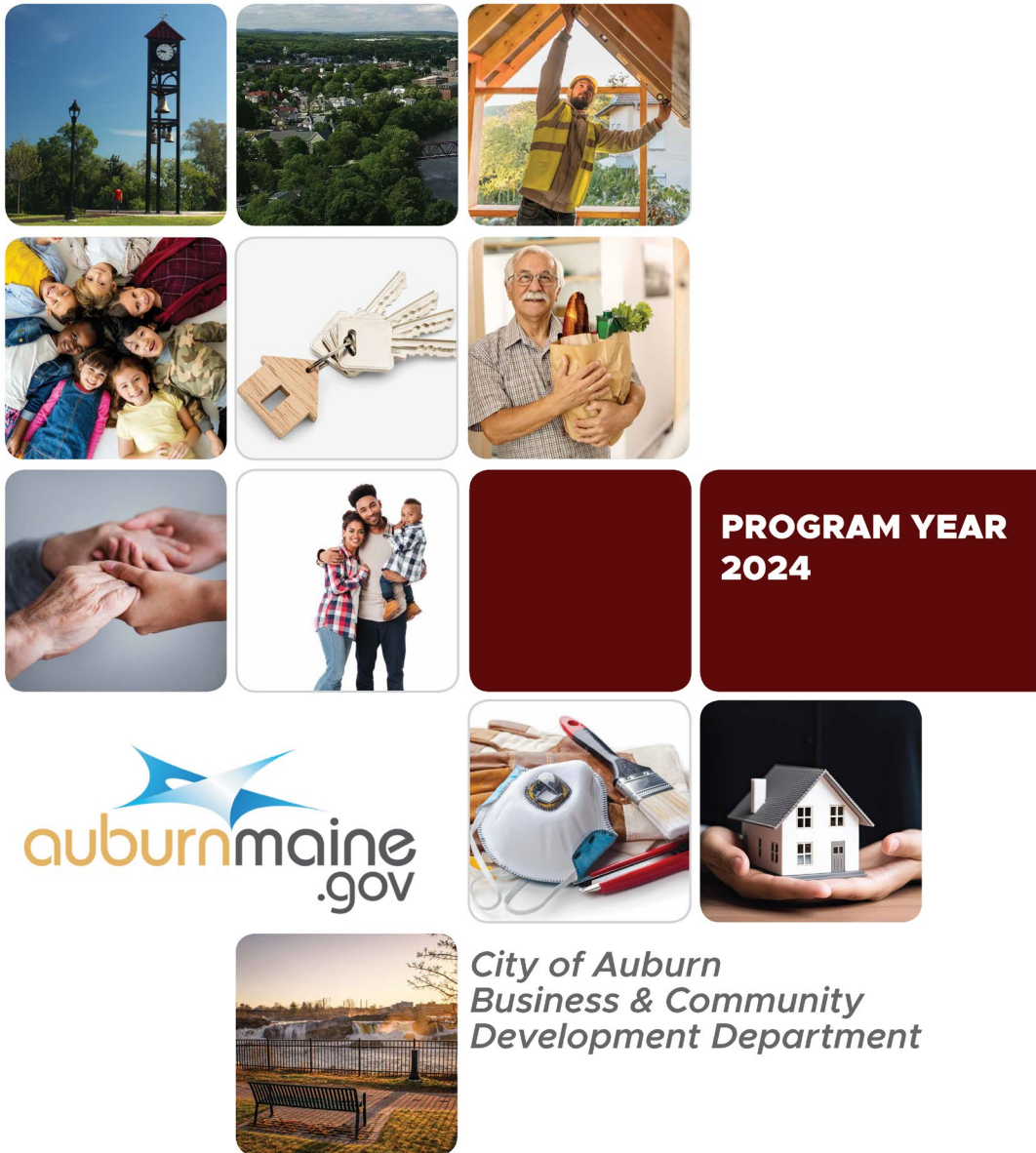


# COMMUNITY DEVELOPMENT ACTION PLAN



*Photo of falls: Richard Plourde Photography  
Drone photo: Falco Focus Drones*

*City of Auburn  
Business & Community  
Development Department*

# Executive Summary

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

### 1. Introduction

The City of Auburn Community Development Office (ACDO) presents its Plan Year 24 Action Plan (AP) to the U.S. Department of Housing and Urban Development (HUD). Embracing the core mission of the Community Development Block Grant (CDBG) program, we endeavor to cultivate vibrant urban communities by facilitating conducive living environments, affordable housing options, and economic prospects for individuals of low and moderate income. With a dedicated focus on Auburn and the Auburn-Lewiston consortium jurisdiction, the ACDO remains steadfast in its commitment to effect substantial positive change.

Furthermore, the HOME Investment Partnership (HOME) program provides for new housing options for low-income households, reinforcing the ACDO's unwavering dedication to uplifting the lives of those in need.

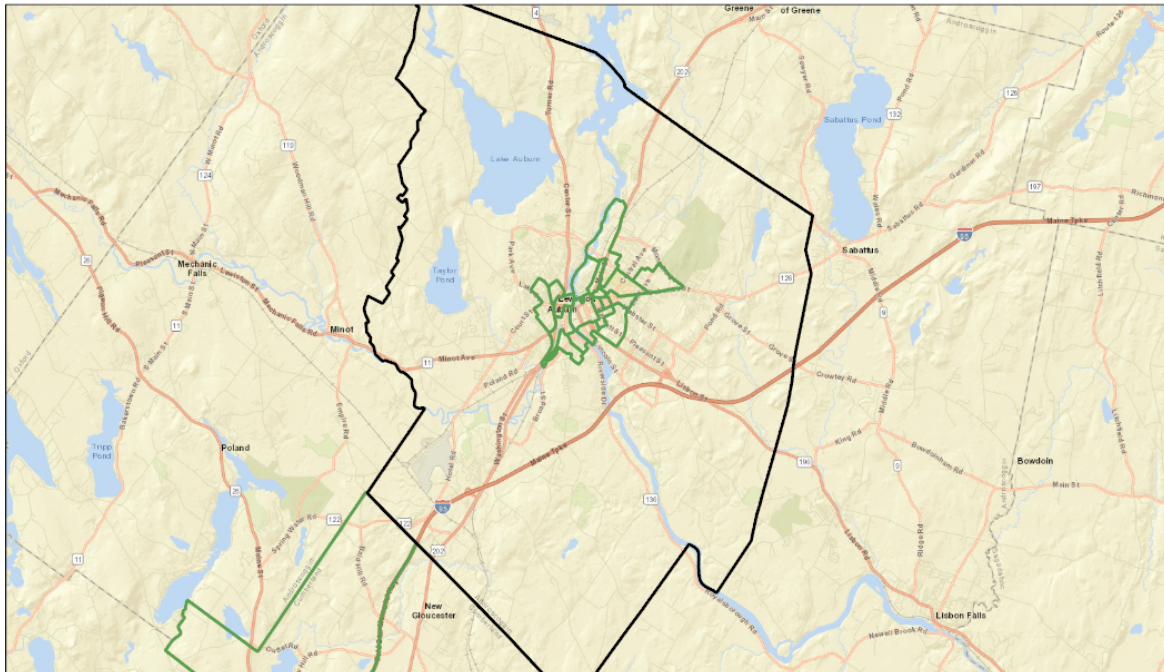
The ACDO, in alignment with its 2020-2024 Consolidated Plan (PLAN), meticulously crafted strategies for the utilization of CDBG and HOME programs in Auburn and Lewiston. By identifying prevalent community challenges and addressing unmet needs, the ACDO has set forth clear priorities and delineated how federal resources will be deployed to tackle these issues. This comprehensive PLAN establishes precise goals, delineates measurable objectives, and defines performance metrics to evaluate progress effectively. It serves as a robust framework for prioritizing funding requests and shaping individual program guidelines.

With a focus on aiding low and moderate-income individuals and families, CDBG funds are channeled into areas necessitating improvement, particularly those with a pronounced concentration of such demographics. The ACDO remains steadfast in its commitment to utilizing these funds for housing and infrastructure enhancements, as well as vital social services. While maintaining flexibility in fund allocation, the ACDO remains resolute in ensuring adherence to the national objective and the prudent utilization of CDBG-funded social service expenditures within the 15% annual allocation cap.

This AP delineates proposed activities and a fifth-year budget aimed at advancing the goals and objectives outlined in the PLAN. The utilization of Comprehensive Housing Affordability Strategy (CHAS) data, updated with the latest available information (2016-2020 ACS) for this AP, underscores the pressing need for assistance. Nearly half of households in Auburn and Lewiston qualify for support, with approximately 4,760 households in Auburn and 8,695 households in Lewiston falling within or below 80% of the HUD Area Median Family Income (HAMFI), rendering them eligible for low-to-moderate-

income status under the CDBG or HOME programs. By embarking on decisive actions to address these critical issues, as delineated in this AP, the ACDO assumes a pivotal role in positively impacting the lives of those in need within the Auburn and Lewiston communities.

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



February 21, 2023  
 [Black Outline] Override 1  
 [Green Outline] Low Mod Blockgroup

1:209,124  
 0 1.25 2.5 5 mi  
 0 2 4 8 km  
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User Community

## Low-Mod Block Group - ESRI

### 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 steadfast in its commitment to achieving the measurable outcomes outlined during the adoption of the 2020-2024 Consolidated Plan. This comprehensive PLAN delineated four overarching goals and their expected outcomes, detailed below. The data provided illustrates the cumulative impact realized thus far for program years 2020, 2021, and 2022, alongside the progress achieved in program year 2023 to date. These outcomes solely reflect the impact generated by activities funded through the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. It's noteworthy that this assessment excludes the impacts facilitated by the Lead Hazard Mitigation grant,

American Rescue Plan Act (ARP) funds, or other local or federal funding sources leveraged by the ACDO over the preceding year.

	<b>PLAN Objectives</b>	<b>PY 20, PY 21, and PY 22</b>	<b>PY 23 YTD</b>	<b>Total</b>	<b>Total % of Plan</b>
Goal #1	Provide Safe & Affordable Housing				
Rental Units Rehabilitated	100	7	0	7	7%
Homeowner Units Rehabilitated	50	17	2	19	38%
Tenant Based Rental Assistance	125	24	1	25	20%
Goal #2	Improved Infrastructure & Reduced Blight				
Persons Assisted	3,000	3,590	1,240	4,830	161%
Goal #3	Promote Economic Opportunities				
Jobs Created/Retained	10	11	0	11	110%
Businesses Assisted	10	7	0	7	70%
Goal #4	Provide Essential Services				
Persons Assisted	1,200	2,265	1,173	3,438	287%
Homeless person/overnight shelter	0	5	14	19	

**Table 1 - GOALS OF THE 2020-2024 CONSOLIDATED PLAN**

### **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, only Goal #1 is behind on its 80% target. COVID-19 caused delays in Rental and Homeowner rehab projects for program year (PY) 2020. Additionally, skyrocketing prices for construction materials and a shortage of contractors in program years 2021 and 2022 further hindered project progress.

In PY 2023, the ACDO faced challenges in identifying qualified projects. The primary reasons for projects failing to meet eligibility criteria were applicants and tenants exceeding income limits, along with incomplete submission of required documentation. Of the 70 homeowner rehab project applications submitted to the ACDO since January 2023, only 9 have received approval for CDBG rehab. Five projects are still under review. Among the 43 rental rehab projects, 2 were approved for CDBG rehab and 2 for Lead rehab using OLHCHH funds. Nine are undergoing the review process.

Given the anticipated continuation of these conditions, the ACDO will shift its focus to new unit development in PY 2024.

The ACDO also fell short of its Tenant-Based Rental Assistance goal. A significant rise in average rental rates made finding eligible units challenging. Using Fair Market Rent (FMR) as the maximum rate for assisted rental units, the ACDO found many units overpriced, surpassing the HUD-required cap for rental rates and disqualifying them from assistance. The ACDO will not continue TBRA for PY 2024; however, HOME-ARP funds will be allocated to provide direct services and emergency support to Auburn residents experiencing homelessness.

#### **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 meticulously 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 December 29, 2023, to March 1, 2024, and witnessed an impressive turnout of nearly 730 households, representing over 1,500 residents. This marked a notable increase of 424% 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 April 26, 2024, including a Public Hearing hosted by the City Council on May 20, 2024. The public comment period ended on May 26, 2024. 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.

Additional documentation of notices will be added here as they are completed.



City of Auburn, Maine (Official)

December 29, 2023 · 🌐



Shape Auburn's future - your opinion counts! We're on a mission to elevate Auburn's services and amenities, and we need YOUR valuable input to guide our budgeting decisions. Your participation in our quick community survey is instrumental in shaping the destiny of our city.

Why participate? Your insights will directly influence the allocation of CDBG & HOME funds provided by the [U.S. Department of Housing and Urban Development \(HUD\)](#) for the program year 2024. 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.

Complete our Community Development Survey (deadline for input is 3/1/24): <https://www.surveymonkey.com/r/communitysurvey24>

For printed copies, translations, or other accommodations, contact the Community Development Office at: [CDBG@auburnmaine.gov](mailto:CDBG@auburnmaine.gov) or (207) 333-6601 X1332.



Facebook Post 12-29-23

**NATIONAL BASKETBALL ASSOCIATION**

# Pacers: MRI shows Haliburton has strained hamstring

INDIANAPOLIS (AP) — Indiana Pacers All-Star guard Tyrese Haliburton strained his left hamstring during a victory over Boston and will begin receiving treatment immediately, the team said Tuesday.

Team officials did not provide a timetable for Haliburton's return in the announcement and said updates would be provided as warranted.

The 23-year-old point guard was injured in the first half against the Celtics on Monday when he slipped while driving toward the basket. He immediately reached for his hamstring and teammates carried him from the court

to the locker room. An MRI confirmed the injury.

He is Indiana's top scorer at 23.6 points per game, the NBA leader in assists at 12.5 per game and the catalyst of the league's highest-scoring offense (127.0). Haliburton also would have won last year's league assists title had he played in enough games to qualify and appeared to be a lock to play in his second straight All-Star Game, this one in Indianapolis on Feb. 18.

Indiana (21-15) is currently tied for fourth in the Eastern Conference and is 6-3 against the conference's top two teams, Boston and Milwaukee.



Survey Public Notice 1-10-24

**MAJOR LEAGUE BASEBALL**

# MIAMI MARLINS IN AGREEMENT TO HIRE RACHEL BALKOVEC

MIAMI (AP) — The Miami Marlins are in agreement with Yankees minor league manager Rachel Balkovec to become their director of player development, according to a person familiar with the deal.

The person confirmed an MLB.com report of Balkovec's hiring to The Associated Press on Tuesday on condition of anonymity because the team had not announced the deal.

Balkovec finished her second season as manager at Class A Tampa in September. She debuted with the team in April 2022 with a win as the first woman to manage a Major League Baseball affiliate.

Before that, Balkovec was the first woman to serve as a full-time minor league strength and conditioning coach, then the first to be a full-time hitting coach in the minors with the Yankees.

A former softball catcher at Creighton and New

Mexico, Balkovec got her first job in professional baseball with the St. Louis Cardinals as a minor league strength and conditioning coach in 2012.

In 2016, Balkovec joined the Houston Astros, hired as the Latin American strength and conditioning coordinator and later was the strength and condi-

tioning coach at Double-A Corpus Christi.

She joined the Yankees organization as a minor league hitting coach in 2019.

## PUBLIC NOTICE

**Dear Auburn Resident, Shape Auburn's Future - Your Opinion Counts!**

We're on a mission to elevate Auburn's services and amenities, and we need YOUR valuable input to guide our budgeting decisions. Your participation in our quick community survey is instrumental in shaping the destiny of our city.

**Why Participate?**

Your insights will directly influence the allocation of CDBG & HOME funds provided by the U.S. Department of Housing & Urban Development (HUD) for the program year 2024. 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.

**How You Can Make a Difference:**

Complete the Community Development Survey by scanning the QR Code below. Share your thoughts on unmet needs and desired priorities for federal funds. Deadline for input: March 1st, 2024

**Need Assistance or Have Questions?**

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

**Email:** [CDBG@auburnmaine.gov](mailto:CDBG@auburnmaine.gov)

**Phone:** (207) 333-6601 Ext. 1332

Thank you for being an active participant in Auburn's future!

Sincerely,  
The Auburn Business & Community Development Team



## NOTICE OF STATE RULEMAKING

January 10, 2024

# Kershaw says he's staying with Dodgers for 17th season

### Could pitch in 2nd half of '24

By DAVID BRANDT  
AP BASEBALL WRITER

GLENDALE, Ariz. — Clayton Kershaw says he will return for his 17th season with the Los Angeles Dodgers.

