



Consolidated Annual Performance Report (CAPER)

CITY OF AUBURN

Program Year 2024

On behalf of:

The Auburn-Lewiston Home Consortium &
City of Auburn CDBG program

Prepared by Auburn Community Development Office

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Auburn receives annual funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) and HOME Investment Partnership programs. The CDBG program aims to strengthen urban communities by enhancing housing quality, improving living environments, and expanding economic opportunities for low- and moderate-income individuals. Similarly, the HOME program is dedicated to creating affordable housing solutions for low-income households, aligning with national objectives to assist those in greatest need.

This Consolidated Annual Performance Evaluation Report (CAPER) encompasses the utilization of HOME funds for both Auburn and Lewiston, along with CDBG funds specific to Auburn, as well as leveraged funding for the period from July 1, 2024, through June 30, 2025. The objectives and anticipated outcomes for the deployment of HOME and CDBG funds are informed by the Consolidated Plan developed for the program years 2020-2024. The Annual Action Plan outlines specific performance measures and strategies to achieve these objectives.

Additionally, the Consortium is still spending the allocation of HOME-ARP funds for both Auburn and Lewiston. This one-time funding is specifically targeted at addressing the needs of individuals experiencing homelessness or those at risk of becoming homeless. New initiatives under the HOME-ARP program have introduced additional public service sub-grants, which are essential in meeting the heightened demands of homeless and at-risk populations. While these activities were not included in the original consolidated plan, their implementation has necessitated a significant commitment of staff resources. Consequently, the impacts and outcomes of these initiatives will be detailed in the narrative of this CAPER to accurately convey their importance and the resources allocated.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Infrastructure and reduce blight	Non-Housing Community Development	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	7572	252.40%	100	357	357.00%
Promote Economic Opportunities	Non-Housing Community Development	CDBG: \$ / HOME: \$	Jobs created/retained	Jobs	10	11	110.00%			
Promote Economic Opportunities	Non-Housing Community Development	CDBG: \$ / HOME: \$	Businesses assisted	Businesses Assisted	10	7	70.00%			
Provide Essential Services	Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1200	4419	368.25%	100	504	504.00%
Provide Safe and Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	4		13	2	15.38%

Provide Safe and Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	100	19	19.00%	40	13	32.50%
Provide Safe and Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	23	46.00%	5	4	80.00%
Provide Safe and Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	31	24.80%	0	3	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The PY24 Action Plan identified four priority objectives. The following summarizes how the City of Auburn utilized CDBG and HOME resources to advance these priorities, with emphasis on the highest priority activities.

1. Safe and Affordable Housing

CDBG funds supported the rehabilitation of homes for low- to moderate-income households, complemented by resources from the Office of Lead Hazard Control & Healthy Homes. During PY24, **17 units** received rehabilitation and lead abatement services. Additionally,

three households received Tenant-Based Rental Assistance, and **two new affordable units** were created. These efforts directly advanced the City's highest priority of preserving and expanding safe, affordable housing opportunities.

2. **Infrastructure Improvement and Blight Reduction**

CDBG funds were used to continue renovations at the **Police Activities League (PAL) Center** in the Union Street neighborhood, a critical community facility providing after-school programming for at-risk youth and operating the City's grab-and-go food distribution program. As part of this initiative, **15 substandard residential units were demolished**, and all affected residents were successfully rehoused. While construction was not completed during PY24, measurable outcomes will be reported in the PY25 CAPER.

CDBG funds also initiated renovation of the **Community Resource Center at 121 Mill Street**. During PY24, portions of the facility opened to the public, hosting a drop-in center and soup kitchen to serve homeless and at-risk residents.

3. **Promotion of Economic Opportunities**

No economic development activities were funded through CDBG or HOME during PY24.

