



Photo by Falco Focus Maine Droning Auburn

ACTION PLAN

PROGRAM YEAR 2023

**Community Development Block Grant
& Auburn-Lewiston HOME Consortium**

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Executive Summary

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

1. Introduction

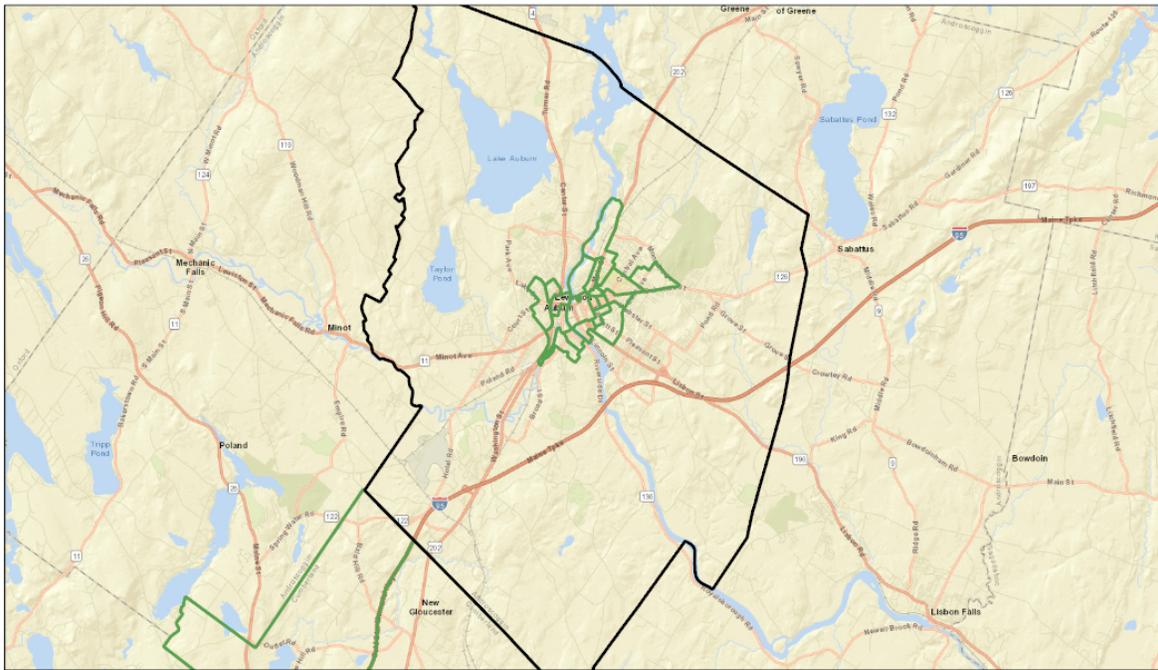
The City of Auburn Community Development Office (ACDO) is submitting its PY23 Action Plan (AP) to the U.S. Department of Housing and Urban Development (HUD). With the national purpose of the Community Development Block Grant (CDBG) program being to create thriving urban communities by providing suitable living environments, affordable housing, and economic opportunities for low and moderate-income individuals, the ACDO is determined to make a significant impact within Auburn and the Auburn-Lewiston consortium jurisdiction. In addition, the HOME Investment Partnership (HOME) program aims to provide low-income households with affordable housing, further emphasizing the ACDO's commitment to improving the lives of those in need.

The ACDO has developed a comprehensive plan, the 2020-2024 Consolidated Plan (PLAN), for the CDBG program and the HOME program, which includes the cities of Auburn and Lewiston. By identifying various community challenges and unmet needs, setting priorities, and describing how federal resources will address these issues, the ACDO is laying the foundation for significant progress. Moreover, this PLAN established clear goals, objectives, and performance benchmarks to measure progress, providing a framework for determining the prioritization of requests and the development of individual program guidelines.

With a focus on assisting low and moderate-income individuals and families, CDBG funds are targeted to areas of the community in need of improvement, particularly those with a high proportion of low- and moderate-income individuals. The ACDO is dedicated to using the funds for housing improvements, infrastructure improvements, job creation, and providing essential social services. While there is flexibility in the use of funds, the ACDO is committed to meeting the national objective and ensuring that CDBG-funded social service spending remains within the 15% annual allocation cap.

This AP outlines the proposed activities and fourth-year budget for advancing the goals and objectives set forth in the PLAN. The Comprehensive Housing Affordability Strategy (CHAS) data contained within the PLAN, updated with the most recent available data (2015-2019 ACS) for this AP, demonstrates that nearly half of each city's households qualify, highlighting the pressing need for assistance for 5,055 households in Auburn and 8,230 households in Lewiston. These totals represent nearly 51% of all households in both cities are considered at or below 80% HUD Area Median Family Income (HAMFI), qualifying them as low-to-moderate-income under the CDBG or HOME programs. Therefore, by taking significant steps towards addressing these issues as described within this AP, the ACDO is playing a crucial role in making a positive impact on 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

- Override 1
- 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 intends to work towards measurable outcomes established when the 2020-2024 Consolidated Plan was adopted. This PLAN established the 4 goals and outcome expectations indicated below. Data provided demonstrates PLAN-to-Date impact totals for program years 20, 21 & year to date for Program year 2022, cumulatively representing 52% of the 5-year goals established in 2020.

	PLAN Objectives	PY20 & PY22	PY22 YTD	Total	Total % of PLAN
Goal #1	Provide Safe & Affordable Housing				
Rental Units Rehabilitated	100	5	7	12	12%
Homeowner Units Rehabilitated	50	15	1	16	32%

Tenant Base Rental Assistance	125	20		20	16%
Goal #2	Improved Infrastructure & Reduce Blight				
Persons Assisted	3,000	2,020	1,570	3,590	120%
Goal #3	Promote Economic Opportunities				
Jobs Created/Retained	10	11		11	110%
Businesses Assisted	10	7		7	70%
Goal #4	Provide Essential Services				
Persons Assisted	1,200	1,584	371	1,955	163%

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.

Of the four established goals within the PLAN, only Goal #1 is behind on its 60% target. Rental & Homeowner rehab projects were delayed for over a year (PY20-PY21) while the COVID-19 pandemic limited the amount contractors who could be working within client homes. The subsequent post-lockdown construction material price increases and contractor shortage has slowed the post-COVID resumption of projects, but progress is beginning to be made within the spring-2023 construction season. While these efforts resulted in a limited number of new projects, new programs and funds were added to the ACDO's portfolio, including the HOME-ARP plan, OLHCHH, MSHA, and the city's ARPA. However, these projects are not included in the HUD Action Plan report.

Missing the target for Tenant-Based Rental Assistance (Security Deposit grants for income-qualifying tenants) is a product of the COVID-19 pandemic and the resulting Emergency Rental Assistance program funded by Maine State Housing Authority (MSHA). During an 18-month period between 2021 and 2022, MSHA funded over \$290 million in rent and utility payments for more than 34,000 Maine residents. These factors slowed the need for Security Deposit programs by keeping tenants in their current units. The dramatic increase in average rental rates caused additional challenges to this goal. TBRA programs must abide by High-Home rental rates. As the going rates were much higher than the HUD-required cap for rental rates, many units were overpriced and, therefore, would not qualify for the assistance.

Although not behind in impact, two public infrastructure projects were put on hold during PY21 & PY22 due to higher-than-expected prices. These projects include the redevelopment of crosswalks within the Downtown district and lead abatement projects within public parks. These will be rebid and carried out in late PY22 & PY23.

Lastly, The U.S. Department of Housing & Urban Development (HUD) is closely monitoring the Community Development Offices of Auburn and Lewiston after a city audit revealed compliance issues. During PY21

& PY22, corrective actions were taken, and new policies, guidelines, and staff were implemented to ensure compliance with federal regulations.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

It is important to note that the development of the Action Plan for the city of Auburn and the Auburn-Lewiston Consortium is done in compliance with relevant HUD guidelines and the Auburn Citizen Participation Plan. To accomplish this, a community needs survey was circulated in multiple languages and utilized digital and paper surveys to reach as many households as possible. The survey was available for response from December 1st, 2022, to March 30th, 2023. It was completed by over 130 households, comprised of 285 residents. Additionally, direct consultation efforts were made with area service providers to further understand the community's needs.

In addition to the consultation process, and prior to the development of this Plan, the Auburn City Council held a pre-plan Public Hearing in which residents spoke to the needs of the community and opinions on priorities. This was followed by a 30-day public comment period before the adoption of the CDBG and HOME Action Plans and budgets. The final Action Plan was made available for public input on April 1, 2023, and concluded with a final Public Hearing held by the City Council on May 1st, 2023. Public Notices for these hearings and the solicitation of public input were run in the Sun Journal newspaper, posted on the city's website, and shared on social media accounts to ensure maximum public input. The Action Plan and supplemental information were also available on the City's website.

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



City of Auburn, Maine (Official)

February 2 · 🌐

REMINDER: Auburn's Community Development office is seeking YOUR input in the development of programs and services. Results will be used to influence programs and services offered by the city & our non-profit service providers. Please share your feedback at: <https://www.auburnmaine.gov/.../community-development...>



Community Survey SM Posting

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 December 5, 2022, the city received an email (Commenter #1 - Kathy Shaw) requesting the city dedicate staff "promote, advocate and facilitate progress" towards promoting and funding local food production.

On February 13, 2023, the Auburn City Council held a pre-action Plan public hearing.

This Public Hearing can be seen at timestamp 2h:18min by following the link below.

https://www.youtube.com/watch?v=ZgNiBOW1tlw&list=PL8ustjJZ3Nvgf5BewLlePuiT_TICZy3i9&index=2

During this meeting, two residents spoke. The first (Commenter #2 - Larry Pelletier) continued reading an article published by AARP, which they began reading during the first open session earlier that night. This article focused on the causes of homelessness.

The second resident (Commenter #3 - Andrew Titus) asked for reporting on previous year impact metrics and for the new plan to include specific goals relating to lifting people out of poverty.

On March 28, 2023, the Community Development Department presented to the New Auburn Association at Rolly's Diner at 87 Mill St., Auburn, ME 04210. 13 people attended. During the meeting, 4 attendees spoke. Commenter #1, Larry, asked if the rehab programs could help with his water lines. Commenter #3, Tina, asked if the rehab programs could help with building accessible ramps and if painting over lead paint would make a residence lead-safe. Commenter #3, Betty, asked if applications could be made available offline. Commenter #4, Ben, wanted to know if zoning regulations have changed. He owns a multi-unit building and is interested in creating a new unit.

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

Commenter #1 – The ACDO has piloted and launched the Neighborhood Corner Store program. This was funded by the City Council with American Rescue Plan Act funds and provides funds to local grocery retailers which expand their healthy and local grocery offerings. This ongoing program is expected to be fully executed by the end of 2023.

Commenter #2 – The ACDO has made extensive steps to increase direct services for the unhoused community during PY22. Activities providing services to the Qualified Populations under HOME-ARP will continue in PY23. Additionally, the ACDO has developed new integration with MSHA to provide Coordinated Entry into the Homelessness Continuum of Care & ACDO staff moving forward.