Kershaw said Thursday he will be back with the team as part of an agreement that includes a buyout option for 2025. The three-time Cy Young Award winner spoke as the big spending Dodgers became the first of the 30 teams to start spring training, opening on a frosty, wet and chilly Thursday morning at Camelback Ranch ahead of their opener against San Diego on Monday 20 at Seoul, South Korea.

The 210-game winner, who turns 36 on Feb. 19, had a nameplate and a locker in the clubhouse even though his contract had not been announced by the team.

"I'm on a good path right now," Kershaw said. "I'm excited about getting ready to pitch again at Dodger Stadium. That sounds like a great job."

Kershaw had surgery Nov. 3 to repair his left shoulder capsule and glenohumeral ligaments, which reinforce the joint capsule. He expects to be available to pitch this summer, who have allowed

Kershaw said he didn't throw a baseball for three months following his surgery, but is now in the second week of a throwing program. He said he'll split time between his home in Texas and Arizona during spring training as he continues to recover.

"Summer is about as good as I can do," Kershaw said of his return. "It's probably not early summer... I would say July-ish, August-ish, somewhere in there."

Kershaw's navigated several health issues over the past few seasons, but he hopes to have a clean sweep when he's on the mound. The lefty finished with a 13.5 record and a 4.46 ERA in 131 2/3 innings over 24 starts last season.

In his final outing, he gave up six runs and got one out in the NL Division Series opener, starting Atlanta's three-game sweep of the Dodgers.

"Didn't want to go out that way," Kershaw said. "Dodgers pitchers and catchers and players coming off injuries reported on a day with snow, rain and temperatures in the 50s. Shortstop Gavin Lux, who hopes to return to the team, right ACL sustained last Feb. 27, was among many in a rain-soaked shift following the first session.



Los Angeles Dodgers pitcher Clayton Kershaw gestures in the dugout in October 2023 before Game 3 of the NL Division Series against the Arizona Diamondbacks, in Phoenix.

more than \$1 billion to free agents. Los Angeles made its biggest move by signing two-way star Shohei Ohtani to a \$700 million, 10-year deal in December. Days later, they landed right-handed pitcher Yoshinobu Yamamoto with a \$55 million, 12-year deal.

### Manfred would be disappointed if A's Las Vegas ballpark not open by 2028, skeptical of Olympics

ORLANDO, Fla. (AP)—MLB commissioner Rob Manfred said he would be disappointed if the Oakland Coliseum extends through the 2028 season and expressed skepticism about big leaguers appearing in that year's Olympics.

It's unclear whether the A's will play 2025 home games in Oakland, Sacramento or a minor league stadium in Las Vegas.

"I'm comfortable with where they are in the process," Manfred said. "They have options and you know, I think they're doing a good job of exploring them and making sure we find the best possible opportunity."

Manfred said a location does need to be known in the next few months. "It's hard, even scheduling, although it's clearly going to be someplace in the West," Manfred said.

Manfred held a news conference following an owners meeting. A day earlier, owners were given a presentation by LA 2028 chairman Casey Wasserman on how major league sports could appear in that year's Olympics.

They're tough. And, you know, if you look at the calendar, I think it's so complicated by the proximity to what would ordinarily be the All-Star Game."

### Rays extend contracts of manager Kevin Cash, president of baseball operations Erik Neander

ST. PETERSBURG, Fla. (AP) — The Tampa Bay Rays have extended the contracts of manager Kevin Cash and president of baseball operations Erik Neander.

The team announced the moves Thursday but did not specify the length of the agreements.

Cash, 46, has led the Rays to the playoffs each of the past five seasons and reached the World Series in 2020 before losing to the Los Angeles Dodgers. The two-time AL Manager of the Year replaced Joe Maddon in 2020 and has a 739-617 record over nine seasons.

Cash was entering the final guaranteed season of his previous agreement, which included a 2025 club option.

#### LEGAL NOTICE AND NOTICE OF HEARING

Maine Department of Health & Human Services  
MAINE DISTRICT COURT  
IN RE: MADDLYN HERRICK  
Docket No. LEWDC-PC-2022-0078

NOTICE IS HEREBY GIVEN TO Jefferson, whereabouts unknown: Pursuant to 22 M.R.S. §4001 et seq., the Maine Department of Health & Human Services (DHHS) has petitioned the Court for a Child Protection Order, concerning the child: Maddlyn H. DOB: 08/27/2022 born at County of Androscoggin, Maine. The mother is Sierra H. and the father is unknown. DHHS has met the requirements of M.R.S. Civ. P. Rule 4(a)(1)(C). Hearing on the pending Petition will be held at Maine District Court, 71 Lisbon Street, Lewiston, Maine on 3/28/2024, at 8:00 a.m. And/or to appear at this hearing may result in the issuance of a child protection order, the termination of your parental rights, and/or any other order permissible under 22 M.R.S. §4001 et seq. You may be entitled to legal counsel in these proceedings. Contact the court at the above address or (207) 739-4800. To obtain a copy of the Petition, contact the court or DHHS at 200 Main Street, Lewiston, ME 04240, (207) 739-4340. DHHS is represented by the Maine Office of the Attorney General, 6 State House Station, Augusta, ME 04333.

Dated: 1/18/2024  
T. Ham Thompson  
Judge, Maine District Court  
Caina Thibodeau  
A True Attested Copy  
Assoc. Clerk, Maine District Court

#### STATE OF MAINE ANDROSCOGGIN COUNTY PROBATE COURT PROBATE NOTICES

TO ALL PERSONS INTERESTED IN ANY OF THE ESTATES LISTED BELOW

Notice is hereby given by the respective Petitioners that they have filed Petitions for appointment of Personal Representatives in the following Estates. These matters will be heard at 9:00 AM or as soon thereafter as they may be, on the 27th day of February, 2024. The requested appointments may be made on or after the hearing date, if no substantial objection is heard. The notice complies with the requirements of 18-C.M.R.S. § 3-403 and Maine Probate Rule 4. Each shall show name of Petitioner and address and telephone number, if any, which Petitioner or its attorney may be reached:

2023-113 JESSIE VANDERKAM, late of Auburn, deceased. Petition for Formal Administration, presented by David R. Dubois, Esq., Gallop, Riddick & Dubois, 588 State St., Lewiston, ME 04240, (207) 739-4207, on behalf of Lifson Community Credit Union, that they are appointed Personal Representative.

2023-545 RICHARD L. GAGNE, late of Lewiston, deceased. Petition for Formal Administration, presented by Sandra L. Waegs, 13 Plover Ln., Jefferson, ME 04148, (207) 557-8542, that she be appointed Personal Representative.

2023-566 ROBERT WRIGHT, Jr., late of Greenbush, VT, deceased. Petition for Formal Probate of Will. Appointment of Personal Representative, presented by Jennifer Jedd Davis, 86 Westlake St., Ste 1, Augusta, ME 04310, (207) 622-6379, on behalf of Robert L. Wright, that she be appointed Personal Representative.

2023-567 JACOB H. MILLSON, late of Auburn, deceased. Petition for Formal Administration, presented by Kerrie Ann Childs, 927 Holland Rd., Auburn, ME 04210, (207) 740-7973, that she be appointed Personal Representative.

2023-608 DIANE LOUISE LONGTINE, late of Lewiston, deceased. Petition for Formal Probate of Will. Appointment of Personal Representative, presented by Claire Dorothy Bailey, 414 Main St., Lewiston, ME 04240, (207) 731-5974, that she be appointed Personal Representative.

Dated: February 9, 2024 /s/ Thomas Reynolds  
Register of Probate

2023-621 BRENDA SHAMON CLOUTIER, late of Auburn, deceased. Deborah Ann Gendreau, 60 Meadow Ln., Auburn, ME 04219, Personal Representative.

2023-622 IRVING L. LEDWITH, late of Lewiston, deceased. Aaron C. DeRisi, 30 Wilbur Ave., East Hanover, NH 07932, Arnon P. Sullivan, 1601 Ashbury Pl. Laguna, MN 55122 and Alan J. Duffield, 19 Morris Point Rd., Maine, ME 04260, Co-Personal Representatives.

2023-623 SHEILA R. TURNER, late of Auburn, deceased. Andy Marquette, 756 Somerset St., Richmond, ME 04276, Personal Representative.

2023-624 MARY E. PASKONS, late of Auburn, deceased. Andrew P. Campbell, 1 Fairview Ct., Auburn, ME 04210, Personal Representative.

2023-625 RUTH LYNN CLAW, late of Poland, deceased. Beth Ann Fleck, 4 Oxford Rd., Norwood, MA 02062, Personal Representative.

2023-628 BARBARA D. CAMP, late of Lisbon Falls, deceased. Joseph D. Camp Jr., 2704 St., Lisbon Falls, ME 04252, Personal Representative.

2023-629 JOSHUA ANDREW SOUL, late of Lisbon, deceased. Elizabeth Ann Soul, 4 High St., Lisbon Falls, ME 04252, Personal Representative.

2023-630 LORRAINE IRENE BROWN, late of Mount, deceased. Denise J. Boutin, 773 Main St., Hartford, ME 04109, Personal Representative.

2023-631 MARGARET L. THURMALL, late of Auburn, deceased. Kelly A. Talpaz, 55 Lakewood Dr., Dufur, CA 95013, Personal Representative.

2023-634 EDWARD WENDELL WHITE, late of Mount, deceased. Jeffrey Maurice White, 25 Cranbrook Dr., Cape Elizabeth, ME 04107, Personal Representative.

2023-635 KENNETH C. CAMPBELL, late of Mechanic Falls, ME 04210, Personal Representative.

2024-001 BARBARA A. GALLANT, late of Auburn, deceased. Sheila Fleet, PO Box 823, Bethel, ME 04217, Personal Representative.

2024-002 JONATHAN S. HAMILL, late of Turner, deceased. Diane H. Smith, 396 Harlow Hill Rd., Turner, ME 04262, Personal Representative.

2024-003 ELLIENOR W. HANSEN, late of Auburn, deceased. Kristin Elizabeth Smith, 432 Bozell's Way, Warrens, ME 04286, Personal Representative.

2024-006 ROBERT C. DESBRES, late of Sabattus, deceased. Pauline J. Desbres, 309 Sutherland Pond Road, Sabattus, ME 04269, Personal Representative.

2024-007 LORRAINE J. PRICKARD, late of Sabattus, deceased. CONNOR J. PRICKARD, 1716 Justice Ave., Middleton, OR 97501, Personal Representative.

2024-010 DANIEL J. MILES, late of Auburn, deceased. Scott Ames, 42 Pollock Ave., Auburn, ME 04210, Personal Representative.

2024-012 GORDON A. JONES, late of Livemore, deceased. Kathryn A. Jones, 818 N. Logan St., Apt. 1107, Denver, CO 80203, Personal Representative.

2024-013 REGENE FRANCIS EPAGE, late of Auburn, deceased. Carolyn A. Lopez, PO Box 1195, Auburn, ME 04211, Personal Representative.

2024-014 GREGORY WAYNE PELLETTIER, late of Bethel, deceased. Tyrone Vincent Pelletier, 41 County Acres, Monmouth, ME 04259, Personal Representative.

2024-015 BERTHARD RAUER LANGMEIER, late of Durham, deceased. Sylvia Rachel Belanger, 25 Heritage Dr., Auburn, ME 04210, Personal Representative.

2024-019 PHILLIS MARGARET DOW, late of Auburn, deceased. Cory Alan Dow, 609 Main-Bridley Ranch, 01720 Dover, CO 80539, Personal Representative.

2024-020 RONALD C. MOORE, late of Lewiston, deceased. Lynn Marie Moore, 3 Marguerite St., Lewiston, ME 04240, Personal Representative.

2024-024 BEVERLY DORIS HANNAHAN, late of Auburn, deceased. Kathleen M. Brown, 41 Hyde Rd., Auburn, ME 04210 and Christina L. Spagnola, 207 Collier Rd., Lewiston, ME 04240, Co-Personal Representatives.

2024-025 EITH B. SANCHEZ, late of Greenacres, deceased. Shawn S. Savage, 1150 River Rd., Livermore, ME 04253 and Scott D. Savage, 200 West St., Portland, ME 04067, Co-Personal Representatives.

2024-031 ARTHUR J. HERRICK, late of Minot, deceased. Andrew J. Gray, 14195 Keston Court, Apt. 202, Woodbridge, VA 22191, Personal Representative.

2024-035 MICHAEL ROBERT DESJARDIS, late of Auburn, deceased. Stacy Cyr, PO Box 84, Sabattus, ME 04286, Personal Representative.

2024-041 THOMAS WELBRED MCKAY, late of Durham, deceased. Dorcas Taylor, 614 State St., Auburn, ME 04210, Personal Representative.

#### CENTRAL MAINE COMMUNITY COLLEGE (CMCC)

Re seeing bids for an Labeled Section Pw 36 40 work CO2 Laser Tube Ingraver.

Proposals must be received by Monday, February 26, 2024 at 1:00pm. If interested contact a copy of the RFP, please visit: www.cmcc.edu/bids. To Request Further Information Contact: Lane Boudreau at: lboudreau@cmccmaine.edu or call (207) 739-3236.

#### NOTICE OF HEARING

ANDROSCOGGIN COUNTY PROBATE COURT  
IN RE: MADDLYN HERRICK  
Docket Number: 2023-187

NOTICE IS HEREBY GIVEN TO Jefferson, whereabouts unknown: Pursuant to 22 M.R.S. §4001 et seq., the Maine Department of Health & Human Services (DHHS) has petitioned the Court for a Child Protection Order, concerning the child: Maddlyn H. DOB: 08/27/2022 born at County of Androscoggin, Maine. The mother is Sierra H. and the father is unknown. DHHS has met the requirements of M.R.S. Civ. P. Rule 4(a)(1)(C). Hearing on the pending Petition will be held at Maine District Court, 71 Lisbon Street, Lewiston, Maine on 3/28/2024, at 8:00 a.m. And/or to appear at this hearing may result in the issuance of a child protection order, the termination of your parental rights, and/or any other order permissible under 22 M.R.S. §4001 et seq. You may be entitled to legal counsel in these proceedings. Contact the court at the above address or (207) 739-4800. To obtain a copy of the Petition, contact the court or DHHS at 200 Main Street, Lewiston, ME 04240, (207) 739-4340. DHHS is represented by the Maine Office of the Attorney General, 6 State House Station, Augusta, ME 04333.

Dated: 1/18/2024  
T. Ham Thompson  
Judge, Maine District Court  
Caina Thibodeau  
A True Attested Copy  
Assoc. Clerk, Maine District Court

#### THE BEST OF THE SUN JOURNAL. YOUR RIGHT TO SENT EMAIL

Sign up for newsletters and alerts at [SUNJOURNAL.COM/NEWSLETTERS](http://SUNJOURNAL.COM/NEWSLETTERS)

#### PUBLIC NOTICE

The Auburn Community Development Office announces a public hearing to be held by the City Council on February 20, 2024 for the purpose of receiving public input from residents regarding housing and community needs, including priority nonhousing 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 2024. Prior to developing the Annual Action Plan, the city of Auburn, and the Auburn-Lewiston 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](mailto:CDBG@auburnmaine.gov) or delivered in person to the Business & Community Development Office until April 15, 2024.

Additionally, the public may provide input by completing the Community Development Survey by scanning the QR codes below. To request printed copies, translations, or other accommodations email [CDBG@auburnmaine.gov](mailto:CDBG@auburnmaine.gov) or call the Community Development Office at (207) 333-6601

## PrePlan Public Notice 2-9-24

## Annual Action Plan 2024



## 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 20, 2024, the Auburn City Council held a pre-action Plan public hearing. This Public Hearing can be seen at timestamp 1h:58min by following the link below. During this meeting, no residents spoke.

[https://www.youtube.com/watch?v=XSSWv3mAijw&list=PL8ustjJZ3Nvgf5BewLlePuiT\\_TICZy3i9&index=4](https://www.youtube.com/watch?v=XSSWv3mAijw&list=PL8ustjJZ3Nvgf5BewLlePuiT_TICZy3i9&index=4)

Additional public comments will be added as they are received.

## 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**

Over 58% of respondents to the City of Auburn Community Survey identified affordable housing as a top need. To address this concern, the ACDO and the Auburn-Lewiston Consortium will direct most of their HOME funds in PY 2024 toward developing new affordable housing units. Additionally, the ACDO plans to allocate CDBG funds to support the creation of a mixed-income residential complex comprising 100 units, including 56 new homeowner units, 44 new rental units, and childcare and community service facilities. CDBG funds will also bolster the Lead Hazard Control program, aiming to reduce the number of hazardous housing units occupied by vulnerable populations.