4. **Provision of Essential Services**

HUD funds supported two essential service initiatives for low- and moderate-income residents. The **Auburn Recreation Scholarship Program** received **\$20,000 in CDBG assistance**, enabling **21 youth** from income-eligible families to attend summer camp. Additionally, through HOME-ARP, Auburn provided operating support to **Preble Street**, including sub-grants for a Rapid Re-Housing program and a Housing Stabilization case manager located at the 121 Mill Street Community Resource Center. These services strengthened Auburn's local safety net for households experiencing or at risk of homelessness.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	153	377
Black or African American	24	87
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	4	0
Total	181	464
Hispanic	0	14
Not Hispanic	181	450

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

Narrative

According to the 2020 Census, Auburn’s population totals **24,061**. Of this population, **87.7% identify as White, 4.5% as Black or African American, and 0.4% as American Indian or Alaska Native**. The CR-10 reporting system does not fully capture individuals with multiple racial identities, as mixed-race households are typically recorded under a single primary race. As a result, some demographic groups may be underreported; for example, **seven multi-racial individuals/households were excluded from program data** due to system limitations.

CDBG Beneficiaries

During PY24, CDBG funds served a spectrum of residents:

- **84% White**
- **13% Black or African American**
- **6 multi-racial individuals**, who were assisted but not reflected within HUD’s reporting metrics.

Not reflected in the above data are participants in the **Drop-In Center**, which recorded **451 male and 287 female unique individuals** served during PY24. Between February and June 2025, the Drop-In Center logged **4,551 visits**; however, racial demographic data was not consistently collected and could not be included in HUD reporting.

HOME Beneficiaries

HOME assistance was provided to **two White individuals** and **one multi-racial individual**, though the latter is not represented within HUD's CR-10 system.

HOME-ARP Beneficiaries

Although not captured in the CR-10, HOME-ARP funding accounted for the most significant increase in services during PY24. In total, **357 individuals experiencing homelessness** and **139 individuals at risk of homelessness** received supportive services through multiple sub-grants across Auburn and Lewiston. Subrecipients included **Preble Street's Rapid Re-Housing program, Auburn's Housing Stability Case Management initiative, Trinity Jubilee Center, New Beginnings, and other local partners.**

The demographic distribution of beneficiaries in PY24 reflects Auburn's broader population patterns, with White residents comprising the majority of participants served. However, Black or African American residents represented **13% of CDBG beneficiaries**, nearly three times their share of Auburn's overall population (4.5%). This suggests that HUD-funded programs are effectively reaching historically underserved populations who experience disproportionate housing challenges. At the same time, the underreporting of multi-racial individuals due to CR-10 limitations presents challenges in fully capturing service availability.

The most notable trend in PY24 is the impact of HOME-ARP funding, which enabled the City and its partners to reach nearly **500 individuals experiencing or at risk of homelessness**. These outcomes highlight both the ongoing need for targeted homeless services and the importance of flexible funding streams that align with Auburn's proactive approach.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,090,629	1,087,285.17
HOME	public - federal	2,652,990	459,454.07

Table 3 - Resources Made Available

Narrative

In PY24, the City continued to strategically invest program income and prior-year carryover funds into large, multi-year projects. These efforts were strengthened by leveraging Congressional Directed Spending and American Rescue Plan Act (ARPA) allocations approved by the City Council, allowing CDBG resources to be integrated into multi-million-dollar community development initiatives. Notable examples include ongoing construction at the Police Activities League (PAL) Center, which supports at-risk youth and community food access; redevelopment of the 121 Mill Street Community Resource Center, now partially operational as a drop-in center for homeless and at-risk residents; and planning support for the Hampshire Street Commons, Auburn Housing Authority's upcoming Home for Good Development. Together, these investments reflect Auburn's strategy of aligning CDBG with other federal and local resources to maximize community impact.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Auburn continues to prioritize investment in Public Infrastructure projects within neighborhoods with the greatest concentration of low- and moderate-income residents. While the 2020–2024 Consolidated Plan employed a city-wide approach, the most recent Action Plan established a targeted focus area encompassing Census tracts 101, 103, and 105, where over 51% of residents are classified as Low- to Moderate-Income, based on 2015 ACS data derived from the 2010 Census.

During PY24, two major Public Infrastructure projects were initiated:

1. Police Activities League (PAL) Center – Union Street Neighborhood
Construction continued on the PAL Center, which serves as a hub for afterschool programming for at-risk youth and hosts the City's grab-and-go food program. As part of this initiative, 15 substandard residential units were demolished, and all displaced residents were successfully

rehoused. Completion of construction and associated community impacts will be reported in the PY25 CAPER.