Commenter #3 – The ACDO publishes the Consolidated Annual Performance Evaluation Report (CAPER), which provides plan-to-date impact data and budget expenditures. This report is released publicly, and public hearings are held by the City Council each time they are completed. The ACDO will provide a similar summary within the current Action Plan to better inform the community.

7. Summary

STRATEGY #1: PROVIDE SAFE & AFFORDABLE HOUSING

Description: Auburn is utilizing its CDBG program funds to leverage its Lead Hazard Control program and reduce hazardous housing units occupied by vulnerable populations. The use of HOME funds for new unit development projects is also a positive step towards increasing affordable housing options in the city.

In March 2023, the ACDO released a Notice of Funding Opportunity for projects creating new, affordable housing units within Auburn. This will likely attract more, smaller-scale developers and organizations with shovel-ready (and zoning compliant) projects to apply for funding and create more housing options for residents.

Tenant-Based Rental Assistance (TBRA) in the form of Security deposits will continue within this budget and is funded both with HOME funds and existing HOME-ARP funds.

Leveraging additional ARPA & MSHA-funded programs such as the Downtown Façade grant and Accessory Dwelling Unit Development program will also help to revitalize the city's downtown area and provide more housing options for residents. Overall, Auburn is taking proactive steps to address its housing needs and improve the quality of life for its residents.

STRATEGY #2: IMPROVE INFRASTRUCTURE & REDUCE BLIGHT

Description: CDBG funds will be used to address blight remediation and continue the Neighborhood Challenge grant program. These initiatives can have a significant impact on improving the quality of life for residents and increasing 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.

Public Infrastructure projects will be completed within qualified LMI census tracts (Downtown, Union St & New Auburn) and will focus on increasing pedestrian improvements to increase safety in residential neighborhoods and encourage more foot traffic and support to local businesses. Addressing distressed buildings and code violations can improve the overall appearance and safety of the community and may also have a positive impact on property values.

Overall, these efforts demonstrate a commitment to improving the community and creating a more livable and attractive city for residents and visitors alike.

STRATEGY #3: PROMOTE JOBS AND ECONOMIC OPPORTUNITY

The city is stimulating entrepreneurship and providing business loans to income-qualified businesses. These loans can be a valuable source of funding for small businesses and help create jobs and stimulate economic growth.

STRATEGY #4: PROVIDE ESSENTIAL SERVICES

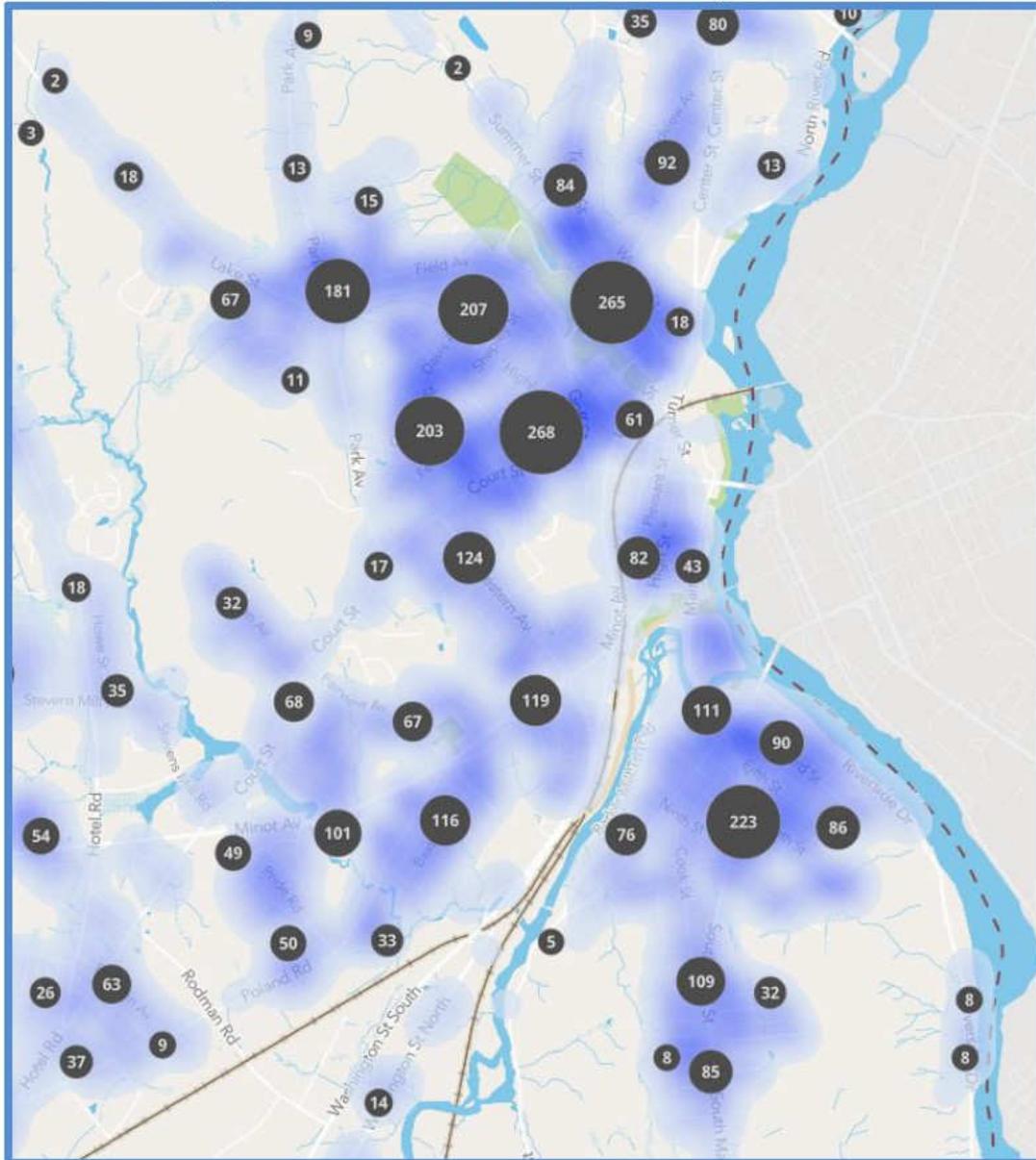
Description: The city is responding to identified needs within the community by spending a portion of the funds available under the Public Service cap to create a position that serves as a Community Assistance Coordinator. This position will coordinate with the General Assistance program and Community Development staff to assist residents in accessing community assistance programs offered by the city and third-party organizations.

Additional funds will still be available to continue supporting homeless people and seniors in the community by funding organizations that have successfully served these populations within the city in the recent past. These priorities were identified as the top 3 services by respondents to the community survey and represent the growing needs observed by regional service providers.

DRAFT

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 in order to receive HOME Investment Partnerships Program funds. The consortium agreement between Auburn and Lewiston for HOME Investment Partnerships Program funds is structured to meet the funding threshold for HOME funds. Auburn serves as the program sponsor and uses 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 split evenly between both cities. The current year's program fund allocations are divided equally between the two cities, with each city responsible for conducting programs and required monitoring in 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. However, there is currently no notice that such action is required.

Consolidated Plan Public Contact Information

The PY23 Action Plan is the 4th 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. 333-6601 or via e-mail at CDBG@auburnmaine.gov.

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

1. Introduction

In addition to a public survey and public hearings held by the City Council, the ACDO has been in continual dialogue with Maine State Housing, the Auburn & Lewiston Housing Authorities, private developers, and community service providers in a concerted effort to develop new needs assessment data and improve communications channels between 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 tandem development and submissions of the Annual Action plans and the HOME-ARP plan. The development of these two plans included direct outreach and solicitation of needs assessment data from organizations and partners, as outlined below. Further, activities within the HOME-ARP plan will be reported in the CAPER without increasing the anticipated 5-year impact goals of the PLAN.

The city has also increased its direct consultation and resiliency planning with the local Emergency Management Agency, state and local health agencies, and first responders such as local Police, Fire, and Sherriff departments. These partnerships are in response to emergent climate changes, civil emergencies such as homelessness, food insecurity, and substance/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(I)).

The ACDO is working with homeless service providers and other organizations to prevent and eliminate homelessness in Maine. The Continuum of Care (COC) is an excellent example of a collaborative effort among service providers serving a particular geographic area to develop programs that address housing and homelessness. It's also positive to see that Lewiston and Auburn are part of the Maine State Continuum of Care and that a HUB Coordinator has been appointed to facilitate the development of a coordinated entry for COC services while quantifying locally generated housing service data.

The Lewiston-Auburn Alliance for Services to the Homeless (LAASH) is another excellent example of a local collaborative effort to improve access to services and housing for persons who are homeless or at risk of homelessness. Auburn and Lewiston Community Development staff participate in LAASH, which meets monthly to focus on local homeless issues and provide a forum for educating its members.

The establishment of working partnerships with mental health and service agencies is also commendable. 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, is an excellent example of a program that

co-responds to police and medical calls involving individuals suffering from substance or mental health issues.

It's concerning to report that a majority of the private sector homeless shelters operating within the cities are not participating in the Maine CoC outreach provider program and are not contributing to the Homeless Management Information System (HMIS) data. Full participation in these comprehensive data-sharing systems is essential to provide accurate information about the local homeless population and provide strategic case management referrals and information sharing by many of the participating service providers in the state.

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 been instrumental in creating a Housing Resource Coordinator position, which serves as a Coordinated Entry (CE) point to the Maine CoC for at-risk and other Qualified Populations in the jurisdiction. This role collaborates with various stakeholders, including local homeless service providers, community advocates, and mental healthcare providers, to provide much-needed support to those in need.

Furthermore, the City of Auburn has integrated its Community Development Office, General Assistance, and Public Health Offices to maximize its efforts and work in tandem with organizations like LAASH. These three offices continue to share resources and coordinate services and referrals with the HUB Coordinator to offer more comprehensive assistance to the homeless and at-risk populations. The HOME-ARP plan has also created new positions, which work in collaboration with the HUB Coordinator, local Housing Navigators, and private service providers to provide outreach and direct services to qualified individuals.

Increased coordination with the city Public Health Manager and the McKinney-Vento Liaison within the Auburn school system has served to demonstrate 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 (including 39 unaccompanied youth). This rate represents 11.5% of the total enrolled population, a notable uptick from the 69 reported students at the same time last year.

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 the Maine State Housing Authority (MSHA) to gain direct access to the Homeless Management Information System (HMIS) for city staff. This agreement involves MSHA covering the cost of the software licenses while ACDO and

General Assistance staff perform MSHA-approved outreach and Coordinated Entry assessments to ensure efficient data collection and analysis.

Looking ahead, the City of Auburn plans to apply for Emergency Shelter and Housing Assistance Program (ESHAP) funding in November 2023 to further diversify funding and sustain direct services for homeless and at-risk residents. This initiative also aims to strengthen the integration of city-provided services within the broader Continuum of Care framework, reinforcing the city's commitment to preventing and eliminating homelessness in the area.