### **STRATEGY #2: IMPROVE INFRASTRUCTURE & REDUCE BLIGHT**

In PY 2023, the ACDO undertook four projects related to infrastructure and blight. In PY 2024, CDBG funds are earmarked for tackling blight and erecting an expanded community center for youths in qualified LMI census tracts (Downtown, Union St & New Auburn). A youth center initiative that kicked off in PY 2023 will extend into PY 2024. Additionally, the city will demolish two blighted buildings and relocate the affected families to decent, safe, and sanitary homes. These initiatives underscore a steadfast commitment to community improvement, fostering a more vibrant and inviting city for residents and visitors.

### **STRATEGY #3: PROMOTE JOBS AND ECONOMIC OPPORTUNITY**

In PY 2023, the city utilized ARPA funds to drive business development initiatives, including two programs aimed at ensuring equitable access to fresh, local food for all residents, regardless of income or location. As part of these efforts, forgivable loans were provided to four neighborhood grocery stores to enhance their ability to offer fresh produce. Additionally, ARPA funds were allocated to support two commercial farming operations with the goal of boosting food production.

Two startup ventures received loans through the ARPA Business Loan Program for working capital or the acquisition of equipment and inventory.

The city initiated the establishment of six new Tax Increment Finance (TIF) districts to stimulate economic growth and development in targeted areas. These districts have yielded significant results, including generating \$2,715,200 in TIF revenue, creating 24 full-time and 30 part-time jobs, and preventing the loss of 36 jobs.

Looking ahead to PY 2024, the city plans to concentrate its efforts on creating jobs and economic opportunities within the TIFs.

### **STRATEGY #4: PROVIDE ESSENTIAL SERVICES**

The ACDO is strategically allocating funds to address identified community needs, especially those related to homelessness and youth services. Affordable housing and youth services emerged as the top concerns from the ACDO Community Survey.

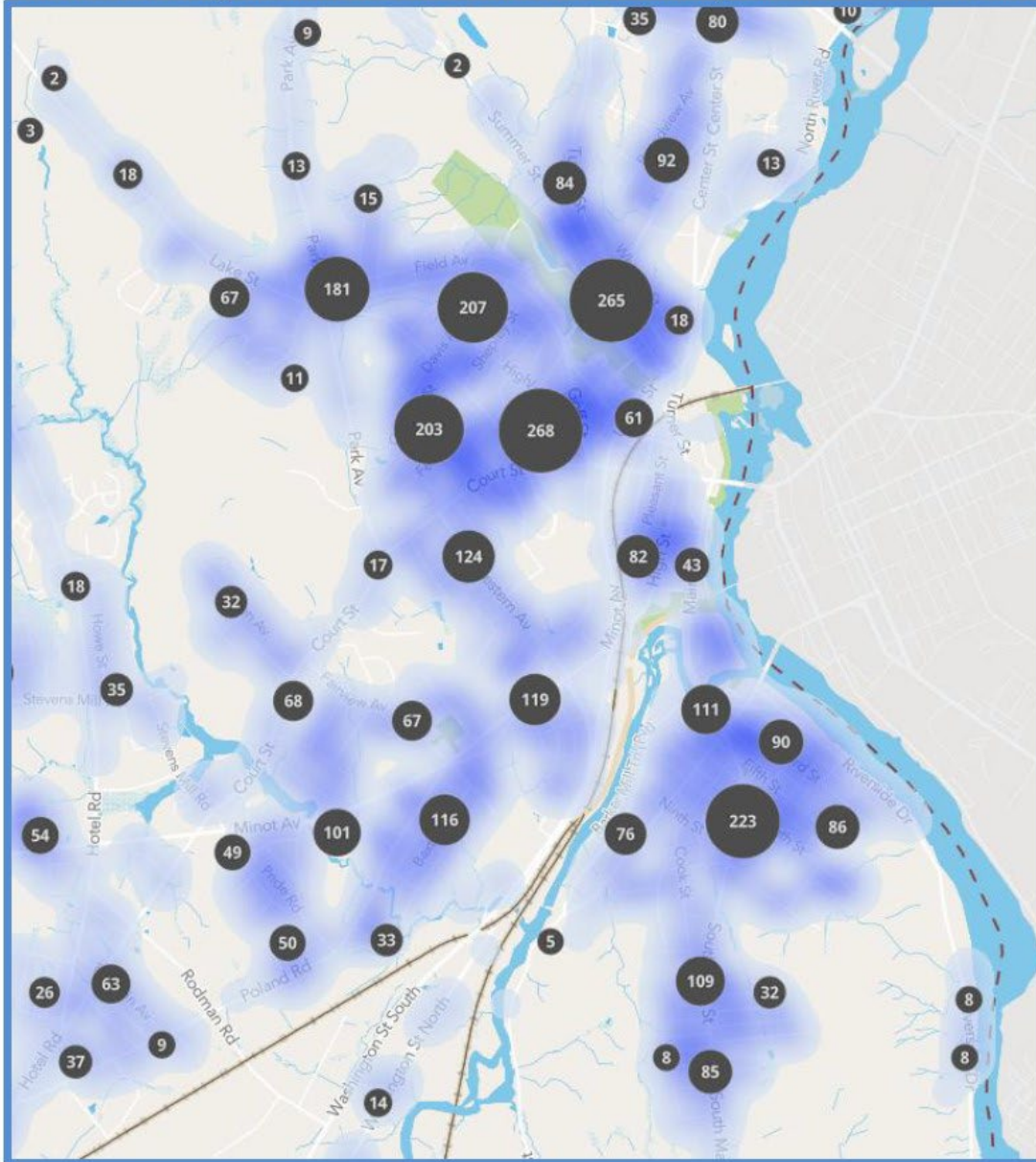
Utilizing the CDBG Public Service cap on homeless and youth services aligns with the community's expressed needs. Moreover, the availability of HOME-ARP funds presents an opportunity to expand services for individuals experiencing homelessness or at risk of homelessness, as well as other qualified populations.

The ACDO will spend the remaining CDBG-CV funds on a food program, demonstrating a commitment to maximizing resources to address pressing issues within the community. By leveraging various funding sources and targeting them toward identified needs, the city can make significant strides in improving the well-being of its residents, particularly those most vulnerable.

Continued collaboration and coordination among stakeholders, including local government, community organizations, and service providers, is crucial for effectively deploying these funds and implementing programs that meaningfully impact homelessness and youth support in the community.

**Identified: Auburn Neighborhoods with high concentration of homes built prior to 1978.**

These homes have a potential for Lead Paint Hazards which causes negative health effects in children.



**Lead Concentration Map**

**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 2 – Responsible Agencies**

**Narrative**

In 2001, Auburn and Lewiston formed a consortium to secure funding through the HOME Investment Partnerships Program. The consortium agreement between Auburn and Lewiston regarding HOME Investment Partnerships Program funds is designed to meet the funding threshold for HOME funds. Auburn acts as the program sponsor and allocates 5% of the available HOME funds to cover the overall administration of the program for the consortium, while the remaining 5% of admin funds are evenly distributed between both cities. The current year’s program fund allocations are split equally between the two cities, with each city responsible for conducting programs and ensuring compliance with HUD regulations. The City of Auburn, as the Representative Member, is responsible for managing and monitoring another member's programs if they do not meet HUD standards. There is currently no notice that such action is required.

**Consolidated Plan Public Contact Information**

The PY 2024 Action Plan is the 5th year of the 2020-24 Consolidated plan. Comments may be submitted at any time to the Auburn Community Development Office, 60 Court Street, Auburn, ME 04210, tel. 207-333-6601 or via e-mail at [CDBG@auburnmaine.gov](mailto:CDBG@auburnmaine.gov).

DRAFT

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

### **1. Introduction**

In addition to conducting a public survey and hosting public hearings by the City Council, the ACDO has been engaged in ongoing discussions with Maine State Housing, the Auburn & Lewiston Housing Authorities, private developers, and community service providers in a collaborative effort to gather new needs assessment data and enhance communication channels among service providers. These efforts are substantially focused on activities that address the needs of individuals who are homeless, at risk of homelessness, or otherwise identified as a Qualified Population (QP) under the HOME-ARP program requirements.

This Annual Action plan can and should recognize the effect the HOME-ARP plan had in the creation of this PLAN. As outlined below, the creation of these two plans involved actively reaching out to organizations and partners to solicit needs assessment data. Furthermore, the activities outlined in the HOME-ARP plan will be documented in the CAPER without altering the expected 5-year impact goals of the PLAN.

The city has continued its heightened direct consultation and resiliency planning with the local Emergency Management Agency, state and local health agencies, and first responders, including Police, Fire, and Sheriff departments. These partnerships were established in response to emerging climate changes and civil emergencies, such as homelessness, food insecurity, and substance use/mental health concerns within the community.

**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 three partner organizations, including two housing navigators and a homeless outreach coordinator, hold office hours 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 GA position was created in PY 2023, in addition to a new position paid in part with CDBG-CV funds in PY 2022. Another community service provider will join the ACDO office in PY 2024.

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 resources. The GA Manager will take 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.

The ACDO's partnerships with mental health and service agencies are noteworthy as well. One exemplary initiative is the city's contracted position for Project Support You (PSY), staffed by a certified mental health and crisis intervention specialist from Tri-County Mental Health Services. This program co-responds to police and medical calls involving individuals suffering from substance or mental health issues. In calendar year 2023, the PSY program co-responded to 1,124 calls with the police and fire departments, engaging with 785 contacts from 373 unique client and, generating more than 174 referrals. The program also connected with 301 individuals experiencing homelessness. The program will be adding an additional position in 2024, with additional funding secured following the October 7, 2023 tragedy in Lewiston.

Two contracted non-profit service providers have taken responsibility for contributing data to the Homeless Management Information System (HMIS), ensuring a fuller, more accurate understanding of the need in the community.

**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 HOME-ARP program has partnered with three local nonprofit organizations to create three positions aimed at addressing the needs of people experiencing homelessness. Each of these positions holds office hours in the ACDO at least once a week. The ACDO intends to work with a new service provider in PY 2024 to add an additional position.

One of these roles, a housing navigator, works with chronically homeless individuals and families of all ages to find and secure affordable housing. They collaborate with GA to provide ongoing financial support to eligible clients.

Another housing navigator works exclusively with unaccompanied youth experiencing homelessness. Their responsibilities include matching these youth with host families, who offer housing and stability. They work closely with the Auburn McKinney-Vento Liaison, who reported 178 students as homeless or living in substandard housing as of March 6, 2024, including 38 unaccompanied youth. These numbers remain consistent with those from March 2023.

The third position serves as a homeless outreach coordinator, engaging in direct outreach to people living on the streets or in encampments. Their primary focus is on establishing initial contact with clients and providing them with appropriate referrals and resources.

In the first six months of PY 2023, these three organizations assisted 97 individuals experiencing homelessness and 13 individuals at risk of homelessness. Collaboration among these roles extends to various stakeholders, such as other homeless service providers, community advocates, and mental healthcare providers, to ensure comprehensive support for those in need.

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.

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



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	MAINE STATE HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	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
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 Outlook 2023 into its plan development.
2	<b>Agency/Group/Organization</b>	AUBURN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO and AHA staff work regularly to coordinate affordable housing needs.

3	<b>Agency/Group/Organization</b>	Androscoggin Council of Governments
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consults with AVCOG on Environmental Reviews and transportation issues.
4	<b>Agency/Group/Organization</b>	Androscoggin Emergency Management Agency
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The ACDO staff consults with EMA staff regarding emergency housing resources and coordinates responses to the housing crisis.
5	<b>Agency/Group/Organization</b>	Auburn Fire Department
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Public Health and ACDO team meets semi-annually with Fire Department leadership to coordinate services and referrals provided.

6	<b>Agency/Group/Organization</b>	Auburn Police Department
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City Public Health and ACDO team meets semi-annually with Police Department leadership to coordinate services and referrals provided.
7	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES OF MAINE (SEARCH)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consults with the agency to assess the needs of homeless persons and asylum seekers.
8	<b>Agency/Group/Organization</b>	COMMUNITY CONCEPTS FINANCE CORPORATION
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health Services-Education Services-Employment Services - Broadband Internet Service Providers

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

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	General Assistance departments from both cities communicate regularly regarding presenting needs and available resources that can be shared between cities and residents.
11	<b>Agency/Group/Organization</b>	City of Auburn Recreation Dept
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city of Auburn solicits information from Recreation program directors regarding the unmet needs of their clients.
12	<b>Agency/Group/Organization</b>	LEWISTON-AUBURN TRANSIT COMMITTEE
	<b>Agency/Group/Organization Type</b>	Other government - Local Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

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

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consulted with the agency to assess unmet needs of the job-seeking population.
16	<b>Agency/Group/Organization</b>	Maine Center for Disease Control and Prevention
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consults with CDC regularly through collaborative work on Lead Abatement and EBLL child poisoning cases.
17	<b>Agency/Group/Organization</b>	Rumford Group Homes Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consults with agency leadership to assess the unmet needs of the local homeless population.
18	<b>Agency/Group/Organization</b>	An Angel's Wing Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-homeless Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consulted with the agency regarding unmet needs related to substance abuse and mental health disorders in the jurisdiction.
19	<b>Agency/Group/Organization</b>	COMMUNITY CREDIT UNION
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
20	<b>Agency/Group/Organization</b>	Goodwill Northern New England
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted with the agency regarding unmet needs within the jurisdiction related to job training needs within the community.



21	<b>Agency/Group/Organization</b>	Pleasant St Drop-in Center
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consulted with the agency regarding unmet needs within the jurisdiction related to homeless assistance needs within the community.
22	<b>Agency/Group/Organization</b>	NUTRITION CENTER OF MAINE, ST. MARY'S HEALTH SYSTEMS
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consulted with the agency regarding unmet needs in the jurisdiction related to housing, homelessness, and access to healthy foods within the community.
23	<b>Agency/Group/Organization</b>	AUBURN SCHOOL DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted the McKinney-Vento Liaison within the school department regarding homeless and unaccompanied youth being serviced under the McKinney-Vento Act.

24	<b>Agency/Group/Organization</b>	Camp Susan Curtis
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted with the agency regarding unmet needs of youth in the community.
25	<b>Agency/Group/Organization</b>	YMCA of Auburn-Lewiston
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 financial security.
26	<b>Agency/Group/Organization</b>	Kaydenz Kitchen Food Pantry Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO and city staff consulted with the agency on unmet needs for the unhoused population.
27	<b>Agency/Group/Organization</b>	Auburn Public Library
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted with agency staff on unmet needs in the community, such as homelessness, affordable housing, and job training.
28	<b>Agency/Group/Organization</b>	Elmina B Sewall Foundation
	<b>Agency/Group/Organization Type</b>	Non-profit Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted with agency staff and board members on unmet housing needs.
29	<b>Agency/Group/Organization</b>	Auburn Adult Education
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consulted with agency program staff to determine unmet needs within the community, specifically around access barriers to education, including transportation.
30	<b>Agency/Group/Organization</b>	Healthy Androscoggin
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO consulted with agency staff on the need for education about lead poisoning prevention, such as how to clean up lead dust.
31	<b>Agency/Group/Organization</b>	Maine Immigrant & Resource Services (MEIRS)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted with agency staff on unmet needs in the city related to housing and homelessness.
32	<b>Agency/Group/Organization</b>	Immigrant Resource Center of Maine
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted with agency staff on unmet needs in the city related to housing and homelessness.
33	<b>Agency/Group/Organization</b>	Housing Resources for Youth
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted with agency program staff on unmet needs for unaccompanied homeless youth.
34	<b>Agency/Group/Organization</b>	SHARECenter
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ACDO staff consulted with agency staff on need for donations of household goods for recently unhoused households.

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

No agency types were intentionally not consulted.

**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.
Analysis of Impediments to Fair Housing Choice	Maine State Housing Authority	Published in October 2019, this plan recognizes similar impediments at the state level as are seen locally, including a Lack of Affordable Housing unit development, Racial and Ethnic barriers, and zoning difficulties posed by NIMBYism efforts (discrimination by communities and neighbors).
Hope & Opportunity for ME	Coordinated Community Plan (CCP) Planning Committee	This HUD-funded Youth Homelessness Demonstration Program (YHDP) results from a \$3.3 million planning and Technical Assistance grant to assess and respond to the needs of Maine's homeless youth and young adults. The plan identifies additional partners, including the Department of Education and DHHS, and identifies coordinated entry positions. This initiative aims to enhance data collection and analysis within the HMIS system and improve coordination among service providers.
Comprehensive Plan 2021	City of Auburn	This plan focuses on established priorities that provide for the quality of life for Auburn's current and future residents. It outlines specific zoning and services to be equitably provided across the diverse types of neighborhoods, from rural to high-density urban and everything in between.
Strategic Plan 2019	City of Auburn	The city Strategic Plan establishes 3 committees that oversee the implementation and progress of the city Comprehensive Plan.
MaineHousing Outlook 2023	Maine State Housing Authority	Published in January 19, 2023, this plan assesses the health and development of affordable housing and housing assistance programs state-wide.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
State of Maine Housing Production Needs Study	Maine State Housing Authority	Published in October 2023, this joint effort by MaineHousing, the Governor's Office of Policy Innovation and the Future, and Maine Department of Economic and Community Development aims to assess the number homes needed in Maine now and in the future.
Natural Hazard Mitigation Plan	Androscoggin EMA	This plan addresses the potential impacts of climate change and social emergencies utilizing the HAZUS method, a model for estimating the risk of damage from earthquakes, floods, solar flares, hurricanes, and other known hazards. This plan identifies a potential 866 households (1,225 individuals) that would need sheltering in response to flood impacts. Additionally, this plan estimates that 2,323 individuals would require emergency shelter options in response to a potential increase in hurricane damage.

