.

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:

HOME funds will not be used to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Eligible applicants for Homeowner rehab will be approved on a first-come, first-served basis, determined by the date on their completed applications. Approval will be contingent upon the project meeting Auburn Housing Standards upon project completion, utilizing the provided resources. Recapture and resale guidelines mirror those outlined for Homebuyer activities.

Rental unit development will be overseen by a CHDO or developer, with funding opportunities announced through a standing Notice Of Funding Opportunity when available. Projects meeting qualifications will be accepted and funded based on the completion date of their applications, with additional consideration given to the proposed project completion date and other conditions specified in the notice of funding.

All Tenant-Based Rental Assistance (TBRA) programming will be on a first-come, first-served basis based on the date of a completed application. Units will be required to pass Housing Quality Standards (HQS) inspections and leases approved by program staff to comply with HUD requirements.

Applications can be found on the city website, at the Business & Community Development Office, or by contacting the Community Development team at cdbg@auburnmaine.gov.