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

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MAINE STATE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted as a data source for Point in Time reporting and continued coordination of the Continuum of Care. Consultation and coordination of activities are ongoing. ACDO staff has consulted with the MSHA HUB Coordinator to ensure that the plans being developed will be complementary in nature. The city integrates data from MSHA Outlook 2023 into its plan development.
4	Agency/Group/Organization	AUBURN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO and AHA staff work regularly to coordinate affordable housing needs and security deposit programs.
5	Agency/Group/Organization	Androscoggin Council of Governments
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consults with AVCOG on Environmental Reviews and transportation issues.
6	Agency/Group/Organization	Androscoggin Emergency Management Agency
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACDO staff consults with EMA staff regarding emergency housing resources and coordinates responses to the housing crisis.
7	Agency/Group/Organization	Auburn Fire Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City Public Health and ACDO team meets semi-annually with Fire Department leadership to coordinate services and referrals provided.
8	Agency/Group/Organization	Auburn Police Department
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City Public Health and ACDO team meets semi-annually with Police Department leadership to coordinate services and referrals provided.
10	Agency/Group/Organization	CATHOLIC CHARITIES OF ME - SEARCH
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO staff consults with the agency to assess the needs of homeless persons and asylum seekers.

11	Agency/Group/Organization	COMMUNITY CONCEPTS FINANCE CORPORATION
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education Services-Employment Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO staff work with CCFC team members regarding financial literacy and homebuyer education needs within the community.
12	Agency/Group/Organization	COMMUNITY CONCEPTS, INC.
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACDO staff have consulted regularly with CCI executive leadership about homelessness and financial capability services.

13	Agency/Group/Organization	City of Auburn Recreation Dept
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city of Auburn solicits information from Recreation program directors regarding the unmet needs of their clients.
14	Agency/Group/Organization	Lewiston-Auburn Alliance for Services to the Homeless (LAASH)
	Agency/Group/Organization Type	Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO Staff are regular participants in LAASH monthly service provider meetings.
15	Agency/Group/Organization	City of Lewiston - General Assistance
	Agency/Group/Organization Type	Services - Housing Services-homeless Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	General Assistance departments from both cities communicate regularly regarding presenting needs and available resources that can be shared between cities and residents.
16	Agency/Group/Organization	LEWISTON-AUBURN TRANSIT COMMITTEE
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO works with the Director of Transportation to gain valuable input on plans for new affordable housing developments and access via public transportation feasibility and improvement studies.
17	Agency/Group/Organization	SAFE VOICES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consults with agency leadership to assess unmet needs of the DV population.

18	Agency/Group/Organization	Seniors Plus
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consults with agency leadership to assess unmet needs of the Senior population.
19	Agency/Group/Organization	LA Metro Chamber of Commerce
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO works with the agency to assess the needs of the job-seeking population through its efforts with Strengthen L/A.
20	Agency/Group/Organization	Auburn Adult Education
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consults with agency program staff to determine unmet needs within the community, specifically around access barriers to continued education, including transportation.

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency regarding unmet needs related to substance abuse and mental health disorders in the jurisdiction.
24	Agency/Group/Organization	COMMUNITY CREDIT UNION
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency regarding unmet needs within the jurisdiction related to housing, economic, and financial capability assistance needs within the community.
25	Agency/Group/Organization	Goodwill Northern New England
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency regarding unmet needs within the jurisdiction related to job training needs for youth within the community.
26	Agency/Group/Organization	Pleasant St Drop-in Center
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency regarding unmet needs within the jurisdiction related to homeless assistance needs within the community.
27	Agency/Group/Organization	NUTRITION CENTER OF MAINE, ST. MARY'S HEALTH SYSTEMS
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO consulted with the agency regarding unmet needs in the jurisdiction related to housing, homelessness, and access to healthy foods within the community.
28	Agency/Group/Organization	AUBURN SCHOOL DEPARTMENT, 60 COURT STREET, AUBURN, ME 04210
	Agency/Group/Organization Type	Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ACDO staff consulted the McKinney-Vento Liaison within the school department regarding homeless and unaccompanied youth being serviced under the McKinney-Vento Act.

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 have formed a consortium to qualify for HOME Investment Partnerships Program funds, with the grant funds shared by both cities. The 3-year HOME Consortium plan includes a consultation process with Maine State Housing Authority for the recertification. Lewiston and Auburn Community Development staff both participate in the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), which meets monthly. As part of developing the 2020-2024 Consolidated Plan, Auburn and Lewiston Community Development staff worked closely on the plan’s development and implementation. Both Lewiston and Auburn have continued the development of new, affordable rental units. General Assistance and Public Health offices coordinate with the Coordinated Entry system and emergency shelters.
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.
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, DHHS, and identified coordinated entry positions. This initiative will not only increase the efficacy of data collection and analysis within the HMIS system but increases coordination between service provider partners.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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 December 2022, this plan assesses the health and development of affordable housing and housing assistance programs state-wide.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City of Auburn is taking a proactive approach to service delivery by incorporating the General Assistance office and Public Health officer into regular meetings with Community Development staff while simultaneously creating three new positions focusing on providing service to area residents. The Housing Resource Coordinator (funded with HOME-ARP), the Project Support You Co-Responder (Funded by city ARPA funds), and the new Community Assistance Coordinator (funded in part by CDBG & City funds) will dramatically increase the amount of direct care and service provided by the city of Auburn to its residents. This approach offers a more holistic approach to service delivery and can help to identify, address issues, and coordinate responses more effectively.

Broadband access is an important issue for many households, particularly those in rural and low/mod income households. Multiple broadband providers are available in the area; some offer programs for qualifying low/mod households. Increased competition between providers can also benefit consumers. Over 90% of respondents to the community survey indicated they have adequate internet at home. This trend is focused within the urban downtown districts, but rural residents still face cost burdens to connecting to high-speed internet.

The consortium works with the Androscoggin County Emergency Management Agency (EMA) to assess and prepare for natural disasters. With increased climatic changes and civil needs in the area, it's essential to be prepared for emergencies. The potential for increased flooding in the 100-year floodplain due to climate change is a concern. The city is working with partners at EMA to develop responses to potential floods and environmental events.

Overall, the City of Auburn is taking a proactive and comprehensive approach to addressing the various issues facing the community. The partnerships with multiple organizations and agencies are also encouraging and can help ensure that the city is prepared for emergencies and can provide effective services 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

This PY23 annual Action Plan incorporates further improvements to increase participation. The addition of an annual, locally focused, and managed housing and community needs survey has allowed for greater programmatic efficiencies to be implemented based on sound data.

These changes include more pragmatic improvements directly responding to community residents' current needs. The primary need is to solicit greater participation in the identification of local community needs on an annual basis. By developing and refining a local survey program, which demonstrates more diversity while eliminating traditional (or COVID-19) barriers to participation, city staff has been better prepared to respond to Auburn and Lewiston residents' new and rapidly changing needs.

Still, traditional methods of paper surveys, disseminated through dozens of service provider partners and area non-profits, allowed for the additional inclusion of input from community members with substandard access to and capabilities managing internet connectivity and fluency. This will remain an essential part of diversifying community engagement and outreach efforts to ensure that as the methods of operation modernize, no members are left behind.

Additionally, in coordination with implementing the HOME-ARP plan, Auburn and Lewiston staff work monthly with multiple homeless service providers, first responders, and educational institutions. This input was incorporated into the development of both plans.

New efforts have been created by ACDO staff around landlord engagement. This process involves monthly meetings with landlord groups, housing service providers, and case managers. This communication and needs assessments focus on placing unhoused individuals in permanent housing provided by local private landlords and promoting and receiving feedback on current and proposed landlord incentives and rehabilitation opportunities. This ongoing process that culminates in June with a local housing summit event held in Auburn's Festival Plaza.

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
1	Public Hearing	Non-targeted/broad community	On February 13, 2023, the Auburn City Council held a pre-action Plan public hearing. This Public Hearing can be seen at timestamp 2h:18min by following the link below.	During this meeting, two residents spoke. The first (Commenter #1 - Larry Pelletier) continued reading an article published by AARP, which they began reading during the first open session earlier that night. This article focused on homelessness causes. The second resident (Commenter #2 - Andrew Titus) urged a reporting on previous year impact metrics and that the new plan includes specific goals related to lifting people out of poverty.	n/a

2	Community Survey	<p>Non-English Speaking - Specify other language: French, Spanish, Swahili, Somali</p> <p>Non-targeted/broad community</p>	<p>Summary of response/attendance On February 13, 2023, the Auburn City Council held a pre-action Plan public hearing. This Public Hearing can be seen at timestamp 2h:18min by following the link below. As of March 6, 2023, 109 Auburn residents and 13 non-residents completed the survey. Of these respondents, 59% were homeowners, 38% were renters, and 3% were unhoused. Of the 285 total household occupants included in the survey, 77 were seniors, 160 adults, 42 children aged 7-17, and 17 children under 6.</p>	Expand here	<p>Notable responses indicate that 9% have had a household member who has experienced homelessness within the last 12 months. 60% of respondents reported paying more than 30% of their monthly income on housing-related expenses. 32.7% stated that a household member is currently under/unemployed. The top 3 services respondents want the city to prioritize are Homelessness - 66%, Seniors 46%, and Substance Abuse - 32%. The top 3 priorities that they believe the city should fund are Affordable Housing - 72%, Food Assistance - 43%, and</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
					Rental Assistance - 33%.
3	Public Meeting	New Auburn Community	On March 28, the Community Development Department presented to the New Auburn Association on the various HUD-funded programs available to qualified participants. 13 people attended. Attendees received a handout with links to applications for all HUD-funded Community Development programs. Programs discussed were Lead rehab, CDBG Critical Repair, Downtown residential exterior improvements, heating assistance, TBRA, HOME-ARP supportive services, HOME downpayment assistance, and assistance for new unit creation.	During the meeting, 4 attendees spoke. Commenter #1, Larry, asked if the rehab programs could help with his water lines. Commenter #3, Tina, asked if the rehab programs could help with building accessible ramps and if painting over lead paint would make a residence lead-safe. Commenter #3, Betty, asked if applications could be made available offline. Commenter #4, Ben, wanted to know if zoning regulations have changed. He owns a multi-unit building and is interested in creating a new unit.	N/A

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 is derived from Community Development Block Grant and HOME Investment Partnerships Program allocations for Auburn and Lewiston. These yearly allocations are supplemented by their respective program income derived from current loan principal paybacks expected within the program year and unspent funds carried over from prior years. Allocations are presented as expected to be indicated on our FY23 award letter from HUD and internal reports designating 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 2018, 2019, 2020, 2021 and 2022 are included. Unspent funds from the HOME program include program years 2015, 2017, 2018, 2019, 2020, 2021, and 2022. These unspent funds are the result of previous year projects which may have been canceled, as well as balances of funds initially set aside for expenditures that fell short of budget expectations. Within this Action Plan, these funds are allocated to new projects as indicated and within guidelines established by HUD.