**Table 3 – Other local / regional / federal planning efforts**

### **Narrative**

The City of Auburn is adopting a proactive strategy in its service delivery by integrating the General Assistance office and Public Health officer into regular meetings with Community Development staff. Simultaneously, they introduced a new position, the General Assistance Eligibility Coordinator, aimed at enhancing direct care and service provided for residents. This approach promotes a more comprehensive service delivery model, facilitating the identification and resolution of issues, as well as more efficient coordination of responses.

Broadband access is a crucial concern, particularly for rural and low/moderate-income households. The Affordable Connectivity Program (ACP) program began on December 31, 2021, and helped many low to moderate-income households obtain broadband and cell phone service. Ninety-seven percent (97%) of respondents to the 2024 community survey reported adequate internet access at home, up from 90% in 2023. The ACP is winding down. No new applications or enrollments are being processed after February 7, 2024. ACP funds are projected to run out in April. The percentage of Auburn residents with access to adequate internet access is expected to decrease following this change.

The consortium works with the Androscoggin County Emergency Management Agency (EMA) to assess and prepare for natural disasters. Given the escalating climatic changes and civil needs in the region, readiness for emergencies is paramount. Concerns loom over the potential escalation of flooding in the 100-year floodplain due to climate change, underscored by Auburn's experience of two flood events in 2023. The city is working with partners at EMA to develop responses to potential floods and environmental events.

Overall, the City of Auburn is proactively and comprehensively addressing diverse community issues. The partnerships forged with various organizations and agencies are promising, fostering preparedness for emergencies and enabling effective service delivery to residents.

DRAFT



## **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 2024 builds upon the initiatives of the previous year by enhancing citizen engagement through a combination of in-person feedback sessions and the annual housing and community needs survey, which was available both online and in hard copy format. Collaborating with students from Bates College, the ACDO refined the survey to focus on crucial data points.

To promote participation, a direct mailer postcard regarding the survey was distributed to all households in Auburn, providing instructions for completing the survey online or requesting a paper version. Additionally, paper copies of the survey were disseminated by service providers and non-profit organizations.

This year, there was a notable increase in survey engagement, with almost 730 responses received, representing more than 5% of Auburn's population. This is a significant rise compared to the 130 responses received in 2023, which accounted for approximately 1% of the population. The surge in responses enabled the ACDO to better understand residents' needs.

Furthermore, eight area nonprofits submitted letters outlining unmet community needs. The primary focus remains on encouraging greater participation in identifying local needs annually. Notably, homeowners comprised 85% of respondents, highlighting the necessity of increasing participation from renters and individuals experiencing homelessness.

The ACDO maintained dialogue with various homeless service providers, first responders, educational institutions, and other service providers to continuously gather feedback. Additionally, representatives attended numerous community meetings to solicit input from residents and service providers.

**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 20, 2024, the Auburn City Council held a pre-action Plan public hearing. This Public Hearing can be seen at timestamp 1h:58min by following the link in the table.	During this meeting, no residents spoke.	N/A	<a href="https://www.youtube.com/watch?v=XSSWv3mAijw&amp;list=PL8ustjJZ3Nvgf5BewLlePuiT_TICZy3i9&amp;index=4">https://www.youtube.com/watch?v=XSSWv3mAijw&amp;list=PL8ustjJZ3Nvgf5BewLlePuiT_TICZy3i9&amp;index=4</a>
2	Community Survey	Non-targeted/broad community	The survey concluded on March 1, 2024. By that time, 697 Auburn households and 30 non-Auburn households completed the survey. Among these participants, 85% were	Notable responses include 5% of households had someone not in their direct household living them; 25% had at least one household member who was unemployed or	N/A	

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)
			<p>homeowners, 14% were renters, and less than 1% were either unhoused or chose not to disclose their housing status. Out of the 727 households surveyed, 385 included at least one resident aged 62 or above, while 140 households had at least one resident under 18.</p>	<p>underemployed. Disability was the top reason stated as an impediment to employment at 50 responses, with retirement at number 2 with 42 responses, and childcare a distant third with 15 responses. One percent of respondents had a household member experience homelessness within the last 12 months. 54% reported paying more than 30% of their monthly income on</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>housing related expenses, with almost 13% paying more than 50%. The top 3 services respondents want the city to prioritize are roads and sidewalks (45), lowering taxes(28) , and homelessness (20). The top 3 priorities they want the city to prioritize are affordable housing (59%), and parks and trails (32%), and youth services 30%.</p>		
3	Public Meeting	Auburn Senior Center	On February 21, 2024, Community Development	Comments are included in #2, Community	N/A	

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)
			<p>staff attended a meeting at the Senior Center and distributed print surveys to around 60 attendees, both Auburn residents and non-Auburn residents.</p> <p>Councilor Leroy Walker announced ACDO staff and distributed surveys to attendees.</p> <p>Councilor Belinda Gerry collected completed surveys and returned to ACDO offices.</p>	Survey.		

**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 2024 are projections based on HUD’s final CDBG and HOME budgets and internal reports detailing available program income and prior year funds. Prior year resources include unspent funds from both CDBG and HOME funds.

Unspent CDBG funds from program years 2022 and 2023 are included. Unspent funds from the HOME program include program years 2020, 2021, 2022, and 2023. 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 in accordance with HUD-established guidelines.

### 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	477,535	100,000	400,000	977,535	450,000	Available resources include the anticipated allocation, program income, and unspent CDBG funds 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	465,133	50,000	2,178,263	2,693,396	460,000	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.

**Table 3 - 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.

Additional federal funding sources include Lead Hazard and Healthy Homes, ARPA, EDI CPF, and LIHTC.

**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.

**Discussion**

Funding from prior year resources is notable within this budget, yet these numbers are not included in the amount expected for the remainder of the Con Plan. This number is the sum of new allocations and program income for the next program year.

Should there be a decrease in the yearly allocation from HUD or an unexpected shortfall in program income, a proportional reduction will be applied to the budget, with adjustments drawn from the Affordable Housing budget.

## 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	CDBG: \$242,696 HOME: \$2,002,514	Rental units constructed: 13 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Promote Economic Opportunities	2020	2024	Non-Housing Community Development		Promote Economic Opportunities	CDBG: \$0 HOME: \$0	Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted
3	Provide Essential Services	2020	2024	Homeless Non-Homeless Special Needs		Provide Essential Services	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Improve Infrastructure and reduce blight	2020	2024	Non-Housing Community Development		Improve Public Infrastructure and remove blight	CDBG: \$542,304	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 4 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Provide Safe and Affordable Housing
	<b>Goal Description</b>	Rental Units Rehabilitated: 5 Homeowner Housing Rehabilitated: 5 Rental Units Constructed: 13
2	<b>Goal Name</b>	Promote Economic Opportunities
	<b>Goal Description</b>	Businesses Assisted: 0
3	<b>Goal Name</b>	Provide Essential Services
	<b>Goal Description</b>	Public Service Activities other than Low/Mod Housing benefit: 100 Persons assisted
4	<b>Goal Name</b>	Improve Infrastructure and reduce blight
	<b>Goal Description</b>	Public infrastructure improvements: 100 persons assisted

## 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 2024-25 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	2024 Housing Rehab
2	2024 Housing Construction
3	2024 Public Service
4	2024 Public Infrastructure
5	2024 Administration
6	2024 Lewiston Admin
7	2024 Lewiston Security Deposits
8	2024 Lewiston HOME Construction

**Table 5 – 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 the quality and safety of existing housing stock, as outlined in the city's strategic plan. According to the community survey results, 58.9% 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 54% of respondents reported that they were paying more than 30% of their monthly income toward housing, with 13% paying over 50%. This indicates that a significant proportion of the city's population is rent burdened, according to HUD standards.

Public Services will be administered by city staff and local non-profit organizations, with a focus on youth and homelessness services. These priorities were established in the community survey responses, with 59% of respondents stating housing services should be the city's top priority and 30% choosing youth services.

Public infrastructure improvements will focus on blight remediation by demolishing a blighted apartment building and relocating residents into decent, safe, and sanitary housing.

Meanwhile, Lewiston's priorities for HOME funds are driven by the necessity 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	<b>Project Name</b>	2024 Housing Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Safe and Affordable Housing
	<b>Needs Addressed</b>	Provide Safe and Affordable Housing
	<b>Funding</b>	CDBG: \$92,695
	<b>Description</b>	Rehabilitation of existing single and multi-unit residential buildings
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 Rental Units Rehabilitated, 5 Homeowner Units Rehabilitated
	<b>Location Description</b>	Within Auburn
	<b>Planned Activities</b>	ALHHP Critical System Repair Program - \$50,000 LEAD TESTING/CLEARANCE - \$5,000 Project Delivery Cost - \$37,695.94
2	<b>Project Name</b>	2024 Housing Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Safe and Affordable Housing
	<b>Needs Addressed</b>	Provide Safe and Affordable Housing
	<b>Funding</b>	CDBG: \$150,000 HOME: \$2,002,514
	<b>Description</b>	Construction of 13 new rental units.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13 qualifying LMI households.
	<b>Location Description</b>	Within Auburn
	<b>Planned Activities</b>	Creation of 13 new rental units.
3	<b>Project Name</b>	2024 Public Service
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Essential Services



	<b>Needs Addressed</b>	Provide Essential Services
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Providing essential services to Auburn residents
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 income-qualified residents/households
	<b>Location Description</b>	Within Auburn
	<b>Planned Activities</b>	<p>The city is responding to the community's identified needs by allocating funds to services that have effectively assisted youth and people facing homelessness in recent times. A community survey highlighted these services as crucial and reflects the increasing demands observed by local service providers.</p> <p>Homeless Services: \$60,000  Recreation Youth Scholarships: \$20,000</p>
<b>4</b>	<b>Project Name</b>	2024 Public Infrastructure
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Infrastructure and reduce blight
	<b>Needs Addressed</b>	Improve Public Infrastructure and remove blight
	<b>Funding</b>	CDBG: \$542,304

	<b>Description</b>	CDBG funds will be used to address blight remediation within LMI-qualified census tracts (Downtown, Union St, and New Auburn). These initiatives can significantly improve residents' quality of life and increase community pride. Additionally, the development of publicly owned infrastructure and amenities within targeted neighborhoods can enhance the attractiveness of these areas to potential residents and businesses. Our commitment to improving the overall appearance and safety of the community includes addressing distressed buildings and code violations. These projects involve removing hazardous and/or dangerous buildings within qualified LMI census tracts, ensuring a safer and more appealing environment for all. Overall, these efforts demonstrate a commitment to improving the community and creating a more livable and attractive city for residents and visitors alike.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 residents
	<b>Location Description</b>	Within Census Tract 103.
	<b>Planned Activities</b>	Demolition of a distressed apartment building in census tract 103, as a component of the PAL Community Center expansion initiative, alongside the relocation of families residing in the said complex.
5	<b>Project Name</b>	2024 Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$102,534 HOME: \$40,711
	<b>Description</b>	Personnel and administrative costs for delivering services
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Within Auburn
	<b>Planned Activities</b>	Administrative expenses for planning and delivering program activities.

6	<b>Project Name</b>	2024 Lewiston Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$15,634
	<b>Description</b>	Administration expenses for the Lewiston HOME program
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Within Lewiston
	<b>Planned Activities</b>	Administrative expenses for operation of Lewiston HOME program activities
7	<b>Project Name</b>	2024 Lewiston Security Deposits
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Safe and Affordable Housing
	<b>Needs Addressed</b>	Provide Safe and Affordable Housing
	<b>Funding</b>	HOME: \$15,000
	<b>Description</b>	Tenant-based rental assistance in the form of Security Deposits for income-qualified residents
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 income-qualifying households.
	<b>Location Description</b>	Within Lewiston
	<b>Planned Activities</b>	Providing Security Deposit assistance for income-qualified households.
8	<b>Project Name</b>	2024 Lewiston HOME Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Safe and Affordable Housing
	<b>Needs Addressed</b>	Provide Safe and Affordable Housing

<b>Funding</b>	HOME: \$619,536
<b>Description</b>	Creation of 4 new HOME rental units.
<b>Target Date</b>	6/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 income-qualified households
<b>Location Description</b>	Within Lewiston
<b>Planned Activities</b>	Construction of new affordable rental units.

## **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 will be given to the Downtown (Census Tract # 101), the Union St. Neighborhood (Census Tract # 103), and the New Auburn Area (Census Tract #105). The most recent HUD CHAS data shows that these tracts are primarily residential and qualify as 51% LMI by population. 88% of residents in tract 101, 56% in tract 103, and 62% in tract 105 earn less than 80% of Area Median Income (AMI).

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 6 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The 2016-2020 American Community Census identified three census tracts in Auburn where the majority of households fall within low to moderate-income brackets. Consequently, the city will give these tracts heightened attention in terms of affirmative marketing, outreach, and translation services.

The city utilizes the Environmental Justice Index (EJI) data provided by the Center for Disease Control (CDC). This data qualifies the Downtown (Census Tract # 101) as having an overall EJI rank of 0.84, the Union St. Neighborhood (Census Tract # 103) as having a rank of 0.57, and the New Auburn Area (Census Tract #105) with a rank of 0.81. These rankings stem from factors such as CDC Social Vulnerability rank, Housing Built Pre-180, and Toxic Release Inventory Sites, all of which exhibit high levels of impact. Lead abatement projects within these tracts are prioritized in response to these observed conditions.

Additionally, all three tracts have a housing-burdened, lower income rank exceeding 0.80 (0.83 for 101, 0.90 for 103, and 0.93 for 105). The CHAS data identifies the three tracts as having the highest percentage of households in Auburn with at least one serious housing unit problem (e.g., lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding, or cost-burdened).

### **Discussion**

Recently compiled GIS heat map data has also highlighted these 3 census tracts containing most of the city's homes at high risk for containing lead paint hazards. Additional outreach, education, and abatement resources will be provided to these designated census tracts and funded through the recently acquired Lead Hazard Control & Healthy Homes grant.

The creation of new affordable units will be focused in this area due to the high number of low to

moderate-income households who are housing cost burden. An additional focus of Public Infrastructure funds will be used to eliminate toxic and blighted buildings.

# Affordable Housing

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

### Introduction

The Annual Action plan targets creating new, affordable housing units and rehabbing housing rented or owned by low to moderate-income tenants.

Auburn intends to fund the plan development of a proposed mixed-income and mixed-use housing project comprising 100 units. This project will include 56 new homeowner units and 44 rental units. Units created in part with funding from HOME funds will be subject to a 20-year affordability period during which rents will be limited according to the HIGH HOME Rents guidelines outlined in the Community Development Operations Manual and any relevant HUD notices.

The October 2023 State of Maine Housing Production Needs Study revealed a concerning trend: housing affordability is decreasing while availability is diminishing across the state. Factors contributing to this include a surge in population during the peak of the COVID-19 pandemic and a shrinking workforce due to aging households. Additionally, the aging housing inventory and insufficient housing construction are exacerbating the issue. According to the study, a minimum of 5% availability of vacant units is necessary for a robust housing market in any given area.

In 2023, Lewiston's Housing Committee found that Lewiston-Auburn had an effective availability of 0%. To catch up to the current and future need, Central Western Maine (comprised of Androscoggin, Franklin, Kennebec, Oxford, Piscataquis, and Somerset counties) needs a total of 22,700-24,700 more homes or a total annual production need of 2,500-2,700.

The rehab of rental units outlined in this plan will leverage the Lead Hazard Control and Healthy Homes grant funds to achieve its objectives. This program requires a minimum of a 3-year affordability period for all units. Therefore, as the impact of this program grows, ACDO personnel will oversee an increasing number of affordable units.

Units funded with CDBG dollars must adhere to the city's Affordable Rent Standard. Under to this plan, an affordable unit is defined as one whose rent does not surpass the HUD-published Fair Market Rents (FMRs) for the current year. A unit is determined to fall within the FMR of a specific area by adding the contracted rent and the applicable utility allowance for the unit. For CDBG-funded projects, the sum of these numbers cannot exceed the FMR for a unit of the corresponding bedroom size as published by HUD each year. However, if the local housing authorities have been granted a community-wide exception, then the affordable rent standard may increase to a maximum of 120% of the FMR for the local jurisdiction.