Additional impacts to expected resources for this PLAN are derived from two outstanding Voluntary Grant Reductions (VGRs). These VGRs result from multiple projects being partially disqualified during the 2020 HUD monitoring. The expected impact of these reductions total \$47,243.34 in decreased funds available for the CDBG program over the PY23 & PY24 and \$81,788.01 in HOME funds. HUD has determined that these impacts

will now be delayed until PY24.

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	534,778	200,000	1,142,538	1,877,316	735,000	Resources available include the anticipated allocation, program income, and unspent CDBG funds from the previous 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	546,921	48,000	672,674	1,267,595	594,921	Resources available include the anticipated allocation, program income, and unspent HOME funds from the previous 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

This workplan has taken a proactive approach to engaging with third-party community service providers and smaller, shovel-ready housing development projects that fit within existing city Code & Zoning standards.

Community Development funds that leverage additional resources are primarily public service activities and multi-unit rehab projects that require owner contributions. The addition of the Lead Hazard Reduction program will also utilize a portion of CDBG funds to cover match requirements for income-qualifying owners. These funds effectively leverage private and state-funded programs. Investor-owned properties require a 25%

match. Housing programs that target owner-occupied low-income populations have no match requirements.

Federal HOME funds will leverage private resources primarily through rental development projects. Auburn and Lewiston each have rental development projects planned and in construction. The city of Auburn is working on new unit development through a new Affordable Housing Development NOFO. The City of Lewiston is continuing the Choice Neighborhood development, which will leverage private capital contribution. These funds will be added to the previous year's match carry forward to satisfy the requirement.

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

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

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 2 program years.

If there is a reduction in the annual allocation from HUD or a shortfall in expected program income, an equally proportionate reduction will be made to the budget. These reductions will come 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: \$599,910 HOME: \$1,158,753	Rental units constructed: 7 Household Housing Unit Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
2	Promote Economic Opportunities	2020	2024	Non-Housing Community Development		Promote Economic Opportunities	CDBG: \$50,000	Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted
3	Provide Essential Services	2020	2024	Homeless Non-Homeless Special Needs		Provide Essential Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Improve Infrastructure and reduce blight	2020	2024	Non-Housing Community Development		Improve Public Infrastructure and remove blight	CDBG: \$1,005,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 4 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Safe and Affordable Housing
	Goal Description	Rental Units Rehabilitated: 25 Homeowner Housing Rehabilitated: 10 HOME Rental Units Created: 7 TBRA Security Deposits: 15 Households
2	Goal Name	Promote Economic Opportunities
	Goal Description	Businesses Assisted: 5
3	Goal Name	Provide Essential Services
	Goal Description	Public Service Activities other than Low/Mod Housing benefit: 500 Persons assisted
4	Goal Name	Improve Infrastructure and reduce blight
	Goal Description	Public infrastructure improvements: 1000 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 2022-23 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	2023 Housing Rehab
2	2023 Housing Construction
3	2023 Economic Development
4	2023 Public Service
5	2023 Public Infrastructure
6	2023 Administration
7	2023 Lewiston Admin
8	2023 Lewiston Security Deposits
9	2023 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 on improving the quality and safety of existing housing stock as directed by the city strategic plan. In the community survey, 71% of respondents said their homes were “cold & drafty,” while another 42% indicated their homes had either leaky roofs and/or wet basements.

Increased attention is being given to the development of small-project affordable housing stock. 60% of respondents to the community survey indicated that they were paying more than 30% of their monthly income toward housing. This shows that over half of the city population by percentage is rent burdened per HUD standards. The development of new, affordable units will help Low-moderate income residents attain housing that is both up to city housing standards and affordable. 72% of respondents to the community survey indicated affordable housing development as a top priority for the city.

Most Public Services are being provided directly by city staff, with allocations based on a prioritization of homeless & at-risk residents. These priorities are established within the responses of the community-wide survey, in which 66% of respondents stated that services to people experiencing homelessness should be

the city's top priority. After homelessness, 46% stated services should be provided to seniors, and another 32% stated additional services are needed around substance abuse treatments.

Public infrastructure improvements in Auburn are based on 52% of community survey respondents stating that safety concerns keep them from walking within their neighborhood. This includes a lack of accessible crosswalks and pedestrian safety measures. This input reflects data provided by the CDC Environmental Justice Index, which has identified the Downtown, Union Street, and the New Auburn census tracts as being burdened by high-volume roadways in proximity to residential neighborhoods.

Lewiston's priorities for HOME funds are based on the need to increase affordable housing units while still supporting TBRA services for income-qualifying residents.

AP-38 Project Summary

Project Summary Information

1	Project Name	2023 Housing Rehab
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	CDBG: \$599,910
	Description	Rehabilitation of existing single and multi-unit residential buildings
	Target Date	6/30/0024
	Estimate the number and type of families that will benefit from the proposed activities	25 Rental Units Rehabilitated, 10 Homeowner Units Rehabilitated
	Location Description	Within Auburn
	Planned Activities	Critical Repair LOAN PROGRAM - \$400,000 LMI LEAD Match Grants - 150,000 LEAD TESTING/CLEARANCE - \$15,000 Project Delivery Cost - \$14,910.01
2	Project Name	2023 Housing Construction
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$785,000
	Description	Creation of 5 new rental units
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Five qualifying AMI households.
	Location Description	Within Auburn

	Planned Activities	Creation of 5 new rental units
3	Project Name	2023 Economic Development
	Target Area	
	Goals Supported	Promote Economic Opportunities
	Needs Addressed	Promote Economic Opportunities
	Funding	CDBG: \$50,000
	Description	Business loans will be made to income-qualifying micro-enterprises.
	Target Date	6/30/0024
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI qualified businesses
	Location Description	Within Auburn
	Planned Activities	Provide loans to income-qualified micro-enterprises.
4	Project Name	2023 Public Service
	Target Area	
	Goals Supported	Provide Essential Services
	Needs Addressed	Provide Essential Services
	Funding	CDBG: \$100,000
	Description	Providing essential services to Auburn residents
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	500 income qualified residents/households
	Location Description	Within Auburn

	Planned Activities	<p>The city is responding to identified needs within the community by spending a portion of the funds available under the Public Service cap creating a position which serves as a Community Assistance Coordinator. This position will work in coordination with the General Assistance program and Community Development staff to provide residents assistance in accessing community assistance programs provided by both the city as well as third party organizations.</p> <p>Additional funds will still be made available to continue supporting homeless and seniors in the community by funding organizations which have successfully served these populations within the city in the recent past. These priorities were identified as the top 3 services by respondents to the community survey and represent the growing needs observed by regional service providers.</p> <p>Public Service Coordinator (0.5FTE) - \$35,000 Recreation Youth Scholarships - \$20,000 SafeVoices Shelter - \$20,000 SeniorsPlus Meals on Wheels - \$25,000</p>
5	Project Name	2023 Public Infrastructure
	Target Area	
	Goals Supported	Improve Infrastructure and reduce blight
	Needs Addressed	Improve Public Infrastructure and remove blight
	Funding	CDBG: \$1,005,000

	Description	CDBG funds will be used to address blight remediation, as well as continue the Neighborhood Challenge grant program. These initiatives can have a significant impact on improving the quality of life for residents and increasing 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. The focus on increasing pedestrian safety within the Downtown census tract is also important, as it can encourage more foot traffic and support local businesses. Addressing distressed buildings and code violations can improve the overall appearance and safety of the community and may also have a positive impact on property values. Overall, these efforts demonstrate a commitment to improving the community and creating a more livable and attractive city for residents and visitors alike.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1,000 LMI residents
	Location Description	Within Auburn, with prioritization to LMI-qualified census tracts
	Planned Activities	Public Infrastructure Projects focused on Pedestrian & Public Safety within the three qualified census tracts (Downtown, Union St & New Auburn) - \$870,000 Neighborhood Challenge Grants for improvements to public facilities within the three qualified census tracts (Downtown, Union St & New Auburn- \$35,000 Spot/Blight Remediation of hazardous and/or dangerous buildings within the three qualified census tracts (Downtown, Union St & New Auburn) - \$100,000
6	Project Name	2023 Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$122,406 HOME: \$95,169

	Description	Personnel and administrative costs for delivering services
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Within Auburn
	Planned Activities	Administrative expenses for planning and delivering program activities.
7	Project Name	2023 Lewiston Admin
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$13,673
	Description	Administration expenses for Lewiston HOME program
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Within Lewiston
	Planned Activities	Administrative expenses for operation of Lewiston HOME program activities
8	Project Name	2023 Lewiston Security Deposits
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$15,000
	Description	Tenant-based rental assistance in the form of Security Deposits
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	15 income-qualifying households

	Location Description	Within Lewiston
	Planned Activities	Providing Security Deposit assistance for income-qualified households
9	Project Name	2023 Lewiston HOME Construction
	Target Area	
	Goals Supported	Provide Safe and Affordable Housing
	Needs Addressed	Provide Safe and Affordable Housing
	Funding	HOME: \$358,753
	Description	
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	2 Income-qualified households
	Location Description	Within Lewiston
	Planned Activities	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 qualify as 51% LMI by population and are primarily residential.

Geographic Distribution

Target Area	Percentage of Funds

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The 2011-2015 American Community Census identified these 3 census tracts in Auburn, where a majority of the households qualify as Low-To-Moderate Income levels. For this reason, these 3 tracts will be a focus of the city's affirmative marketing, outreach, and translation services.

The city also utilizes the Environmental Justice index data provided by the Center for Disease Control (CDC). This data qualifies the Downtown (Census Tract # 101) as having an overall EJI rank of 0.83, The Union St Neighborhood (Census Tract # 103) as having an overall EJI rank of 0.60, and the New Auburn Area (Census Tract #105) with an overall EJI rank of 0.80. These rankings are primarily impacted due to the CDC Social Vulnerability rank, Toxic Release Inventory Sites (which are driven by high levels of lead paint and High-Volume roadways. Prioritization of lead abatement projects and pedestrian safety improvements within these tracts are related to these observed conditions.

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.

An additional focus of Public Infrastructure funds will be used to provide safer pedestrian amenities and eliminate toxic and blighted buildings within this PLAN.

Affordable Housing

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

Introduction

The Annual Action plan targets providing TBRA resources to homeless or at-risk households in Auburn and Lewiston. Auburn's target for the rehab of rental units outlined within this plan will be accomplished by leveraging the Lead Hazard Control and Healthy Homes grant. These programs require a minimum of a 3-year affordability period for all units. Therefore, as this program impact grows, more affordable units will be monitored by the ACDO staff.

Auburn's plan to develop new, affordable housing units relies on the existing Affordable Housing NOFO. This NOFO was released in March 2023 under the PY22 PLAN. Newly created units funded in part with HOME funds will have an affordability period of 20 years in which rents will be capped at the HIGH HOME Rents as directed by the Community Development Operations Manual and any relevant HUD notices. Currently, MSHA has over 3,700 units under constructed or underwritten state-wide. Of these, 3,280 new units are defined as affordable housing. These numbers are notably higher than the 1,672 units in the MSHA pipeline in PY21. 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 currently provides 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 26.8% of all rental units in Auburn as affordable defined by HUD.