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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	23
Special-Needs	0
Total	23

**Table 7 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	13
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	23

**Table 8 - One Year Goals for Affordable Housing by Support Type**

## Discussion

Due to inflated construction costs and lack of contractors, the new-unit developments scheduled in the previous year were not carried out for projects in either city. New projects will be carried out in the current action plan. Additional funding, as provided by the HOME-ARP allocation, will add to the impact of rental assistance services and the related services required to help families struggling with challenges other than the scarcity of affordable units.

The 2023 Environmental Justice Index has flagged all 3 income-qualifying census tracts as having a high prevalence of chronic poverty. Therefore, additional steps will be made within this Action Plan to address a lack of racial equity in affordable housing programming as outlined and referenced in the city's 5-year Comprehensive Plan. This will be achieved by providing more direct outreach to residents within the Union St., Downtown, and New Auburn census tracts. Translated materials will aid this outreach. These census tracts are qualified as comprising 51% or more low-to-moderate income households and have the highest concentration of residential units built before 1978. Pre-78 homes have a higher potential for containing Lead-based paint hazards, which cause adverse health effects in children.



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

### **Introduction**

Auburn and Lewiston have added multiple large affordable housing projects in the past few years. According to statistics maintained by Maine Housing Authority, between 2019 and 2022, 243 new affordable housing units were created with MSHA funding (including Auburn & Lewiston Consortium funds). These buildings offer modern, affordable amenities to public housing residents. Auburn Housing Authority has been transitioning to a voucher-based system, allowing more aid to residents using privately owned units.

According to MSHA Affordable Housing Options published in March 2023, there are currently 813 Affordable Housing units in Auburn (not including rehab units within their affordability periods). Additionally, Auburn Housing Authority manages 595 Housing Choice Vouchers for Auburn residents. The Housing Choice Vouchers combined with the affordable housing units equates to 32% of the 4,385 rental units available within Auburn.

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

The City of Auburn collaborates closely with the Auburn Housing Authority (AHA) to promote and advance affordable housing initiatives. In PY 2023, AHA increased its payment standards within the Section 8 voucher program to 110% of Fair Market Rent. This adjustment aided eligible renters in securing affordable housing, particularly amidst escalating rental costs and limited available units.

MaineHousing's Family Self-Sufficiency (FSS) team continues to spearhead statewide endeavors aimed at enhancing program processes and evaluations among Public Housing Authorities (PHAs) responsible for its administration. They also work in partnership with FSS teams from other PHAs to address emerging HUD program regulations. MaineHousing, alongside Compass Working Capital, is a member of the National FSS Network, alongside the Portland Housing Authority.

Additionally, the Auburn Housing Authority has bolstered its efforts to transition its operations towards voucher-based assistance. These endeavors seek to facilitate the development of privately constructed housing units eligible for housing vouchers, thus broadening the spectrum of affordable housing options. The city has a notable amount of previous year HOME funds to invest in new unit developments, which are creating units with a 20-year affordability period.

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

The city currently refers low-income residents, including public housing residents, to Community Credit Union (CCU) and Community Concepts (CCI). Both organizations offer programs to assist with obtaining mortgages and down payment support.

The city is allocating a substantial amount of its HOME dollars and \$150,000 in CDBG funds to create new affordable units in PY 2024. Public housing residents will be informed about any homeowner unit creation projects and encouraged to prepare for homeownership by utilizing resources like Maine Housing's First Home Loan Program or other resources provided by CCU and CCI.

**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 created an online fair housing resource center after COVID-19 forced the cancellation of the traditional joint landlord-tenant summit. This resource center provides opportunities for tenants to access new tools to address tenant topics of interest and other resources that assist them in becoming homeowners. It can be found at

<https://www.auburnmaine.gov/pages/neighborhood/housing-summit> .

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

### **Introduction**

The Maine Balance of State Continuum of Care has traditionally addressed the homeless needs in Auburn and Lewiston. Both cities actively participate in various committees addressing homelessness, including the Region II Homeless Council, Sewall Foundation's Housing Steering Committee, and the HUB 3 Inner Group meetings.

In PY 2023, Auburn collaborated with three non-profit organizations to establish three positions primarily focused on assisting individuals experiencing homelessness. Funding from HOME-ARP has supported Rumford Group Homes (RGH), Housing Resources for Youth (HRY), and Community Concepts (CCI).

RGH has appointed a new Auburn Housing Navigator dedicated to helping people secure affordable housing. In the first half of PY 2023, the housing navigator assisted 59 households in Auburn and Lewiston experiencing homelessness and 11 households at risk of homelessness. Eleven households were successfully housed during this period, with RGH maintaining accurate client data in HMIS to track homelessness numbers effectively.

HRY operates a program that pairs unaccompanied homeless youth with host families outside of the foster care system. Their Program Director works directly with the McKinney-Vento Liaison to identify the most vulnerable youth. In the first half of PY 2023, their new Program Director worked directly with nine youth experiencing homelessness and two at-risk youth.

CCI's recent hire focuses on street-level outreach to individuals experiencing homelessness. The Homeless Outreach Coordinator began in November, working with 29 people experiencing homelessness between November and December.

The City of Lewiston has also partnered 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**

The ACDO has expanded its direct outreach efforts by continuing to partially fund an in-house position within the General Assistance (GA) office, the Public Service Coordinator, alongside funding for the aforementioned positions. In response to growing demand, the city established a third GA staff position in Program Year (PY) 2023.

Many of the partnerships outlined above in HOME-ARP primarily serve unsheltered homeless individuals.

RGH meets with numerous clients at local daytime warming centers, such as Trinity Jubilee and the Drop-In Center, and through referrals from various service providers in the area. HRY prioritizes assisting unsheltered youth, while CCI actively engages with encampments to link individuals with resources prior to their closure.

New Beginnings operates a 24-hour youth shelter with the aim of achieving specific three-year goals for program years 2023-2025, including providing 40 unduplicated stays and 8,500 bed nights at their shelter, along with serving 10,000 meals.

Safe Voices has recruited personnel dedicated to addressing human trafficking and advocating for survivors of domestic violence, offering services to both sheltered and unsheltered clients.

Trinity Jubilee operates a daytime warming center in Lewiston, striving to provide direct housing services and case management to 100 households. During a March 2024 visit, staff expressed concerns about the shelter's nearing full capacity and the potential need to turn individuals away to comply with fire code occupancy limits.

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

The Auburn-Lewiston Home Consortium includes the entirety of both cities. Much of the data provided at the state level is for Androscoggin County or the Lewiston-Auburn Metropolitan Statistical Area (which includes 12 surrounding municipalities). Both Auburn & Lewiston serve as a regional service HUB for the area, meaning that even though HOME-ARP funds are designated for residents of the two cities, the needs of these cities are impacted by the spillover or centralization of needs from the surrounding rural populations.

For example, data collected from the two emergency shelters operated at the Lewiston Ramada Inn or the Lewiston Armory in 2020 clearly demonstrate this catch-basin effect. The combined totals of the two emergency shelters (whose numbers are not included in MSHA PIT counts) regularly operated at capacity. Of the 213 individuals sheltered, 60% claimed Lewiston as their residence, 20% claimed Auburn and the remaining 20% came from outside the consortium's jurisdiction.

Additionally, the city of Auburn has recently processed cases for 342 additional asylum-seeking families of various origins. From July 1, 2023, to April 1, 2024, the city of Lewiston's General Assistance has processed 464 cases. The city General Assistance office addresses these needs, with wrap-around services and coordination provided by the city Public Health manager. This coordination includes private charities, educational facilities, and local hotel operators.

### **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**

Two of ACDO's latest partners are committed to helping individuals experiencing homelessness transition to more sustainable housing situations.

RGH offers comprehensive case management services, assists clients in securing BRAP and Housing Choice Vouchers, provides job skills training and support, offers renter's education, teaches budgeting and money management skills, delivers life skills training, and makes referrals to other programs that assist with rental application fees, security deposits, utility costs, and moving expenses.

HRY provides case management and maintains communication with host families and participating youth throughout their involvement in the program. Their network of host families provides stable housing options for unaccompanied youth clients.

These endeavors are funded through the consortium's HOME-ARP allocation and will continue throughout Program Year (PY) 2024.

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

The General Assistance offices in both cities take proactive measures to prevent low and moderate-income families from becoming homeless. These initiatives not only rely on General Assistance funds but also incorporate wrap-around support services, emphasizing their proactive community roles. Similarly, the Auburn Public Health office collaborates with residential institutions to address housing needs amidst decreasing community resources.

Partial funding from the Community Development Office supports the Public Service Coordinator position, aiding at-risk households in accessing resources beyond traditional General Assistance and HOME-ARP programs.

Additionally, the Maine COC's HUB coordinator, stationed at the Lewiston Housing Authority, facilitates communication among service providers within the COC system, enabling the Community Development and Public Health teams to concentrate on crisis response and early intervention. Recently, the HUB

Coordinator began a regular meeting between case managers to track mutual clients more effectively as they move throughout the COC. The meetings are attended by Lewiston Housing, Androscoggin Home Health, PATH, IRCM, Community Concepts, RCAM, and Rumford Group Homes.

The termination of the Emergency Rental Assistance program in early 2023 exacerbated the housing crisis in Auburn. This program, administered locally by Community Concepts Inc., assisted over 1,000 unique households during its 18-month duration. MaineHousing helped 8,262 people statewide with ERA funds in 2023, compared to 28,344 in 2022. In calendar year 2023, the GA department saw a 432% surge in applications, a 2,400% increase in utility assistance cases, and a 1,200% rise in housing assistance cases.

## **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**

The biggest barrier to affordable housing in Auburn and Lewiston is the lack of available housing. The only way to fix the issue is to create more housing. For this reason, both Auburn and Lewiston are focusing on multi-unit development in PY 2024.

Private development of multi-unit housing projects is on the rise across Auburn. According to the Auburn Planning and Permitting Monthly report, they issued six permits to build 59 new commercial rental units between July 2023 – March 2023. Additionally, 4 permits were issued to build 4 new duplexes.

### **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**

Over the past four years, the City of Auburn has demonstrated proactive efforts in eliminating barriers to housing development. Notable achievements include the adoption of new ordinances that permit accessory dwelling units, enhance density standards, and reduce road frontage requirements for residential lots. Complemented by a newly established form-based code, these changes are expected to encourage infill development of new housing, facilitate multi-unit housing projects in residential zones, and potentially waive or decrease permit fees for specific target demographics.

In PY 2023, the Auburn City Council removed an income requirement for building homes on rural land. The previous ordinance mandated that 30% of a household's income be derived from farming in rural zones. The revised ordinance now requires landowners to maintain a connection to the land and possess a minimum of 10 acres to construct homes.

In PY 2024, the City of Auburn will take advantage of some of these changes to focus on creating new affordable housing units.

### **Discussion**

The recent alterations in zoning regulations, alongside past project proposals, have sparked significant discussions within the community. Numerous residents have voiced their opinions at various public hearings and through letters to the local newspaper, expressing both support and opposition to these zoning adjustments and development plans.

Opponents of these developments call into question potential adverse impacts on neighborhoods traditionally comprised of single-family residences, which would be affected by the extensive zoning

modifications throughout the city. This defensive stance, often termed "Zone Defense," reflects a reactive approach to proposed developments and underscores the challenges highlighted by MSHA in their analysis of Impediments to Fair Housing Choice.



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

### **Introduction**

As mentioned earlier, respondents to the city's community survey highlighted Affordable Housing (59%) and Youth Services (30%) as the top priorities for entitlement allocations. This feedback, coupled with a significant rise in General Assistance requests, has prompted the city of Auburn to establish a new position of Eligibility Coordinator within the General Assistance department. Additionally, the focus for PY 2024 will be on initiatives related to housing creation, homeless services, and youth services.

Over the past few years, both the city of Auburn and the Auburn-Lewiston Consortium have undergone substantial restructuring and staffing adjustments to better align with the evolving needs of the community. With these changes now in effect, the city is well-positioned to address the dynamic needs of its residents and allocate CDBG and HOME funds in a manner that maximizes their impact per dollar spent.

### **Actions planned to address obstacles to meeting underserved needs**

The city will continue partnering with proven third-party community service providers to address homelessness and youth services while maintaining a three-person General Assistance department. Additional contracts will be awarded to increase the capacity of homeless services.

The city of Auburn has also contracted with Tri-County Mental Health to employ a second position to co-respond to police and rescue calls involving individuals experiencing mental health or substance abuse issues. In calendar year 2023, one mental health worker assisted 301 homeless individuals, responded to 1,124 calls alongside the police and fire departments, conducted 83 well-being checks, and addressed 14 psychiatric incidents, resulting in over 174 referrals.

Funding will be allocated for summer recreation scholarships to ensure fair access to enriching opportunities for low- and moderate-income (LMI) youth while also serving as structured childcare for working parents during the summer months. This dual-purpose initiative has demonstrated its effectiveness in offering services that cater to a broad demographic range within the city's historical public service funding framework.

### **Actions planned to foster and maintain affordable housing**

The cities of Auburn and Lewiston actively support the construction of affordable housing through their housing development programs. These efforts allocate federal funding to developers to cover qualifying expenses, with the condition that the resulting units remain affordable. The affordability standards are determined based on HUD guidelines, with rent thresholds set at either Fair Market Rent (FMR), Low HOME Rent, or High HOME Rent levels.

Additional programs will continue to provide access to funding for lead testing and abatement to improve the health and safety of homes with young children.

### **Actions planned to reduce lead-based paint hazards**

Both cities currently manage their own grants from the Office of Lead Hazard Control and Healthy Homes, with which residential units containing children or being marketed to families with children can be tested for lead paint hazards. Where hazards are present, funds will be made available in the form of grants to mitigate and abate these lead paint hazards. The separate budget and work plan for the Lead Hazard Control grant established a goal of 110 units abated for lead hazards over 3 years. Included within this Action Plan are matching CDBG grants for LMI households to further increase the impact of the Lead Hazard Control grant funds.

### **Actions planned to reduce the number of poverty-level families**

The Community Development team is dedicated to forging and nurturing relationships with various organizations and institutions to strengthen the overall institutional framework. In collaboration with Clarity Property Services, the ACDO is continuing one workforce empowerment initiative by providing Lead Renovation Repair and Painting (RRP) training to up to 74 individuals, funded by a grant from the Office of Lead Hazard Control and Healthy Homes.

Additionally, the city has an ongoing partnership with Community Concepts Finance Corporation, a certified HUD homeownership and financial counseling agency, offering complimentary financial education sessions to families engaged in homebuyer or rehabilitation programs. By prioritizing educational services, the city aims to equip low-to-moderate income residents with the knowledge and tools needed for effective financial planning, thereby empowering them to safeguard their assets and enhance their financial well-being.

Furthermore, the City of Auburn has two programs aimed at directly assisting individuals and families experiencing poverty, General Assistance (GA) and Project Support You (PSY). GA provides emergency and ongoing support to low-income families, including food vouchers, temporary lodging, and rent aid, with a third staff member added in PY 2023 due to increasing demand. PSY, funded through ARPA, collaborates closely with the police and fire departments to offer immediate assistance to individuals in crisis, with an additional staff person added in PY 2023 to meet growing needs.

Partner organizations Housing Resources for Youth (HRY), Rumford Group Homes (RGH), and Community Concepts (CCI) are dedicated to serving people experiencing homelessness or at risk of homelessness. HRY specializes in youth support, offering case management, reunification services, and matching unhoused youth with host families. RGH's Housing Navigator assists clients in securing and maintaining stable housing. CCI's Homeless Outreach Coordinator concentrates on initiating primary contact with individuals experiencing homelessness and offering referrals or resources tailored to their requirements.

## **Actions planned to develop institutional structure**

The city of Auburn has revamped its internal structure to more effectively address the diverse range of community needs currently prevailing. By integrating Public Health, General Assistance, and Community Development, a culture of collaboration has been fostered, enabling a unified response to emergent health, housing, and refugee-related issues. This collaborative approach removed inter-departmental barriers and established a cohesive mission centered on service and crisis management. The addition of new roles, such as the Public Service Coordinator and Eligibility Coordinator, has helped bridge service gaps within the department.

Furthermore, the Auburn-Lewiston Consortium has entered a new phase of development, wherein the Community Development and General Assistance offices of both cities are collaborating more closely on planning and response endeavors. This synergy is particularly evident in the coordination of initiatives funded under the HOME-ARP plan, as shared needs and homelessness crises transcend municipal boundaries. Through enhanced inter-city cooperation and data sharing, redundant services have been eliminated, leading to increased efficiency in service delivery and efficacy.