Units funded with CDBG dollars must follow the city's Affordable Rent Standard. The definition of an affordable unit under this plan will be qualified as one that does not exceed 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 both numbers cannot exceed the FMR of a unit based on bedroom size as published by HUD annually. If the local housing authorities have adopted and been granted a community-wide exception, then the affordable rent standard may increase to no more than 120% of the FMR for the local jurisdiction.

The one-year goals established below represent targets funded through HOME funds only and do not include activities funded by CDBG or other city initiatives.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	5
Special-Needs	0
Total	10

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	10

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

Discussion

Due in part to the COVID-19 pandemic, 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. These plans will be carried over to this 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 2022 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. Newly 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, 243 new affordable housing units have been created with MSHA funding (including Auburn & Lewiston Consortium funds) between 2019 and 2022. 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.

As referenced above, there are currently 17 housing developments in Auburn that MSHA considers affordable. These developments have 813 units and are either income-based rent or rent-restricted units. Combined with the 400 Housing Choice Vouchers managed in privately owned units in Auburn, this total equates to nearly 26% of the total rental units available within Auburn.

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

Auburn Housing Authority is continuing its conversion into a voucher-based system intended to increase capacity. 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.

The city of Auburn has substantial market rate developments planned and/or permitted for construction within the next year. Some of these projects have faced local opposition at the planning board level. Three projects within the city continue to stir controversy due to isolated neighborhood opposition, but the city is still committed to developing new housing units to help alleviate the identified housing shortage and high rental rates plaguing residents. NIMBYism and discrimination by communities and neighbors, as highlighted in MSHA's Analysis of the Impediments of Fair Housing Choice published in 2019, is not new. Still, the Auburn administration and City Council have continued to demonstrate unified support for the development of new housing units within the city through their actions.

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

Auburn works with the Auburn Housing Authority, Lewiston Housing Authority, and Community Concepts Finance Corporation to assist in the development of new homeowners through its homeownership program and related Homebuyer Education programs. Auburn has incorporated self-sustainability programs into its programs which provide free financial coaching and educational experiences as provided by a HUD-certified housing or financial management counselor.

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

provided or other assistance

Although not designated as troubled, on August 8, 2022, HUD designated the Auburn Housing Authority (AHA) as Substandard based on a substandard Public Housing Assessment System (PHAS) physical score. Additional declines in management and capital funding prompted the City of Auburn Director of Business & Community development to conduct a review of AHA. This review included interviews with AHA staff and reviews of recent Physical Inspection and REAC Reports, remediation plans, current maintenance plans, audits, and organizational documents. The Director also met with the AHA board to present more support for the organization from the city. Currently, the Director is still monitoring the remediation plan and is having regular meetings with AHA senior staff to ensure the necessary improvements are being made.

Discussion

Both Lewiston and Auburn are focusing on supporting resident-owned multi-unit facilities to promote home ownership. The city of Auburn created an online fair housing resource center after COVID-19 forced the cancelation of the traditional joint landlord and tenant summit. This resource center provides opportunities for tenants to access new tools to address tenant topics of interest and other resources that assist tenants in becoming homeowners. This online resource center 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 historically addressed Auburn and Lewiston's homeless needs. Both Cities participate and sponsor the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), a group of local homeless providers who gather monthly to address the gaps in services to the area's homeless population.

Recently, the city of Auburn has integrated two new positions that deal primarily with the homeless population (Project Support You Staff and Housing Resource Coordinator). Additionally, the city of Auburn opened a 48-hour warming shelter for people experiencing homelessness during a dangerously cold weekend in February 2023. Staff continues to work with regional homelessness service providers to develop new programs that serve the population, despite previous failures to garner funding or support to operate a homeless shelter in Auburn. This plan has been developed in partnership with the HUB Coordinator located within Lewiston Housing Authority, whose role is to better assess and coordinate homeless counts and resource development and delivery.

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 extended its direct outreach services by creating the HOME-ARP-funded Housing Resource Coordinator. This position focuses on outreach and interactions to find and conduct HMIS outreach and Coordinated Entry services. Between December 2022 & February 2023, this position provided direct case management services to over 20 individuals currently experiencing homelessness. Most of these services are provided at encampments or drop-in shelters in Auburn. As this position transitions into a Coordinated Entry service provider, the ACDO expects to increase these numbers to generate a baseline of local homeless populations (and needs) to supplement the MSHA Point-in-Time count.

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 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. These needs are being addressed through the city General Assistance office, 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

The City of Auburn has provided for a dedicated Housing Resource Coordinator to provide housing focused case management to Auburn residents. The ACDO is working with two potential subrecipients which specialize in sheltering the chronically homeless. These activities are funded from the consortiums HOME-ARP allocation and activities will continue through PY23.

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 of both cities work proactively to prevent LMI families from becoming homeless. These efforts are not just based on the use of General Assistance funds but also the addition of wrap-around support services rooted in their proactive community roles. Similarly, the Auburn Public Health office continues to work with residential institutions to match needs with readily dwindling community housing and support resources. The Community Development Office is adding a new Community Assistance Coordinator position to assist at-risk households with accessing resources outside of traditional General Assistance and HOME-ARP resources to these at-risk qualified populations.

Additionally, the Maine COC has added a new HUB coordinator located at the Lewiston Housing Authority. This position facilitates communication between service providers within the COC system, allowing the Community Development and Public Health teams to focus on crisis response and early intervention

efforts.

In addition to the current homelessness crisis and the influx of more refugee families into a jurisdiction already coping with a housing shortage is the impending end of the current Emergency Rental Assistance program. This program, locally administered by Community Concepts Inc., has serviced 1,118 non-duplicated households as of March 2022. With the scheduled closure of the Ramada Inn Emergency Homeless shelter and the end of the ERA program funding, preparations for a dramatic in housing needs are being developed.

Discussion

As noted above, Homelessness is not a place-based problem. For many, the lack of adequate, permanent housing is transitory in nature as they seek out new and ever-changing resources to meet their needs. Because of this, responses cannot be relegated to isolated neighborhoods or cities. The data compiled for this Action Plan reiterates the clear fact that this consortium is a catch-basin for homelessness and special needs for the region. To address this, better assessments of causal events and cooperation between regional service providers are needed. A strong relationship with the State's Continuum of Care and the locally placed HUB Coordinator is necessary to quantify needs and coordinate resources more accurately. These efforts will be optimized through a locally focused effort to measure and design systematic responses to the prevailing needs of the community.

The city of Auburn has stepped up to meet these needs by creating three new positions, each focusing on maximizing the utility of various funding sources and addressing specific needs such as substance abuse, homelessness, and family resources to sustain housing.

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

Introduction

Private development of multi-unit housing projects is on the rise across Auburn. Projects in the permitting process or already under construction are climbing, as the Auburn Planning & Permitting Department reports. One hundred thirty eight new certificate of occupancy have been issued to four new multi-unit developments since 2020. An additional 351 new units in 5 different projects are expected to come into service by the end of 2024. The large and rapid increase in new unit development, coupled with Auburn Housing Authority's conversion to a voucher-based system, will have a notable impact on addressing not just the overall housing shortage but will also make much-needed headway in the alleviation of the shortage of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Auburn has continued its multi-year efforts to implement form-based zoning. This year saw an ambitious rezoning of the city's core residential area, totaling over 1,687 acres. This was conducted under the guidance of the city's Comprehensive Plan, as updated in 2021, and these changes to the land use code would allow for an increase in density to as high as 16 units per acre.

In the February 14th State of the City address, Auburn's Mayor said the city is halfway to his goal of creating 2,000 new housing units by reimagining zoning policies. Mayor Levesque said that Auburn has "passed some of the nation's most meaningful zoning reform packages, designed to empower the individual, right generational wrongs and foster an environment of success," and is now seen as "an example of how to reinvigorate a stagnant community." ([sunjournal.com/2023/02/13/auburn-mayor-outlines-plan-to-continue-housing-growth-to-head-off-challenges/](https://www.sunjournal.com/2023/02/13/auburn-mayor-outlines-plan-to-continue-housing-growth-to-head-off-challenges/))

Although successful, he stated, "Inflation is impacting the cost of government, just like it's taking a toll on you and your family. The massive desire for so many people to live in Auburn is, on one hand, exciting. On the other hand, it is causing steep increases in home values and property taxes and a shortage of housing of all kinds."

City administration and elected leaders have not been seeking traditional governmental approaches to solution development. Instead of developing and implementing large-scale multi-unit construction subsidized by multiple layers of tax incentives or state and federal funds, they have promoted more equitable and innovative small-scale methods. These include the approval of Accessory Dwelling Units within city zoning, which creates new housing stock and offers small-scale sustainable rental income for

many more middle- and low-income residents with an extra quarter-acre to spare.

Another HOME Unit Development program launched in February 2023 provides HOME funds to smaller, de-coupled, scatter-site projects instead of larger affordable housing developments. The recent outcry of local opposition to large multi-unit developments (mostly market rate) has inspired the ACDO to develop new programs which fit within the current zoning and neighborhood characteristics but are also small enough not to trigger local opposition or drawn-out approval processes. Some of these more innovative approaches have recently been highlighted in an article called "The YIMBYest City in America" (linked below), where the Mayor leans into the recent Not-in-my-back-yard exclusionism the city has faced. This same NIMBYism is also highlighted as an on-going concern within Maine State Housing Authority's 2019 Analysis of Impediments to Fair Housing Choice report.

YIMBY article: The YIMBYest City in America - Discourse (discoursemagazine.com)

MSHA Analysis of Impediments to Fair Housing: [2019-analysis-of-impediments.pdf](https://mainehousing.org/2019-analysis-of-impediments.pdf) (mainehousing.org)

Discussion

These progressive zoning changes, as well as the proposed projects, have stirred substantial community conversations. Dozens of residents have spoken at multiple public hearings or printed letters to the editor of the local paper, both for and against these types of zoning changes and development proposals. Arguments against these developments call into question the potential negative effects on the "traditionally single-family residence neighborhoods" which would be impacted by these large zoning changes across the city. This type of "Zone Defense" has been reactionary to these proposed developments and speaks to the impediments raised by MSHA in their analysis of Impediments to Fair Housing Choice.

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

Introduction

As referenced above, respondents to the city community survey indicated that the top 3 services the city should provide with entitlement allocations were Homelessness (66%), Senior Services (46%), and Substance Abuse (32%). This input, combined with a dramatic increase in General Assistance requests, has inspired the city of Auburn to create a new Public Service Coordinator position partially funded by the city CDBG public service funds. The remaining funds and time allocation are to be paid for by the city with the primary role of aiding citizens in financial need to find essential resources.