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

The Auburn Community Development Department, Auburn Housing Authority, Lewiston Community Development Department, Lewiston Housing Authority, Community Concepts, Healthy Androscoggin, and various other local and regional nonprofit organizations work closely to plan and provide housing services. Despite this collaboration, insufficient resources among these partners hinder their ability to meet identified needs, resulting in long waiting lists for housing authority services. By engaging private developers to build more affordable units and partnering with the Section 8 voucher program, these agencies could enhance efficiency and better serve low-to-moderate income residents on the Section 8 waitlist.

Furthermore, the Community Development Department has actively participated in a local Healthy Homes initiative to improve the coordination of housing enhancements and attract new resources to the community. Through collaboration with Healthy Androscoggin and other service delivery partners, the City of Auburn secured a Lead Hazard Control and Healthy Homes Grant. This initiative involves significant coordination among multiple health agencies, nonprofit service providers, and the state Center for Disease Control. This integrated approach enables more efficient sharing of information, referrals, and response services, particularly for children with elevated blood-lead levels (EBLLs).

## **Discussion**

Over the past few years, significant changes have occurred both locally and globally. International conflicts and the breakdown of the global consumer economy have created unexpected challenges for residents in Auburn and Lewiston. Grocery prices and fuel costs have increased significantly, and

manufacturing and resource acquisition breakdowns in other parts of the world have made essential foods scarce. Lumber prices and construction materials have also become scarce and unaffordable for many. Our community has grown with the addition of new members who have fled famine and conflict in their home countries. Inflation and unemployment have made housing and daily resources unattainable for average residents, making it difficult to maintain a positive outlook on life.

This is where we need to focus our efforts, energy, and collaborations. Despite all these challenges, we must not lose sight of our essential optimism, which is necessary for our growth, development, and prosperity. In conclusion, it is crucial to prioritize interdepartmental, institutional, and interpersonal development while keeping this key element in mind.

## 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
<b>Total Program Income:</b>	<b>0</b>

#### 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(l)(2)**

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

## Discussion

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 proposed project complete 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](mailto:cdbg@auburnmaine.gov).

## Attachments

## Citizen Participation Comments



### An Angel's Wing, Inc.

My name is Debra York, and I am the Executive Director for An Angel's Wing Inc based out of Lewiston, Maine.

We are a 501c3 Non-profit and have been fighting the opioid epidemic since 2017. We have support services that aid individuals, couples, and families when needed. We have aided several hundred people with support in detox, inpatient rehab, recovery homes, counseling, with household items, furniture, clothing, medications, phones for telehealth, funerals when necessary. Over the years we have seen an uptick in requests and a lack of services in the following areas:

1. We have spent countless hours in search of open detox & rehabilitation beds for underinsured, uninsured and people who have Maine care for insurance. Quality, not-for-profit community-based detoxification and inpatient recovery centers are so needed. We lose people when we cannot find open beds in a prompt fashion. Time is always of the essence when dealing with addiction. Once these individuals start to feel the effect of the withdrawal symptoms, it is easier to go back to using them than to wait for a bed to open. Sometimes it is life or death. The hospitals are overwhelmed with people seeking detox and true emergencies are affected.

2. We run 3 structured, holistic, Marr certified recovery residences and we stay consistently full with a waiting list. Because we offer more than just a sober living bed, we have become sought after. We need more non-profit, structured, certified/licensed recovery residences. Homes that offer the things that we do. To be effective in these recovery residences, they should be MARR certified, or Maine State licensed. Funding to aid with staffing to allow for a holistic treatment approach that includes case management type services, transportation to and from appointments, support meetings and events, rental payments to allow the individuals to complete treatment and IOP, funding for activities, and self-care activities (yoga etc.).

Over the years, we have either offered these services free of charge, negotiated scholarships, paid for for-profit beds or located free empty beds but that challenge has only grown for us. Because of the lack of structure and accountability in the for-profit sector, we have opened our own homes and they have had an 80% success rate so far. The challenge now is 1. Lack of funding to allow individuals the opportunity to heal in these homes without the burden of paying rent. 2. Lack of funding to open more of these homes. 3. Lack of funding to pay for licensing and staffing to make for a more healing environment. 4. Lack of funding to include more holistic, evidence-based treatment and activities, healthy meals etc.

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T: (207) 241-0624 OR (888) 304-4673 E: ANANGELSWING@YAHOO.COM U: WWW.ANANGELSWING.ORG



## An Angel's Wing, Inc.

3. Lewiston Maine as well as many other towns/cities lack social activities and recovery-based community centers. We need locations where people in recovery or learning how to be can co-mingle because the opposite of addiction is connection. A place that offers not only connections but training opportunities, case management services, individual and family support meetings, technology, etc. for those in need. We need more support and resource centers that accommodate the individuals looking for services as well as their family. Family needs to be incorporated in the treatment because addiction is a family disease. \*We have secured a property in Lewiston, Maine for a support/resource center and are working diligently on grant proposals to make this successful. We also need more recovery friendly activities.

4. Mental health counseling has wait lists a mile long. Substance use counseling is also becoming more of an issue. 1% of everyone we work with has a co-occurring mental health condition. We have been successful placing them in SUD counseling so far, but mental health counseling has been one of our biggest challenges.

5. Lastly, we need more structured, certified/licensed family homes for reunification purposes. We have been successful in reunifying 3 families since February 2023 and with funding for a family home, that number will grow. With more opportunities, foster care services, CPS services will not have to carry such a burden. More funding would allow us to secure a much bigger location, create and expand existing programs. Ideally, we would add staff to make this more secure and structured. A holistic healing environment for the individual in recovery and their children.

\*I have realized that I left out an important need in the state of Maine. Over the last couple of months, we have had 4 situations where 4 resident referrals (coming from the DOC & Maine hospitals) were for people with dual diagnosis/Co-occurring disorders. Their mental health diagnosis needed more than our recovery residence was equipped for. We take pride in the services that we offer but, in these cases, more staffing and more clinical were needed and we were unable to accommodate. After spending hours on the phone, it became clear that there was a lack of facilities to address this need. If we cannot locate housing for these people, the alternative is crisis. If we had more staffing and more clinical, the outcome would have been so much better. We need more staffing in our organization and recovery residence. We need more co-occurring facilities to meet the need.

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1567 LISBON STREET, SUITE 1A, LEWISTON, ME 04240  
T: (207) 241-0624 OR (888) 304-4673 E: ANANGELSWING@YAHOO.COM U: WWW.ANANGELSWING.ORG



## An Angel's Wing, Inc.

6. Housing, housing and more housing. The housing situation is dire in Androscoggin County. We take in people who are unhoused and in active addiction. We first help them to sign up for treatment, reunification, healthy lifestyles, employment/education, housing support (i.e.: section 8 and braap). Once the treatment is completed, we attempt to help to find housing for independent living. This is one of the biggest challenges overall. They do not have funds for the first, last and security deposit and if or when they do, there is no housing available.

7. Case management is also a growing need. The unhoused come to us without any assistance. They have either lost their assistance due to housing or lost their card. Another situation is someone else has their card and they are using it. I don't have answers to this because, how do you keep up with someone who cannot be located but there has to be an answer.

Sincerely,

Debra York, Executive Director

207-513-6051

[www.anangelswing.org](http://www.anangelswing.org)

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1567 LISBON STREET, SUITE 1A, LEWISTON, ME 04240  
T: (207) 241-0624 OR (888) 304-4673 E: ANANGELSWING@YAHOO.COM U: WWW.ANANGELSWING.ORG



November 29, 2023

City of Auburn  
Attn: Zakk Maher, Deputy Director of Business and Community Development  
Auburn Hall, 60 Court Street  
Auburn, ME 04210

Dear Zakk:

On behalf of our staff, board of directors, and the children we serve in Auburn, I would like to thank you for your consideration of the enclosed request for \$3,000 in social welfare funding.

Our mission at Camp Susan Curtis (CSC) is to provide a transformative camp experience that nurtures self-confidence and a sense of belonging in Maine children facing economic hardship. The children we serve face many struggles in their daily lives. All of our campers are experiencing economic hardship. Many of our campers have experienced food insecurity, not knowing when they'll get their next nutritious meal. Some campers are in the foster care system, or have a parent who is incarcerated, or live with a caregiver struggling with addiction. Some campers have parents working two or three jobs, leaving them with the responsibility of cooking and caring for their younger siblings.

But all of our campers have this in common: for 10 days every summer they get to come to camp and just be kids in a safe and supportive environment. They get to take swim lessons, learn how to ride a bike, try kayaking, or hike a mountain for the very first time. They get to experience the unique beauty of the Maine outdoors on 100-acres of conservation land. Through supportive relationships with mentors and peers, campers gain the self-confidence needed to believe in themselves.

Our campers learn that they can dream big and hope for something beyond the struggles of their day-to-day lives. As they get older, they are exposed to college and career opportunities they may not have access to otherwise. Most importantly, our campers get to be a part of a lifelong community that will support them on the journey to becoming healthy, thriving people.

We are truly grateful for your consideration and encourage you to reach out if you have any questions. I can be reached at 207-774-1552 or [ebonner@susancurtis.org](mailto:ebonner@susancurtis.org).

Sincerely,

Emily Bonner  
Development and Communications Manager





## Request to City of Auburn Request for FY2025

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**Date of Application:** November 29, 2023

**Organization name:** Camp Susan Curtis

**Business Mailing Address:** 1321 Washington Avenue, #104, Portland, ME 04103

**Contact:** Emily Bonner, Development and Communications Manager

**Telephone number:** (207) 774-1552

**E-mail address:** ebonner@susancurtis.org

**Tax exempt status:** 01-0324705

**Year organization was founded:** 1971

**Amount of grant request:** \$3,000

### City of Auburn Statistics:

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- **Camp Susan Curtis Fiscal Year:** January 1, 2023 to December 31, 2023
- **Unduplicated youth served from the City of Auburn:** 23
- **Cumulative number of nights in the care of Camp Susan Curtis:** 230
- **Area Partners:** Fairview Elementary, Sherwood Heights Elementary, Walton Elementary, Washburn School, Park Avenue Elementary, Auburn School Department

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**Organization Mission and Overview:** The mission of Camp Susan Curtis (CSC) is to provide a transformative camp experience that nurtures self-confidence and a sense of belonging in Maine children facing economic hardship. Since its inception in 1971, more than 19,000 Maine children between the ages of 8 and 18 have benefited from CSC's signature summer camp.

It is important to highlight that many traditional summer camps are cost-prohibitive to CSC's constituency. CSC is the only Maine camp that exclusively serves Maine children facing financial hardship. While some Maine camps offer partial scholarships, CSC fully subsidizes program costs for all participants, eliminating barriers to access. This includes the provision of items such as rain gear, sleeping bags, sneakers, swimsuits, bug spray, and sunscreen. CSC also removes barriers to access by offering free transportation to and from camp, or gas cards to families that transport their child(ren).

Camp Susan Curtis

**Program Description:** In 2024, CSC will offer 4 sessions of its 10-day co-ed residential camp at its 100-acre campus on pristine conservation land in Stoneham, Maine. Here at this campus, CSC provides traditional camp experiences for 4th through 7th graders; a variety of special interest programs for early teens; and a leadership development program for older teens. CSC works with a network of 100+ school and community partners across the State of Maine who refer students to the CSC program and who serve as liaisons between camp staff and families.

During their time at CSC, campers will benefit from experiential and physically active outdoor programming; a complete disconnect from screens and technology; extended time spent immersed in nature, which helps reduce depression and anxiety while increasing self-confidence; a reliable schedule and clear expectations, providing a sense of stability; three balanced meals a day and a healthy, energizing snack; an abundance of opportunities to try new activities; a sense of community and belonging among understanding peers and caring camp staff; and a safe, supportive environment to take risks, make mistakes, and learn new skills.

Some of CSC's experiential camp programs include challenge ropes courses; waterfront activities such as kayaking and paddleboarding; arts and crafts projects like nature art and ceramics; hiking, yoga, and meditation; and a wide array of sports.

Older campers benefit from college tours, introductions to scholarship resources, leadership reflection projects, life and workforce development workshops, conversations with Mitchell Scholars and USM Promise Scholars, and opportunities to advance into roles as camp counselors providing them with leadership training in a paid position.

**Community Need:** In addition to facing economic hardship, many campers arrive at camp having also experienced housing instability, violence or bullying, the incarceration or death of a caregiver, caregivers who are struggling with active addictions or mental illness, and/or engagement in the foster care system. As a result of their severely compromised resources and difficult life circumstances, this vulnerable segment of Maine's population is at a significant disadvantage for healthy childhood development and long term wellbeing. Unlike their peers from more-resourced families, most CSC campers cannot afford the extracurricular activities or access the systems of familial and community networks that would positively support their health; and social, emotional, and educational development.

**Evaluation Tools:** CSC utilizes surveys as its primary tool to assess program impact. These surveys are disseminated to campers, caregivers, and referral partners. CSC also conducts "exit interviews" with campers to get feedback about how the camp experience impacted them. These interviews serve the dual purpose of letting each camper know that they have gained a supportive adult in their life and is an opportunity to share contact information and encourage the camper to reach out during the year if they need a listening ear, a champion, or a reference for post-secondary pursuits.

**Budget:** CSC maintains detailed fiscal records meeting all requirements set out by funders and the American Institute of Certified Public Accountants. CSC's current operating budget and audited financial statements are available upon request.

Page 7 of 7

Internal Revenue Service  
P.O. Box 2508  
Cincinnati, OH 45201

Department of the Treasury

Date: June 4, 2015

Person to Contact:  
Ms Singleton – ID# 0203345  
Toll Free Telephone Number:  
877-829-5500  
Employer Identification Number:  
01-0324705

SUSAN L CURTIS CHARITABLE FOUNDATION  
1321 WASHINGTON AVE - STE 104  
PORTLAND ME 04103-3838

Dear Sir or Madam:

This is in response to your August 28, 2014, request for information regarding your tax-exempt status.

Our records indicate you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in May 1971.

Our records also indicate you are not a private foundation within the meaning of section 509(e) of the Code because you are described in section 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website [www.irs.gov/charities](http://www.irs.gov/charities) for information regarding filing requirements. Specifically, note that section 6033(j) of the Code automatically revokes the tax-exemption of any organization that fails to satisfy its filing requirement for three consecutive years. The automatic revocation of exemption is effective as of the due date of the third required annual filing or notice. The IRS maintains a list of organizations whose tax-exempt status was automatically revoked at [IRS.gov](http://IRS.gov).

If you have any questions, please call the phone number in the heading of this letter.

Sincerely,



Tamara Ripperoa  
Director, Exempt Organizations

[External]UNMET NEEDS

Betsy Sibley <BSibley@communitycreditunion.com>

Thu 2/22/2024 10:07 AM

To:CDBG <cdbg@auburnmaine.gov>

Cc:Amy Hatter <ahatter@auburnmaine.gov>

Some people who received this message don't often get email from bsibley@communitycreditunion.com. [Learn why this is important](#)

To Whom It May Concern,

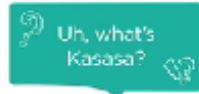
Community Credit Union has been serving the Auburn community for many years. Since 2020, when Community Credit Union received its designation as a Community Development Financial Institution from the U.S. Treasury Department our team has been even more intentional in serving the underserved throughout Androscoggin County. With the assistance from a series of CDFI Fund Grants we launched several loan programs that support underserved groups such as transportation loans for those with no credit, damaged credit or limited credit history, emergency loans, rental security deposit loans and more. Another loan developed was career advancement loans in partnership with New England School of Metalworks to help more individuals get trained in welding, this comes with two hours of financial education for all those enrolled in the Welding cohorts. The grants received in the past few years have also assisted the Credit Union in taking the lead with the Bridges Out of Poverty Steering Committee that had gone dormant throughout the pandemic and lost its momentum. Funds were used to offer free quarterly trainings for community members wanting to learn the Bridges Out of Poverty constructs, sponsor tuition costs for additional Facilitators and launch initiatives such as Getting Ahead in a Just Gettin' By World here in Androscoggin County. The community has benefited from these efforts but the funding will be exhausted by year end. The Credit Union also launched a workforce stability initiative in October 2022 called the Community Cornerstone Program. This program assists employees of designated Champion Partners in building resources and finding more stability. The Financial & Life Navigator is embedded within 6 area employers and also maintains a strong network of community partners to provide resources.

The consistent unmet need our team hears about in our branches and in our community work is the lack of affordable housing. Rental units and homes are not affordable to low and middle income households and the number of housing units is significantly less than the number of families seeking safe housing options. I think dedicating resources to navigating this housing crisis would be helpful to those on the brink of homelessness and those that are currently without housing.