The city of Auburn and the Auburn-Lewiston Consortium have undergone substantial redesign and re-staffing to better meet the prevailing needs of the community. As with any substantial change effort, growing pains within program planning and subrecipient funding expectations are expected, and steps have been taken to prepare for and respond to these concerns. Still, it is essential that the federal funds provided to the city address these ever-changing needs and be spent effectively and with the largest impact per dollar possible.

Actions planned to address obstacles to meeting underserved needs

In a post-COVID world, the resources and needs of the at-risk community changed dramatically. During this time, some types of programming and response systems proved their strength, reliability, and impact.

In addition to the Public Service Coordinator position, the city will continue to work with third-party community service providers with a proven track record of servicing homelessness, substance abuse, and Senior programming to accomplish these goals. Currently, the city of Auburn has a contracted position with Tri-County Mental Health which co-responds to police and rescue calls that involve someone suffering from mental health or substance abuse. Additional contracts will be provided to increase the capacity of homeless shelters and Senior care services.

Additional funding support for summer recreation scholarships will be provided to allow equitable access to experiential opportunities for LMI youth and serve as structured childcare for working parents during the summer months. This compound benefit has proven to provide the broadest demographically available services within the city's historic public service funding. Expanding on the positive, proven Public Services offered directly by the city of Auburn will increase the city's response to the prevailing nutritional and economic needs of its most historically and economically disadvantaged residents and neighborhoods.

Actions planned to foster and maintain affordable housing

Primary activities within this Action Plan involve the development of new residential units offered and made affordable for Low-to-moderate income residents. These funds have been offered through the

Auburn Home Unit Development (AHUD) program. This unique, decoupled development model allows property owners or smaller developers access critical funding needed to create additional affordable units within the jurisdiction. In exchange for funding, the assisted units will be offered to LMI residents at rates that are deemed affordable.

Additional programs will continue to provide access to funding for emergency repairs to residential housing units and tenant-based rental assistance as well as lead testing and abatement funding dedicated to improving 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, 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 the next 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

Community Development staff is committed to establishing and maintaining relationships with organizations and institutions which broaden and strengthen the institutional structure. Auburn is increasing its efforts to develop workforce empowerment programming with the local Chamber of Commerce, as well as focusing on and providing educational opportunities for Section 3 businesses. These are businesses owned or staffed primarily by Low-to-moderate income residents. These additional empowerment structures provide opportunities to poverty-level families to increase their experience and earnings and are funded in part through the Lead Hazard Control grant.

The city has also established a relationship with Community Concepts Finance Corporation, a certified HUD homeownership and financial counselor, which will provide free financial education sessions to families enrolled in the homebuyer or rehab programs. Leading with education services better prepares LMI residents to understand and prepare for the financial planning necessary to maintain their assets and improve their own financial situations.

Actions planned to develop institutional structure

The city of Auburn has reorganized its internal structure to better meet the array of prevailing community needs. By integrating the Public Health, General Assistance, and Community Development teams there is present a culture of collaboration and joint response to emergency health, housing, and refugee needs that can only be achieved through the removal of inter-department barriers and the establishment of a unified mission of service and crisis response. As new positions are added, such as the Lead Hazard Control

team and the Housing Coordinator, service gaps within the department are being filled.

The Auburn-Lewiston Consortium is also in a new phase of development where the Community Development and General Assistance offices from each city are working more directly and collaboratively on planning and response initiatives. This is most prevalent around the development and coordination of responses funded under the HOME-ARP plan, where the shared needs and homelessness crises are not easily divisible between the two cities. This inter-city cooperation and data sharing removed duplicative services and increases the efficiency of service delivery and efficacy.

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

The Auburn Community Development Department, the Auburn Housing Authority, the Lewiston-Auburn Alliance for Services to the Homeless, the Lewiston Community Development Department, the Lewiston Housing Authority, Community Concepts, Healthy Androscoggin, and other city departments, and local and regional nonprofit organizations coordinate closely in the planning and delivery of housing services. However, there are not enough resources among all the partners to meet the identified needs. Waiting lists for services at the housing authorities are long. By leveraging private developers to construct more affordable units and engage with the Section 8 voucher program, multiple agencies would increase efficiency and ability to better serve the 434 low-to-moderate income residents on the Section 8 waitlist. By engaging with the new HUB Coordinator through a dedicated Housing Intervention Specialist position within the city, these production efforts can be aided with wrap-around services necessary to move residents in need through a better-organized structure with concrete benchmarks and measurable goals.

The Community Development Department has been involved in a local Green and Healthy Homes initiative to better coordinate housing improvements and bring new resources to the community. The City of Auburn has received a Lead Hazard Control Grant with the assistance of Healthy Androscoggin and other service delivery partners within the community. This project entails substantial integration of multiple health agencies, non-profit service providers, and the state Center for Disease Control, which can more efficiently share information, referrals, and response services specifically for children with identified elevated blood-lead levels (EBLLs).

Discussion

The last year has provided substantial and dramatic changes locally, nationally, and internationally. More prevalent today than in the previous 50 years, international conflicts and the crumbling of a globalized consumer economy have created new and unexpected challenges for Auburn and Lewiston residents. Grocery prices and fuel are increasing dramatically. Essential foods are becoming scarce, given manufacturing and resource acquisition breakdowns on the other side of the world. Lumber prices and construction materials are becoming scarce and largely unaffordable to many. Our community is growing with the addition of new and welcomed members who have been driven from other parts of the world due to famine and conflict. Finally, inflation and unemployment/underemployment make housing and

necessary daily resources unattainable for average residents.

The worst part of these new and novel trials and tribulations, which we all have grown accustomed to hearing on the daily news, is that it begins to negatively affect our general worldview and essential optimism, which we all need to grow, develop, and prosper. This is, above all, where we need to focus the majority of our efforts, energies, and collaborations. In the face of all these challenges, the most critical aspect of interdepartmental, institutional, and interpersonal development will be to not lose sight of this key element.

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 at least 75% of allocated funds will be used for activities that benefit persons of low and moderate income. The only program within this Action Plan which do not have an LMI benefit (other than administration funding) would be Spot/Blight remediation. Still, The ACDO has prioritized this non-beneficiary activity within LMI qualified census tracts.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

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

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

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:

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

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

If the mortgaged property is sold, 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 defined by 24 CFR 92.254(a)(4), the Home Program loan assistance must be repaid to the City of Auburn on a net proceeds' basis according to the following mathematical formula:

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

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

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

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

Amount of Net Proceeds to be returned to the City = City's investment x net proceeds

Total Investment

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

an eligible, low-income purchaser. Other restrictions concerning notice of sale, maximum resale price, and marketing of affordable unit(s) apply and are fully detailed in the Auburn/Lewiston's Resale Provision.

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

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

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

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

Auburn will not use a Resale provision unless preapproved by HUD.

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.

Eligible applicants for Homeowner rehab will be approved on a first-come, first-served basis based on the date of completed applications. Qualified units will be based on their ability to meet Auburn Housing Standards at the completion of the project with the provided resources.

Rental units developed will be completed by a CHDO or developer. When funds are available there will be a standing Notice Of Funding Opportunity. Qualified projects will be accepted and funded on a first-served basis based on the date of completed applications with consideration given to proposed project completion date and other conditions set forth in the notice of funding.

All 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 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.

Attachments

Auburn School Department

Superintendent
Cornelia Brown PhD
Assistant Superintendent
Sue Dorris, EdD
Business Manager
Mark Conrad, CAGS



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<http://www.auburnschl.edu>

Ms. Jennifer Edwards
Public Health Manager, City of Auburn
Auburn, Maine 04210

March 21, 2023

Dear Ms. Edwards,

As the McKinney-Vento Liaison for the Auburn School Department, I work closely with students and families within our school district who are experiencing adverse housing events. The number of students and families I have been working with throughout this school year (2022-2023) has drastically increased as compared to last year. Having access to various employment agencies within the Lewiston/Auburn area has been a positive note for some of our students and families this school year. Being able to find meaningful employment and breaking down barriers to employment has created some relief. Despite increased access to these resources, our numbers continue to rise.

In March of 2022, we had 69 students who were identified as homeless or living in substandard housing and qualified for services under the McKinney-Vento Act. As of March 21, 2023, we have 199 students identified as homeless or living in substandard housing and qualify for services under the same Act. We currently have 2293 students enrolled within the district, with 199 students who have been identified as experiencing homelessness or living in substandard housing at some point this school year, equalling 11.5% of the current enrollment numbers. Please note that some of the students identified have enrolled in another school department due to finding alternative or permanent housing.

Many areas of concern for these families and unaccompanied homeless youth also arise from adverse housing events. Accessing items or services that would be noted as basic needs continues to be difficult at times. These include but are not limited to food, clothing, hygiene needs, accessing or getting connected to doctors, mental health services, substance misuse services and/or transportation. Lack of knowledge on how to access resources and services, lack of confidence to navigate systems independently and the ability to get to facilities to obtain these needs is present in many cases. Additionally, the time to access needed services can take several months, or more, due to waitlists. We currently have about 20 students at the high school level who are waiting for counseling services provided on-site. Case management wait lists are estimated to be running at up to 4 months out for youth services and counseling services are estimated to be running at up to 6 months out for youth services within the community. This information was collected by talking with 3 local agencies.

The lack of affordable housing appears to be playing a role in the extended time that homelessness is being experienced. I'm seeing families lose housing due to rent increases they can't afford and then they switch to having difficulty finding other housing that is affordable for their families. I work with individuals who have housing vouchers in-hand but are unable to secure adequate housing due to a lack of inventory in a competitive market.

Auburn School Department

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Cornelia Brown PhD
Assistant Superintendent
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<http://www.auburnschl.edu>

Having access to a Housing Resource Coordinator through the City of Auburn has helped some of our families with obtaining and moving into new housing, preventing families from being doubled up with others, moving into shelters and hotels or being unsheltered. Thank you for this invaluable resource. Having this much needed position has helped remove some of the barriers for our families.

An area of continued great concern is for our unaccompanied homeless youth. Out of our 199 students experiencing homelessness this year, 39 of these students have been identified as unaccompanied homeless youth, as compared to 19 in March of 2022. This means the student meets the definition of homeless and is also not in the physical custody of a parent or legal guardian. These students may face a lack of safe and stable housing, caring adult support, basic needs being met, access to bathing, access to laundering clothing, face emergent or an increase in mental health issues associated with trauma from loss of housing, no access to or limited clothing, the need to seek employment to support oneself and lack of reliable transportation.

Any of the aforementioned areas can have a negative impact on student success in school. Attendance issues arise for a myriad of reasons associated with experiencing homelessness, meeting basic needs may take a priority over school attendance, and moving from place to place nightly and not having transportation available to get to school due to the frequent moves. As a result, mental health, physical health and/or substance misuse issues can arise, as well as feeling overwhelmed due to falling behind in classes or not accumulating credits, lacking clothing or clean clothing to attend school, to name a few.

There are limited, safe housing options for this population within our community. The local teen shelter can only house a certain number of individuals, currently standing at a maximum capacity of 8 youth due to not being fully staffed. When fully staffed, maximum capacity goes up to 12 beds available. There is a lack of other safe options in this geographical area for our unaccompanied youth experiencing homelessness. The 8 beds that are accessible provide access to youth from many surrounding communities, not just Auburn.

Thank you for your ongoing support and sharing of resources. I'm always grateful for our collaboration.

Respectfully,



Sasha Anastasoff, LSW
Liaison, Auburn School Department

McKinney-Vento

Zachary Maher

From: Kathryn Saunders <ksaunders@auburnschl.edu>
Sent: Wednesday, December 7, 2022 4:12 PM
To: CDBG
Subject: unmet needs

Auburn Adult and Community Education is just now finishing up a grant from the CDBG funds of Auburn Maine. The biggest unmet need of our student population is by far transportation. The grant we have had for the past year has supplied rides to countless students to help them get to and from school for classes, tutoring, hiset and diploma needs. I wish there was a way to keep funding this so we can help more students be successful in completing their high school credential. I am not looking forward to January as this grant has been spent out as of this month. If there are any funds and or ways to continue to provide rides to students I would love some help with that. To give you an example 77 rides were given in the month of September alone to adult education students. **For the past year since February we have given 373 rides to students.**

Kathryn Saunders

Assistant Director Adult Education

&

Programs Coordinator

ksaunders@auburnschl.edu

(207) 333-6661



Blurb on Need for Driving Hours Support

Sandra Goss <Sandra.Goss@goodwillnne.org>

Fri 2/3/2023 11:43 AM

To: Amy Hatter <ahatter@auburnmaine.gov>

Hi Amy- Hope you're well!

Below please find my quick thoughts on a chronic issue facing people, especially youth, related to the Maine State requirement for driving hours completion in addition to the ten hours provided as part of the Driver's Education process needed to secure a Driver's permit:

Over the last 20 years of running education and job training programs for youth aged 17 – 24, most of whom have lived in poverty, I roughly estimate that 1 in 25 – 30 of them had a driver's license. This has been largely due to their inability to access adults with vehicles and driver's license themselves who were able to provide the 70 hours of required supervised driving hours. In addition, I've also noticed that, as the youth age, they develop coping mechanisms which, although limiting in terms of their ability to secure good jobs, seem to make it less and less likely that they will attempt to secure a driver's license once they reach the age of 21 and those hours are no longer required.

There are multiple programs (SNAP, WIOA) which can where appropriate pay for Drivers Education (around\$450). But to secure the driving hours through local driver's education providers can cost \$40 - \$70 per hour, resulting in overall costs of \$2800 - \$4900 additional dollars. There are simply no funding sources that can handle anywhere close to that amount, even when services are "braided".

The regulation around driver's education provision is complex, as are the insurance/liability concerns. I would love to see a public/private partnership develop around the need here. As we all know, access to transportation not only largely impacts an individual and a families access to the resources necessary to move them into stability, but it also has profound impacts for employers in many diverse sectors of the economy.

There are my 2 cents! 😊 Please let me know if I can be of any more help and/or if you become aware of some effort to solve this problem! Love to be part of it!

Stay warm! 😊

Sandy

Sandy Goss, Senior Program Manager
Workforce Services, Goodwill NNE
207-776-0556
sandra.goss@goodwillnne.org

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Zachary Maher

From: Kathy Shaw <kath@valleyviewfarm.me>
Sent: Monday, December 5, 2022 1:54 PM
To: CDBG
Subject: Unmet needs

I would recommend that consideration be given to funding help for our local foods producers large and small.
Permanent covered, facility for a farmers market,
A dedicated staff person to promote,advocate and facilitate progress forward towards emphasis on local foods and farms and forests.
Funding for preservation of our natural resources, forests and farm land.

Emphasis and funding for preservation of snowmobile , cross country ski, walking, hiking and biking paths, .

Kathy Shaw

--

Kathy Shaw

Valley View Farm
1200 Sopers Mill Rd.
Auburn, Maine 04210

Email: kath@valleyviewfarm.me
Phone: 207-320-1969

For our continuously changing Product List, go to: <https://www.valleyviewfarm.me/products>

Please visit us for your grocery needs at
The Red Shed at Valley View Farm
Thursday, Friday & Saturday 12pm-5pm

Unmet Needs

Patricia Weidler <peweidler@yahoo.com>

Mon 12/12/2022 9:29 PM

To: CDBG <cdbg@auburnmaine.gov>

Cc: 'Greg Whitney' <gwhit52@gmail.com>; 'casey knight' <caseyirisfloyd@gmail.com>

Hi Amy,

Here is basic list of what I see as the unmet needs for the unhoused guests we meet at our drop-in center:

- Safe affordable housing
- Enough overnight shelter bedrooms for everyone who is unhoused
- Warm dry drop-in centers open 24/7 with meals, showers, laundry facilities, and providers available for people who are unhoused and who cannot get into shelters; and where people can nap and catch up on sleep
- A safe secure central place to store possessions so people do not have to lug everything around or worry about possessions being stolen when they go into a soup kitchen or go out on a job
- Enough durable tents and warm sleeping bags and warm clothes plus clean underwear and socks and good footwear that fits
- Enough laundry facilities to wash sleeping bags and clothes
- Safe secure places to tent if there aren't enough shelter beds or housing. Safe for both humans and possessions, so that people do not have to pack up their tents and gear each morning.
- Medical, dental, mental health, eye treatment that guests can access with dignity.
- Creative outlets

I've copied Greg and Casey, our steering committee's co-chairs, so that they can add additional items.

Thank you,
Patty

Patricia Weidler, Volunteer
Pleasant Street Drop-In Center
159 Pleasant Street, side door
Auburn, ME 04210
Cell: 207 402-4763
peweidler@yahoo.com

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needs statement from SMNC

Alison L McConnell <amcconnell@covh.org>

Mon 3/6/2023 12:16 PM

To: Amy Hatter <ahatter@auburnmaine.gov>

Hi Amy!

It may be far too late for this but I wanted to send it along anyway! Use it however is helpful.

Cheers

Alison

>

March 6, 2023

AUBURN COMMUNITY NEEDS STATEMENT

Our city most urgently needs:

1. Leadership in the establishment of fair and equitable relationships with indigenous communities including transfers of property and resources to these communities
2. Leadership in the establishment of minimum housing, food, water and medical care standards for ALL residents
 - i. SNAP/EBT/Maine Harvest Bucks expansion
 - ii. rent control/assistance
 - iii. energy bill assistance
 - iv. a free/subsidized medical clinic
3. Permanent, low-barrier warming centers and shelters, which could efficiently be created by convening all registered houses of worship and requiring their cooperative assistance
4. Expanded public transit including a shuttle to the Lewiston Farmers' Market, food pantry, etc.

BACKGROUND:

St. Mary's Nutrition Center began as a forward-thinking thesis project in which Kirsten Walter (Bates '99) investigated conversions of unused urban properties into community gardens.

Lots to Gardens, the practical application of her research, in the 24 years since has established 10 gardens (7 in Lewiston, 3 in Auburn), plus a teaching garden and hoophouse on Bates's campus and a memorial orchard in downtown Lewiston.

It operates alongside a biweekly food pantry, teen & youth programs, and Food Corps school liaisons who teach students in on-site gardens.

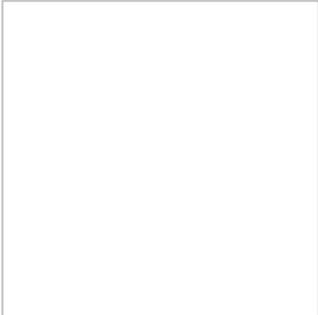
Our work in this time of extreme pressure on vulnerable populations directly improves the safety, security and well-being of several thousand Lewiston/Auburn residents, and the wider community beyond those in immediate, desperate need of assistance.

>

--

Alison McConnell [she/hers]
Community Growing Coordinator
St. Mary's Nutrition Center
208 Bates St.
Lewiston, ME 04240
(207) 208-8503

amconnell@covh.org
auburncommunitygardens@gmail.com
<https://linktr.ee/communitygardens>

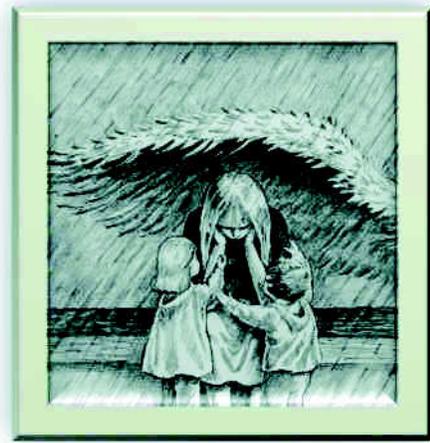


@communitygardens | Linktree

Connecting you to info about the community gardens in Lewiston & Auburn Maine!

linktr.ee

An Angel's Wing Inc.
1567 Lisbon Street, Suite 1A
Lewiston, Maine 04240
EIN: 82-1657480
DLN: 26053563005517 Maine registration
www.anangelswing.com
<https://www.facebook.com/anangelswing/>



My name is Debra York, and I am the Executive Director for An Angel's Wing Inc. Our organization has spent the last five years helping to end the overdose deaths and assisting people into treatment for SUD (substance use disorder) and AUD (alcohol use disorder). We primarily operate in Androscoggin County, but our services go statewide. We assist by securing and in some cases, funding treatment for our clients. We often run out of funds to assist people into recovery until we raise more, we turn people away. We utilize the money we raise from fundraising and income from our two thrift stores. Maine is a big state with more people in need than we can help.

The average stay for services with self-pay

Detoxification: \$5000.00	7-day treatment
Inpatient: \$15-\$30,000.00	30-day treatment
Recovery homes: \$800	per month for a non-private bed without treatment.

We have several partnerships and, in some cases, but not very often, we can receive a full scholarship for treatment. In most cases, the treatment is with a partial scholarship:

Detoxification:	\$2500.00
Inpatient:	\$5000.00
Recovery home:	\$600

I have been asked to offer some insight into the barriers that we face, assisting people into recovery. First, I would like to give you some insight on what the process looks like. We receive calls from the community when someone wants to get well. Once we receive the call, we determine what steps to take. Do they need to be medically detoxed? Do they need intensive inpatient care? Are they in need of a recovery home? Once we determine what the next steps are, we get on the phone. Finding quality, affordable, available beds in Maine is the biggest barrier to detox and inpatient rehabilitation. We often will send people out of state to treat them because of this. Our options are limited.

For medically managed detox for someone with AUD is almost always the local emergency room due to the potential for severe withdrawal symptoms that can be deadly. Depending on the doctor on call and the hospital, this alone is a barrier and that is an entirely different letter as you may be reading this all night if I go into details. We have 2 actual detox facilities in Maine that either take Maine Care or will allow the client to detox for free with a total number of beds at less than 50. I am sure I do not need to tell you how inadequate that is. If they need to detox from opioids, crack, heroin, fentanyl, cocaine etc., then the options are very limited. Most hospitals will not take them and if they do, they give them a day or two of medication and send them home. SUD is a disease and the possibility that the client returns to using after this is huge. With a bed-to-bed transfer, the success rate would be higher.