As the funding for Bridges Out of Poverty and related programming like Getting Ahead winds down I think it's important that municipalities and community partners see the importance of keeping these programs alive and continuing to train/educate individuals and organizations on the Bridges constructs so that we can see real social change and more equitable systems in our community in the future. It is nearly \$1,000 per Investigator (participant) to complete the 16 week Getting Ahead in a Just Gettin' By World program. This includes a stipend, meals, workbook, supports for daycare & transportation in many cases as well as shared cost for a Facilitator. Community Credit Union has sponsored the first 16 graduates to the program and have 10 Investigators enrolled currently with a May graduation timeline. That is \$26,000+/- invested in our community members who are looking to find stability and write a future story for themselves and their family. These individuals have navigated challenges in life and their voices could be valuable resources to municipalities and other community organizations. If our community lets this program die out again due to lack of funding support it will perpetuate the negative narrative of this region that so many of us are fighting so hard against. This is a valuable program for local employers to help their most vulnerable employees establish better resources and gain stability.

These are some of the unmet needs I think are relevant to your community discussions with local, state and federal funders. If you have any questions please don't hesitate to reach out for more information.

Sincerely,



**Betsy Sibley** (she/her/hers)  
**Chief Marketing Officer, CCUFC, CUDE**



144 Pine Street, Lewiston ME 04240  
[BSibley@communitycreditunion.com](mailto:BSibley@communitycreditunion.com)  
Phone: 207.783.2096 ext. 2020  
Fax: 207.783.2093  
[www.communitycreditunion.com](http://www.communitycreditunion.com)

Connect with us: [Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

**How Did We Do?** Providing you with the best member service possible is our number 1 priority and we are always looking for ways to better serve your needs. Please take our survey and let us know how we did:  
[www.surveymonkey.com/s/CCUMemberSurvey](http://www.surveymonkey.com/s/CCUMemberSurvey)

**Confidentiality Notice**

This document contains confidential information belonging to the sender, which is legally privileged. This information is intended only for the use of the individual or entity named above. If you have received this email and/or attachments in error, please notify the sender immediately.

[External]Unmet Needs

Patricia Weidler <peweidler@yahoo.com>

Thu 2/15/2024 9:49 AM

To:CDBG <cdbg@auburnmaine.gov>

Hi,

I've been volunteering at the Drop-In Center located in the vestry of the First Universalist Church of Auburn since it opened (I'm also a resident of Auburn). The Drop-In Center has been open over two years, and over the years I've seen much community and city support. Food seems to be more available, and case managers have worked hard to get people on SNAP and health insurance. Opening Calvary as a nighttime warming center is a huge step, but there continues to be a large need for unhoused people to have shelter from adverse weather year round even if it is just on an emergency basis.

I continue to see the following basic human needs being largely unmet for our unhoused community members:

- (1) Regular access to safe drinking and washing water.
- (2) 24/7 access to safe bathrooms with handwashing within a short walking distance.
- (3) A secure, safe, heated/cooled, and clean space in which one can sleep for seven to eight uninterrupted hours each day (sleep is as important as water and food for ones health, especially if one has mental health challenges).
- (4) A safe and secure place to sleep outdoors, especially when there are not enough shelter beds or apartments available.
- (5) A safe and secure and weatherproof place to store documents, communication devices, and possessions (so that a person can provide appropriate ID upon request of authorities and can go to appointments and into libraries and buildings without bringing much or all of ones possessions).
- (6) Trash pick-up and/or disposal.

Thank you for listening.

Sincerely,  
Patty Weidler  
402-4763

[External]Re: Fw: Reminder: Auburn Community Survey and Unmet Needs - Have Your Voice Heard

Sasha Anastasoff <sanastasoff@auburnschl.edu>

Wed 3/6/2024 4:38 PM

To: Amy Hatter <ahatter@auburnmaine.gov>

Hi Amy,

Are you still taking unmet needs letters? If so, I'm happy to submit one. I was not on the original email list and an email from Jennifer Morin prompted me to look in my email for any emails from you. I see the deadline was March 1st in the second email you sent to Pam and I. Current numbers are at 178 as compared to 185 at this same time last year. Unaccompanied youth numbers are at 38 compared to 39 at this time last year. They are included in the larger number. We are basically keeping pace with last year.

Thank you,  
Sasha

On Wed, Feb 21, 2024 at 4:23 PM Amy Hatter <ahatter@auburnmaine.gov> wrote:

I think I may have left the two of you off my email list. If so, I'm very sorry. I've added you now. We're looking for letters about unmet needs in our community and doing our community survey. If either of you are interested in writing a letter, you can send it to me or [cdbg@auburnmaine.gov](mailto:cdbg@auburnmaine.gov).

*Amy Hatter* | Community Development Manager  
City of Auburn, Maine | 207-333-6601 ext. 1332

The City of Auburn is subject to statutes relating to public records.  
E-mail sent or received by City employees is subject to these laws.  
Senders and receivers of City e-mail should presume that messages are subject to release.

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**From:** Amy Hatter <ahatter@auburnmaine.gov>  
**Sent:** Wednesday, February 21, 2024 2:32 PM  
**To:** Zachary Maher <zmaher@auburnmaine.gov>  
**Subject:** Reminder: Auburn Community Survey and Unmet Needs - Have Your Voice Heard

Thank you to everyone who has sent in unmet needs letters or completed the survey.

If you'd like to submit a letter but haven't had a chance, we are still accepting letters until next Friday, March 1. The survey is running until then, as well.

*Amy Hatter* | Community Development Manager  
City of Auburn, Maine | 207-333-6601 ext. 1332

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E-mail sent or received by City employees is subject to these laws.  
Senders and receivers of City e-mail should presume that messages are subject to release.



8 Falcon Road • Lewiston, Maine 04240  
1-800-427-1241 • 207-795-4010  
Fax: 207-795-4009 • [www.seniorsplus.org](http://www.seniorsplus.org)

February 12, 2024

Mr. Zakk Maher  
Community Development Manager, City of Auburn  
60 Court Street  
Auburn, ME 04210

Dear Zakk:

Since 1972, through its Meals on Wheels (MOW) program, SeniorsPlus has helped thousands of individuals fight hunger – including thousands in the city of Auburn. MOW coordinates resources and assets providing wraparound support. In tandem with its nutrition services, SeniorsPlus has enabled older people and adults with disabilities to remain at home, working to ensure their health and wellness, to fight isolation, and to provide a trusted resource for their questions and concerns through our Information and Assistance programs. Last year, in total, SeniorsPlus served 8,000 individuals and fielded 170,000 phone inquiries in our tri-county area.

The years have seen our aging population continue to grow and, with it, demand and costs. SeniorsPlus again looks to the City of Auburn for support of the important services it provides in our community. We request \$20,000 in CDBG funds to help support our Meals on Wheels in Auburn, and \$5,000 for our Information and Assistance work. We are grateful for the past support of the Auburn community through Community Development Block Grants.

**Community Needs and Gaps Addressed: Food Insecurity**

Nutritional status, food insecurity, emotional wellbeing, socialization, and self-care capacity are highly inter-connected and play an important role in the lives of older adults. The majority of the older adults and adults with disabilities served by SeniorsPlus live on a fixed income or are low income or both, rely on Medicare/Medicaid, or Social Security benefits. Many clients are homebound, unable to prepare their own meals, and don't have available assistance to help with meals. Many of those served are socially isolated and rely on the social interaction that a meal delivery and wellness check provides to them on a regular basis.

Recognizing these needs, SeniorsPlus requests funding to help address the basic human needs of food attainment and social interaction for older adults and adults with disabilities in Auburn. These services will help to strengthen the independence and overall wellness of individuals by helping them to live better and healthier lives. The funding being sought will assist in the coverage of staffing costs for our Meals on Wheels (MOW) program. The MOW kitchen is in Lewiston and serves Auburn community members.



MOW provides essential public services to improve quality of life for individuals with low-moderate incomes, particularly older people and people with disabilities. The overall goal of SeniorsPlus is to assist people to age well so that they are able to stay at home independently as long as possible. MOW, and the wellness check MOW provides, support basic human needs while creating a connection to community. MOW can make the difference between people staying at home or going to a nursing home or other facility. Helping to assist people to stay in their homes also helps to reduce tax payers' dollars while keeping these clients happy, healthy, and feeling less isolated. SeniorsPlus is the only provider of the MOW program in Auburn.

During FY 2023, SeniorsPlus assisted 176 unduplicated Auburn residents through MOW by providing a total of 22,765 MOW meals. (The total number of meal deliveries in Auburn were the second highest of any other city in our tri-county region.) SeniorsPlus staff track and maintain wellness assessments on MOW clients. MOW clients are assessed annually and also complete an annual survey.

**Community Needs and Gaps Addressed: Information and Assistance**

While MOW provides food, an essential human need, our Information and Assistance program provides the support older people and people with disabilities need: a trusted nonprofit resource for their questions and concerns. This essential service improves the quality of life for these individuals. Older people are often the victims of fraud, and/or have no one in their lives to lean on for support. Our Information and Assistance program enables our dedicated and highly trained staff to respond to the myriad of inquiries we receive: from housing questions, to caregiver and veterans support, to Medicare counseling, to scam concerns. Our vast educational programming provides other options. Sometimes, we are just a reassuring voice at the end of the phone. In FY2023, 594 Auburn residents benefited from our Information and Assistance services. Many of these client questions regard financial difficulties, and when our Community Services team respond, they often determine underlying issues that qualify these individuals for benefits for which they were not aware they qualified, including MOW. They also may refer them to services such as transportation that are provided by other nonprofits in the community. In so doing, the client finances shift to a more positive position, which can help them to remain at home securely or allow them to purchase medicines on which they'd scrimped. Clients with complex concerns may choose to meet in person, online, or a phone consultation.

Please contact me with any questions you may have. Thank you for considering this request.

Sincerely,



Betsy Sawyer-Manter  
President and CEO

*Mission: The mission of SeniorsPlus is to enrich the lives of older people and adults with disabilities, their families and communities, and to support them to make informed choices.*



## Letter of Intent to Apply

### City of Auburn

Strengthen LA (as supported by The Lewiston Auburn Metropolitan Chamber of Commerce Foundation) intends to apply for \$20,000 of CDBG funding from the City of Auburn to continue to support Strengthen LA's workforce development efforts for Auburn residents.

Since 2022, the City of Auburn has supported Strengthen LA through its CDBG program. In that time, we have been able to address challenges that continue to face our community today. Issues such as transportation, food insecurity, housing, childcare, can be improved with a career that pays a livable wage. Strengthen LA is a group of community and business leaders who come together to help identify and remove barriers to employment. We share information, resources, and expertise in a very intentional way to create positive change in an ever-changing workforce environment.

Workforce development and training is not an unmet need but a persistent one. While programs like Strengthen LA have begun to move the needle in a positive direction, the work is far from over. By continuing to fund workforce efforts, the City is working toward addressing those other vital issues noted above by increasing wealth among its residents.

An investment in Strengthen LA is an investment in the community. Not only does Strengthen LA position career seekers for success with local employers, but it is also a community collaboration with over 35 partners in various sectors, including social services, economic service providers, education, employers, and philanthropic partners that are committed to working in unison for the betterment of all. An investment in Strengthen LA is an investment in communication among partners, it is an investment in a strategic vision for our workforce, it is an investment in an inclusive partnership that is open to all because workforce development is an issue that impacts us all.

Unlike other programs being offered, Strengthen LA has a laser focus on our community. Strengthen LA was designed to serve this community and this community only. It was created to identify unique challenges and to build a network for creative solutions that can be executed in our own backyard. Strengthen LA is tailor made for Auburn and its neighbors.

As such, Strengthen LA focuses on our three largest industries: construction/manufacturing, healthcare/mental health, childcare and early education. In addition to being strong career opportunities for our local career seekers, each of these industries provides much needed resources to our community that not only provides stability but economic growth. As our local businesses grow, so does our community, making for a strong future.



For our career seekers, Strengthen LA provides three key opportunities:

- We offer integration among our partners, making access to resources easier and less cumbersome but cutting down on some of the administrative burden that comes with accessing services.
- We provide information on the various resources available. Our community is rich with resources but keeping them all straight and knowing how to access them can be a challenge.
- We help by offering inspiration: All our interactions are person to person, and we break down the steps necessary for success making even the most challenging road feel attainable. Our career seekers have told us our Employment Opportunity Coaches are our number one asset!

For our local employers, Strengthen LA offers:

- A recruitment pipeline of willing career seekers that we have screened in advance, only sending candidates that we feel would fit the needs of an organization.
- Access to resources. Just like our career seekers, accessing resources can be a challenge for employers. We make the connections, so they don't have to. We also offer opportunities to explore new solutions through pilot programs and focus groups starting in 2021.
- Provide retention services. Our ability to remove barriers doesn't end with employment. We can help your existing workforce with the same challenges facing our career seekers.

We appreciate the opportunity to request funding from the City of Auburn again, to support our local workforce efforts. It is so important to have local support behind our local workforce initiative and we thank you for once again, considering supporting Strengthen LA for CDBG funding.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian", is written over a light blue horizontal line.

Brian Pickard  
Vice President of Finance + Operations  
Strengthen LA  
Lewiston Auburn Metropolitan Chamber of Commerce

22 Colonial Way  
Auburn, Maine  
04210

Dear Amy,

Just a thought; after  
mailing back my "case"  
I remembered ex-Leviston  
when community development  
was taking place and  
big changes were being made.

I participated in a  
community gathering called  
a "Charrette" or "Sharrette"  
(not sure of the spelling.)

Anyways, the community  
members and stake-holders were  
called to gather at a meeting  
at a community center. The  
outcome was positive and a  
good % of us showed up. —BT—

turned out to be positive for  
citizens and city staff.

The person who brought  
it to the table to begin with  
was Jim Lyson who still  
lives in Lewiston. I don't  
know his telephone # but I  
will bet that someone in  
Lewiston City Hall who deals  
with community development  
could help with that.

Happy citizens and happy  
employees at City Hall.  
I can't get better than  
that.

Good Luck!

Fina Gilbert  
Tel: 754-2904

City of Auburn Annual Unmet Needs Action Plan Team,

It is my distinct pleasure, on behalf of the YMCA of Auburn-Lewiston, to submit a letter outlining a list of unmet needs that we have identified from our organization's members, participants, front line and administrative staff, as well as our collective community work. I will do my best to articulate all of the varied perspectives and ideas. If you require follow up, please feel free to contact me directly at [tjennings@alymca.org](mailto:tjennings@alymca.org).

#### Housing

The housing crisis is not unique to the Auburn area, but it is affecting the residents. The lack of affordable rental properties and the high cost of homes is a burden on not only the low-income population but the middle class as well. We have heard complaints of rent being increased to a level that is no longer feasible with very short notice, inability to pay for home repairs, home weatherization, and the lack of available properties both for rent and to purchase. Yes, there are programs to assist in home related issues but if you are over the income threshold, you cannot access that avenue of services.

#### Heat

The rising cost of heat is a continuing issue. Coupled with the current economy some residents are fearful that they will not be able to heat their homes effectively, if at all. Again, if you are over the income threshold for assistance, you are left to make those hard choices of which bill you are going to pay first.

#### Unhoused Community

The unhoused community needs more than what they are receiving. While efforts in both Auburn and Lewiston are making strides, more needs to be done. These individuals need adequate shelter from the elements, showers, and safe spaces to keep their belongings. The warming centers are wonderful but are lacking showering stations.

#### Safe Streets

We have received complaints and concerns about unsafe sidewalks, inadequate lighting, unsafe traffic patterns/motorists, crosswalks etc.

#### Playgrounds

Caregivers are looking for safe, clean, accessible and natural outdoor spaces for children to learn and play.

We are looking to include a safe play space for youth in our Outdoor Learning & Education Pavilion Expansion Plan.

#### Aquatic Accessibility

We have heard from the community that there needs to be access to pools and safety classes for children and caregivers.

We have a seasonal pool at our Outdoor Learning & Education center which we hope to renovate in the afore mention Expansion Plan to allow for longer seasonal use and a larger pool space to increase capacity.

#### Food Insecurity

This is an ongoing issue and one that is now affecting more people than ever before. We are seeing needs arise among low- and middle-income participants and members. In addition, many have complained that lack of transportation, physical mobility and the hours of food pantries are just a few of the barriers that people face. There is also a great stigma and pride surrounding access to food.

#### Basic Needs

We receive countless inquiries about basic needs to include clothing, winter gear, diapers, baby wipes, baby formula, heat, food, gas, and utilities. We have heard some residents express fear that their electricity may get shut off in the spring because they are behind on their electric bills. CMP cannot disconnect your power during the winter months, so some residents have put this bill on the back burner to try to cover other expenses.