Once the client is released, they either go in search of their DOC (drug of choice) or they think that they can do it on their own. Once in a great while, this may be true. So that would be the next barrier that is detrimental to "in recovery" or "back to using". While the client is detoxing, we start attempting to locate an available bed in an inpatient setting. 9 times out of 10, all the beds in Maine are full with a waiting list. We are back to square one and the "bed to bed transfer". We must strike while the iron is hot and if we do not, we often lose them to what feels normal to them, using drugs and alcohol. A quick little story for you. We had a client that we attempted to place. He had like most people have that use stimulants to quiet the voices in their head a Co-Occurring disorder. Mental health is the primary reason for people to use. He wanted recovery so badly. He was also homeless. We kept him jumping from hospital to hospital (to keep him off the street) to allow us time to find him a good facility that would help him. He was in tears on several telephone conversations with me begging me to keep him off the streets because he knew he wasn't strong enough. We finally connected him to an organization that was able to work with his case manager, get him "come to you" treatment. What that means is they come to you in your home (if you have one) and treat you via zoom and with suboxone. This wasn't ideal but at the time, the only thing we could find and trust me, we called every possibility. He overdosed and died a few months later. He never received the real help that he needed. I mentioned two other barriers in that little story. Homelessness and QUALITY co-occurring treatment. The hospitals were not able to give it to him and yes he made it to the mental health department in these hospitals.

Once the client is released from 30 days of treatment (30 days to reverse a lifetime of use), they are sent out without a plan in place. The lack of recovery centers helps alleviate depression and anxiety. Loneliness is a killer. A recovery center that offers events, activities, self-help groups for the entire family affected by substance use, life skills, employment services, services to overcoming barriers whatever they are, groups for the children affected by Sud and Aud, harm reduction and education. The sky could be the limit. Clients are not learning how to live sober they are just learning that they should stay sober. They are not receiving help on how to build a recovery life. They need mental health treatment, life skills training, employment skills i.e.: resume building, on the job training, help to get back into school, training to learn how to budget, how to own a home, how to be a great parent among other things. So, you see, there are so many factors that come into play, and I am sure I left some out.

What I have seen most recently is a lot of For-Profit agencies popping up. Recovery homes that are double dipping (charging us for a client to stay for 30 days and the client leaves, after a week's stay) they call us to fund the same bed for another client. We have also had the situation where we paid for a client to live there, and they never received the phone call from the house for the bed even though the check was cashed. They do not offer any type of quality treatment and it turns into just a bed to lay your head. You do not even get a private room. At 700 a month for a client to live there in a non-private room with 7 rooms available and 14 potential monthly payments, I don't think I need to explain how much a organization can make on these beds. In one recovery home I toured, they had up to four people in each room. Agencies that call themselves support services use the client to earn money is also an issue I have run into. We certainly need more requirements and accountability for these services. We as an agency have had to be on guard for these types of issues.

AAW (An Angel's Wing) has begun looking at homes to turn into recovery homes with quality, co-occurring, holistic treatment. We will have one specific house that focuses on women and reunification with their children. We have also discussed and started the licensing process to open a medical detox facility. This is stalled because we cannot seem to locate a building that is affordable and adequate.

So, to summarize my letter, I would like to list what I believe are the needs of the community in numerical importance for you.

1. Comprehensive detox, inpatient, step down recovery homes with access to life skills training and aftercare. A full-service center that offers everything so when the client acclimates back into society, they have the skills they need to be successful.
2. Comprehensive detoxification facility
3. Comprehensive Intensive inpatient care
4. Funds for those that do not have adequate insurance or no insurance.
5. More not-for-profit recovery homes for men and women
6. Housing
7. Trauma-informed and co-occurring treatment
8. Comprehensive recovery community center
9. More groups for individuals and families.
10. More recovery coaches attending overdose calls
11. More stigma reducing events and activities and education
12. More accountability

I hope this helps and we have come along way to ending this devastating epidemic that has taken over our state and our country. I appreciate the opportunity to share my insight on the lack of services that we as a community, offer the people suffering from this terrible disease.

Most sincerely,

Debra York

Debra York
Executive Director
An Angel's Wing Inc
anangelswing@yahoo.com
www.anangelswing.com

December 19, 2022

Amy Hatter
Community Development Manager
City of Auburn, Maine

To City of Auburn Officials Regarding Unmet Needs of the Community:

I am writing this letter on behalf of Community Credit Union to support the allocation of CDBG funds for unmet needs in the City of Auburn, Maine. As an employer in Androscoggin County, with programs supporting residents of Auburn connecting to resources needed to bring the individual or family to stability we are happy to share the feedback we have received.

There are many challenges our residents of the City of Auburn are facing such as housing, food assistance, childcare, and transportation issues. These gaps are affecting the individual and family from being able to live a life without worrying about these issues throughout the day, week, or month.

I worked with individuals at the UU Church in Auburn starting in September and there was no planning to support the homeless with shelter for the winter except displacing them to other areas. I am still working with two individuals that do not have housing and does not look like an option will be available to them in a short period. There are limited resources to provide, and the UU church has done a great job providing as many resources as they can with housing coordinators, career specialists, case workers, community support partners, and recovery specialists throughout Androscoggin County. With all the assistance, there is still a waitlist to get assistance with housing or even a case worker to help navigate programs that can help.

I have worked with employees of local businesses that live in Auburn that their employment is being affected without bus drivers being able to get their kids to school. The employee is coming in late and leaving work early to be able to get their kids to and from school. This impacts employers lacking support, facing their own staffing shortages and difficulties for a person to be away or cannot be away and a manager is stepping up to cover. The employee is staying late and bringing the kids to work after she has picked them up to make up the time, to stay employed. There is another employee that is living in a trailer without heat and is doing their best to get finances under control, but the lack of affordable housing has this individual struggling to gain stability in housing to help with other factors they are going through.

We appreciate the City of Auburn recognizing the need to identify and address this vital need in our communities. We support this effort and look forward to any help that Community Credit Union can provide to best assist the residents of Auburn.

Sincerely,

Delan Fulgham
Financial and Life Navigator



City of Auburn, Maine

Recreation Department

Dawna LaBonte, Recreation Director

48 Pettengill Park Road | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Grab N Go Program- Food delivery program for low-income families

G-n-G is a program that was developed to serve Auburn's families and seniors needing assistance with food during the Covid-19 Pandemic. This program has since transformed from households not being able to shop for food into one that helps those that have food insecurity because they can't afford food. The major focus is on our seniors and retired folks that are on fixed budgets. Our program also allows for social interaction that many may not otherwise have. Also, allowing us at G-n-G an opportunity to catch up weekly to learn about other challenges they face, including but not limited to health concerns, utility affordability and personal issues. All of which we may have resources they can tap.

(Current Statistics show: 156 individual, 24 couples, 41 families.)

this includes our four building deliveries:

Tuesday- Esplanade

Thursday - Roak Building & Barker Mills

Friday - Lake Auburn Rd. Townhouse

Jim Collins james.collins@auburnmaine.gov – GNG Coordinator

Summer Camp

Our 8-week summer day camp gives students of Auburn the chance to socialize, play, explore, learn, and have fun. Our campers stay busy throughout the summer with tons of time outside, weekly field trips, weekly read-aloud with our friends from the Auburn Public Library, personal art classes, visits from Mr. Drew and his animals, and so much more. Along with this, our partnership with the school department's nutrition team also provides our campers with FREE breakfast and lunch every day. The funding put towards this program not only gives our families the opportunity to continue working during their children's time off from school, but it also allows our families (many of whom have multiple children in our program) to give their kids the summer they deserve; one that is full of new experiences, friends, fun, and connection.

Sara Parker sparker@auburnmaine.gov – Summer Camp Coordinator

Senior Care Kits Program



City of Auburn, Maine

Recreation Department

Dawna LaBonte Director

48 Pettengill Park Road | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Since the Winter of 2021 the Senior Care Kits program offers a bridge to those in the Auburn community to help with social isolation and reconnect those who withdrew from senior programs during the pandemic. We have delivered kits to those without transportation and others have picked up kits at the Auburn Senior Community Center. The home deliveries done by staff, or neighbors delivering to neighbors, have provided a check-in for those who may be isolated, enriching crafts focusing on fine motor skills and hand/eye coordination, and community connectedness. Those who pick up kits connect at the Auburn Senior Community Center to do crafts together, work on their kits alone or in small groups at home, or with their grandchildren. We have had up to 60 individuals utilize kits on a bi-weekly basis.

Until recently, we have utilized the SHARE Center in Lewiston to help supplement the supplies for these kits. Additionally, word of mouth has caused a higher demand for kits which requires us to stretch funds to accommodate more participants. With this round of CDBG funds covering an 18-month period (Jan. 2022-June 2023) vs. the previous year (Jan. 2021-Dec. 2021) kit quality and/or quantity was reduced.

Due to the funding ending June 2023, we have made accommodations to have the program run all through the 2023 year. This is being accomplished by having only one kit per month (up to 60 people each time) with a pickup/delivery date of the 2nd Wednesday of the month.

Program Successes: There are many successes within this program. Here are the highlights:

- 12 Individuals at the Barker Mill Arms apartments receive kit deliveries. This allows us to reach those without transportation. Neighbors do the door-to-door deliveries allowing them an opportunity to check on their friends. Some choose to do their crafts alone while others meet in the community rooms to do their craft or to show off their completed creations. We are advised of any needs that may arise for those individuals.
- One gentleman has been helping to provide childcare from time to time. He uses these kits to help entertain and connect with the child he watches without adding to his expenses.
- 6 neighbors at Auburn Commons take turns picking up kits allowing them to save on gas and to check in on one another, they also will come together on other days for trips or bingo together.
- We have had great feedback on a few of our kits where seniors have gone out and gathered more materials so that they can make more with their family and friends.

Jody Collins jcollins@auburnmaine.gov - Senior Kit Coordinator

Please let me know if there is anything further information you may need for any of these programs. Thank you for considering extending the life of these valuable programs. I have

provided the contacts for the program coordinators for each of these programs, feel free to contact them for more specific information.

Sincerely,

Dawna LaBonte

Recreation Director



8 Falcon Road • Lewiston, Maine 04240
1-800-427-1241 • 207-795-4010
Fax: 207-795-4009 • www.seniorsplus.org

March 28, 2023

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

Dear Zakk:

In 2022, SeniorsPlus, Western Maine's designated Area Agency on Aging, celebrated its 50th Anniversary. Over the decades, 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 10,000 individuals and fielded 185,000 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. Meanwhile with the Auburn Rec Department's ending of Grab-n- Go, we expect to see some of that demand shift to MOW.

During FY 2022, SeniorsPlus assisted 183 unduplicated Auburn residents through MOW by providing a total of 24,496 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, as was the case during the height of COVID, we are just a reassuring voice at the end of the phone. In FY2022, 591 Auburn residents benefited from our Information and Assistance services (representing 2,203 hours of service). 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. 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.