#### Childcare

After the covid pandemic and the closure of MANY childcare providers across the state, residents are in need of quality childcare and out of school time programming. Particularly infant, older infant and toddler care. Many providers provide preschool/pre-k programming as it is more cost efficient, but due to state ratios for the 3 younger age brackets they are not a "money maker", and therefore not a priority.

We have made some adjustments in some of our childcare programming to accommodate the needs of the community by opening a new older infant/toddler classroom at our Temple Garden Bradman Street location.

#### Financial Assistance

We have had inquiries about help with a myriad of financial assistance needs but relative to our programs we have increased inquiries around childcare assistance, camp scholarships and memberships.

#### Community Connectedness

Residents from youth to the elderly have expressed a need and longing to feel a part of their community and to feel connected to their neighbors and peers. Social emotional health has been a continuous issue but has been exacerbated by the covid pandemic and continues to elicit feelings of loneliness, disconnect and anxiety. This has led to statewide increases in depression rates and suicidal ideology.

Suggestions from the public have included more in-person connection events, Community spaces for youth and the elderly to gather safely, transportation assistance to reach these events/spaces, community training, family friendly opportunities (some suggested broken down by age demographic).

Our Expansion Plan would enable us to be a community hub for events and trainings and would be able to cater to all age brackets in our community!

#### Transportation

Residents require more transportation options with better availability and accessibility.

#### Cultural Sensitivity

Our communities need cultural sensitivity education. Some participants have expressed frustration that the community does not understand them as a people/person, as a community member, a co-worker, a refugee or their culture and customs. On the flip side of that, we have heard others report a lack of understanding about their immigrant community members and a desire for education.

#### Mental Health & Healthcare

We have heard that participants are having trouble accessing resources, availability of appointments, wait times for services, cost of services and high prescription costs and lack of providers.

#### Substance Use Disorder, Treatment and Recovery

Our community members have expressed concerns over the state of the substance use epidemic in the Auburn-Lewiston area. Concerns range from community impact, family impact, stigmas associated, recovery friendly workplaces, treatment services, community reentry services, prevention education efforts and availability of Narcan/Narcan administration training.

In closing, I hope that I have captured even a fraction of the needs we have heard expressed by all of the people that we serve, our front-line staff and the needs seen or heard by our administration.

The YMCA of Auburn-Lewiston hopes to continue being a valued partner in assisting the City of Auburn in addressing the needs of our community and we look forward to collaborating with you for years to come.

Respectfully,

Tina Jennings

Association Director of Community & Youth Engagement



Voicemail received by Amy Hatter, Community Development Manager, from Phillip Holt on 3/28/24.

"Amy, my name is Phillip Holt, H-O-L-T. I live at 34 Davis Avenue in New Auburn, and I have a card here, inviting people to let you know what sorts of improvements you'd like to see within the city. What I would like to see would be for the public works department to install a speed bump about in the middle of Davis Avenue, between Spring Road and the bottom of the hill. This section of the road was much improved some time ago with curbs the full length and nice sidewalks. The road is nice and smooth.

"People drive much too fast, and I'd like them to slow down. They go as fast as 45 or 50 MPH. Some drive at a reasonable speed, so a reasonable speedbump would do the job."



City of Auburn, Maine  
Business & Community Development  
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# Housing Market Assessment

For

## Auburn, Maine

Scattered Site

Date of Report

**March 6, 2023**

Prepared by:

**Auburn-Lewiston Consortium  
HOME Investment Partnership Program**

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## Executive Summary

### Subject Property

This study relates to a new, scattered site Notice of Funding Opportunity (NOFO) for the primary purpose of developing affordable, HOME-assisted housing units within Auburn, ME. The scope of this analysis consists of a comprehensive market needs assessment and absorption capabilities for new housing developments within the city.

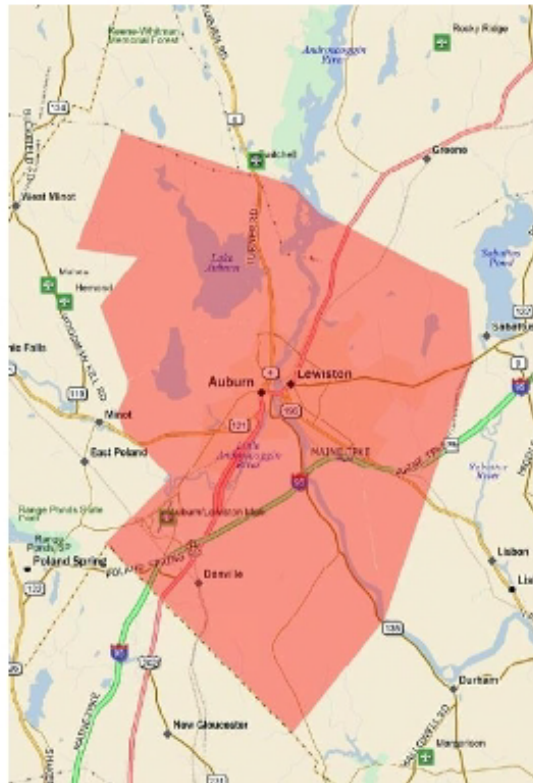
This NOFO makes available funding for up to 10 newly constructed, modest residential units. These units will adhere to the HOME High Rents for a period of 20 years after first occupancy. Developers will submit project proposals on a rolling basis until all budgeted funds are committed. Complete HOME underwriting and Environmental Reviews will be conducted for each proposed project.

Most data sources recognize either Androscoggin County or the Lewiston-Auburn Metro Statistical Area (MSA) as a common delineation. Therefore, data utilized for this analysis will primarily reference Auburn, or the Auburn-Lewiston HOME Consortium, a qualified participating jurisdiction (PJ) recognized by the U.S. Department of Housing & Urban Development (HUD). This PJ comprises the cities of Auburn & Lewiston and has a combined population of 60,650, as estimated by the July 2021 American Community Survey (ACS).

### Primary Market Area (PMA)

While the project can expect to draw residents throughout Androscoggin County and beyond, we have determined that new units will draw the majority of its residents from Auburn and Lewiston. The City of Lewiston's General Assistance saw 154 new asylum cases, with 34 pending intake, between July 2022 & February 2023. At the same time, the City of Auburn's General Assistance saw over 50 new asylum cases. Additionally, City of Portland's General Assistance department has been placing new residents in Auburn by the. These new residents are primarily refugees being placed in permanent housing. There is no slowdown in the flow from Portland's shelters on the horizon.

New efforts by city staff working with targeted homeless & at-risk populations under the HOME-ARP program have



opened over 20 new cases within the last 2 months. These are existing homeless individuals and families within the jurisdiction that the development of new market-rate housing will not serve.

**Economic Conditions**

Unemployment for Lewiston Auburn MSA has averaged 5.47%, similar to the state’s average of 5.43% and below the country’s at 6.37%. In 2021 unemployment declined to 4.80% for the MSA, relative to the state’s unemployment rate of 4.6%. The general economic conditions in the PMA are considered favorable and believed to improve as increased housing serves the growing labor market.

**Market Rent**

Maine Fair Market Rent for 2023, as prepared by Rentdata.org, indicates Maine has the 24<sup>th</sup> highest rates in the country. The current statewide average rental rate for a 2 bedroom in Maine is \$1,045. The below table breaks down average rates as estimated by Rentdata.org. Compared to HUD-published Fair Market Rent (FMR) or High HOME Rents, this table makes the case that current market rents are unaffordable for renters below 80% AMI.

County	0 BR	1 BR	2 BR	3 BR	4 BR
City of Auburn	\$747	\$834	\$1,060	\$1,393	\$1,576
* <a href="https://www.rentdata.org/states/maine/2023">https://www.rentdata.org/states/maine/2023</a>					

Figure 24 below, as compiled by Towncharts.com, demonstrates median rents by unit size for the City of Auburn. Compared to current High HOME rents, this data indicates that 10% of studio apartments, 5+% of one-bedroom units, 20% of two-bedroom units, and 9+% of three bedrooms exceed the required affordability thresholds established by HUD.

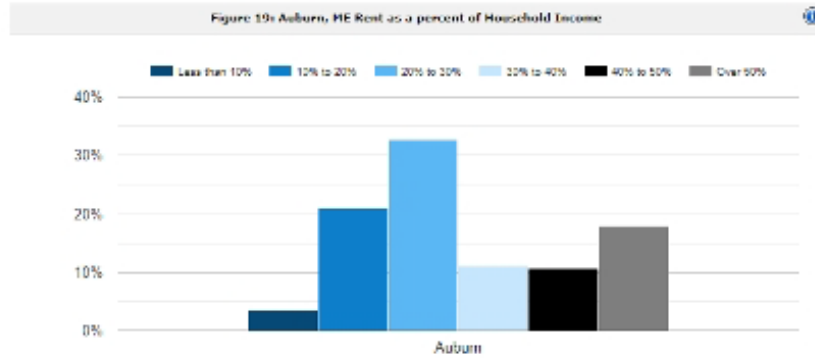
**Figure 24: Auburn, ME Monthly Median Rent Rates by Size of Rental in Bedrooms**

Rental Rates	Studio-No Bedroom	One Bedroom	Two Bedroom	Three Bedroom
\$1,500 or more	4%	2%	0%	9.3%
\$1,000 to \$1,499	0%	3%	20%	52.5%
\$750 to \$999	6%	41%	54%	19.5%
\$500 to \$749	37%	29%	15%	9.6%
\$300 to \$499	48%	12%	4%	5.2%
Less than \$300	6%	14%	5%	0%
No cash rent	0%	0%	2%	3.8%

<https://www.towncharts.com/Maine/Housing/Auburn-city-ME-Housing-data.html>

Another method to demonstrate rent affordability in Auburn, as compiled in Figure 19 by Towncharts.com, shows that 20% of Auburn renters are paying more between 30-50% of their monthly

household income to rent. This threshold qualifies these tenants as “rent burdened.” Additionally, the nearly 20% paying over 50% of their monthly income towards rent are considered “severely rent burdened” by HUD.



<https://www.towncharts.com/Maine/Housing/Auburn-city-ME-Housing-data.html>

**Market Occupancy  
Vacancy Rates**

**Figure 35: Occupied and Vacant Housing units in Auburn, ME**

Place	Occupied Housing Units Percent Vacant	
	Occupied Housing Units Pct	Vacant Housing Units Pct
Auburn	93%	8%
Lewiston	95%	5%
Mechanic Falls CDP	88%	12%
Lisbon Falls CDP	93%	7%
Gray CDP	87%	13%
Oxford CDP	82%	18%
Casco CDP	86%	14%
United States	89%	11%
Maine	77%	23%

**Figure 35: Occupied and Vacant Housing units in Auburn, ME**

Portland-Lewiston-South Portland	84%	16%
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<https://www.towncharts.com/Maine/Housing/Auburn-city-ME-Housing-data.html>  
 Totals for each city may not add to 100% due to rounding.

## Market Analysis

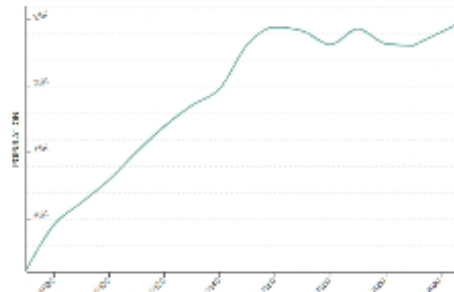
### Population and Household Characteristics

U.S. Department of Housing & Urban Development (HUD) defines cost-burdened families as those who pay more than 30 percent of their income for housing and may have difficulty affording necessities such as food, clothing, transportation, and medical care. Severe rent burden is defined as paying more than 50 percent of one's income on rent.

The World Population Review estimates that Auburn is growing at a rate of 0.42% per year and has increased by 1.26% (or 303 people) since 2020. During the same period census data from the American Community Survey (ACS) established Auburn had a poverty rate of 12.1% in 2020 (a 6.6% 1-year increase).

Auburn, Maine Population 2023

24,364



The increase in inflation rates and Auburn's population between 2019 & 2022, resulted in a severe housing shortage. As new efforts have been made to house the previously un-counted homeless population and the increase in asylum seekers, the availability of affordable housing options has been depleted. The City of Auburn has recently taken in 50

additional asylum-seeking families of various origins, while the City of Lewiston's General Assistance has processed over 160 within the current Program year. Additionally, local data collected from the 2 emergency shelters that operated during the pandemic include the Lewiston Ramada Inn and the Lewiston Armory. This data demonstrates the catch-basin effect of homeless services within the Lewiston-Auburn MSA. The combined totals of the two emergency shelters totaled 213 individuals sheltered, with 60% claiming Lewiston as their residence, 20% claiming Auburn, and the remaining 20% coming from outside of the jurisdiction.

Lastly, the McKinney-Vento Liaison within the Auburn school system has demonstrated a dramatic increase in McKinney-Vento qualified youth within the Auburn school system. As of March 2023, 199 students have been reported as homeless or living in substandard housing (39 of which are unaccompanied youth). This rate represents 11.5% of the total enrolled population and is a notable uptick from the 69 reported students at the same time last year.

### Affordable Housing Stock

According to MSHA Affordable Housing Options published in March 2023, there are currently 813 Affordable Housing units in Auburn (not including rehab units within their affordability periods). Auburn Housing Authority is currently providing an additional 400 Housing Choice Vouchers to Auburn residents. Combined with the most recent CHAS data demonstrating a total of 4,605 rental units within the city, this figure represents over 26.4% of all rental units in Auburn as affordable defined by HUD.

### Unmet Need

#### Cost-Burdened Renters

As demonstrated in the table below, the most recent CHAS data shows a total of 3,475 renting households below 80 HAMFI. Given the current average market rental rates provided by the 2022 Auburn Housing Authority Rent Rate survey on the next page, families under 80% HAMFI are more likely to be cost-burdened by the current market rates. Therefore, the current availability of 1,213 affordable units leaves an unmet need of 2,262 affordable housing units.



FY2022 Income Limit Summary						
Household Size	1	2	3	4	5	6
80% Area Median Income (AMI)*	\$44,600	\$51,000	\$57,350	\$63,700	\$68,800	\$73,900
30% Cost-Burdened Threshold	\$1,115	\$1,275	\$1,434	\$1,593	\$1,720	\$1,848
50% Severe Rent Burden Threshold	\$1,858	\$2,125	\$2,390	\$2,654	\$2,867	\$3,079
*HUD limits for Lewiston-Auburn Metro Statistical Area						

Auburn Income Distribution by Tenancy*						
	Owners	Owners %	Renters	Renters %	Total	% of Pop
Household Income Less than 30% HAMFI	260	4.5%	1140	24.8%	1400	13.4%
Household Income 30-50% HAMFI	525	9.0%	1070	23.2%	1595	15.3%
Household Income 50-80% HAMFI	795	13.6%	1265	27.5%	2060	19.7%
<b>Sub total under 80% HAMFI</b>	<b>1580</b>	<b>27.1%</b>	<b>3475</b>	<b>75.5%</b>	<b>5055</b>	<b>48.4%</b>
Household Income Over 80% HAMFI	4255	72.9%	1130	24.5%	5385	51.6%
<b>Total</b>	<b>5835</b>		<b>4605</b>		<b>10440</b>	
Housing Cost Burden ( as a percentage of income)*						
Cost Burden greater than 50%	540	9.3%	905	19.7%	1445	13.8%
Cost Burden 30-50%	665	11.4%	955	20.7%	1620	15.5%
<b>Sub total Cost-Burden</b>	<b>1205</b>	<b>20.7%</b>	<b>1860</b>	<b>40.4%</b>	<b>3065</b>	<b>29.4%</b>
Cost Burden less than 30%	4630	79.3%	2745	59.6%	7375	70.6%
<b>Total</b>	<b>5835</b>		<b>4605</b>		<b>10440</b>	
*Comprehensive Housing Affordability Strategy (CHAS) data date :2015-2019 ACS						

Fair Market Rents (FMR) for Existing Housing						
	SRO	OBR	1BR	2BR	3BR	4BR
Lewiston-Auburn MSA*	\$560	\$747	\$834	\$1,060	\$1,393	\$1,567
Auburn Housing Authority 2022 Rent Rate Survey		\$860	\$1,000	\$1,496	\$1,643	\$2,182
<b>Delta</b>		<b>-\$113</b>	<b>-\$166</b>	<b>-\$436</b>	<b>-\$250</b>	<b>-\$615</b>
*Maine State Housing Authority (MSHA) effective: 10/2/2022						

Auburn Affordable Housing Options						
	Units	% of Units				
MSHA Income-based & Rent restricted	813	17.7%	Total Renters under 80% HAMFI	3475		
AHA Housing Choice Vouchers (HCV)	400	8.7%	Total Affordable Rental Units	1213		
<b>Sub Total of Affordable</b>	<b>1213</b>	<b>26.3%</b>	<b>Unmet Needs=</b>	<b>2262</b>		