2. Auburn Resource Center – New Auburn

CDBG funds were used to begin renovations at the 121 Mill Street facility, creating a multi-use community resource space. Portions of the facility opened during PY24, providing a drop-in center and soup kitchen for homeless and at-risk residents, and hosting on-site supportive services through partners including Preble Street. Completion of the full facility and measurable outcomes will also be documented in PY25.

These investments demonstrate the City’s strategic approach to blight reduction, infrastructure improvement, and community stabilization, leveraging CDBG resources to strengthen neighborhoods with high concentrations of low- and moderate-income residents while leveraging the city’s Opportunity Zone designation.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The city diligently monitors the carry-forward of available matching funds from prior years. In the current year, there was a carry-forward of \$1,322,129 in matching funds.

The city's programs augment their financial resources by stipulating that owner-investors of rental properties contribute matching funds. Specifically, Lead projects entail matching funds from investor/owners projects of up to \$2,000 per unit.

Public Service funds were leveraged with other federal, state, and local funding. These funders include:

- MaineCare
- EFSP (Emergency Food and Shelter Program)
- MaineHousing
- Individual donors
- United Way
- John T. Gorman Foundation
- Lewiston Auburn Metropolitan Chamber of Commerce
- Lewiston Adult Education
- Auburn school system

Numerous public facilities were employed for various public service initiatives. For instance, the Auburn Senior Center at 48 Pettengill Park Road served as a location for the Auburn Recreation Summer Camp. The Grab-N-Go Food Pantry operated from the Recreation facilities during PAL center construction. Additionally, 4 service provider partners utilize space donated by the city at their 95 Main St. office to meet with clients and deliver services to Auburn residents. Moving forward, over 10 partner service providers are now hosted in offices at the new Auburn Resource Center located at 121 Mill Street in New Auburn (a qualified census tract).

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,322,130
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,322,130
4. Match liability for current Federal fiscal year	514
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,321,616

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
135,147	86,060.86	0	0	221,207.86

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	23	3
Number of Special-Needs households to be provided affordable housing units	0	0
Total	23	3

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	3
Number of households supported through The Production of New Units	13	2
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	0	0
Total	23	5

Table 12 – Number of Households Supported

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

In the context of the HOME programs, goals refer to the specific objectives outlined in the 2024 Annual Action Plan, which include facilitating access to affordable housing through programs like Tenant-Based Rental Assistance (TBRA) and security deposit assistance. Outcomes, on the other hand, measure the actual results achieved from these programs, such as the number of households assisted and the effectiveness of various initiatives.

The Auburn-Lewiston Consortium operates four key programs aimed at helping low-income residents secure and maintain decent, safe, and affordable housing:

- TBRA Program: This program provides security deposit assistance to low-income households seeking affordable housing.
- Auburn Lead Hazard Program: This initiative removes lead hazards in income-qualified units, serving low- to moderate-income homeowners and tenants. Landlords must create or maintain affordable housing for a minimum of three years.
- HOME Funds: These funds are allocated to the development of new affordable housing in both cities.
- HOME-ARP: these funds are used to provide case management and resources to homeless and at-risk residents (including TBRA, employment training, childcare, transportation etc.). Unfortunately, the impact from these services are not included in HUD's CAPER reporting system and will therefore be incorporated within these narratives where appropriate.

During the program year, security deposit assistance and ongoing rent support were provided to low- and moderate-income populations in both Auburn and Lewiston through gap-financing programs operated by community non-profits. Many of the Auburn residents that would have qualified for TBRA were serviced by Preble Street's Rapid Rehousing program which is funded in part by HOME-ARP dollars.

All housing programs, except TBRA, are subject to an affordability period and rent maximums. TBRA rent caps align with Fair Market Rents (FMR) published by HUD, while new units created with HOME funds are bound by a 20-year affordability period, with rates adjusted annually to reflect rising housing costs.

Several challenges hinder the achievement of these goals:

1. Rent Caps vs. Market Rent: For TBRA clients, finding rental units that comply with rent limits, while considering utility costs, is increasingly difficult. Landlords must evaluate potential loan funds against possible rent differentials to determine profitability. Increasing rent caps could significantly alleviate this barrier.
2. Low Rental Vacancy Rates: A report by the Sun Journal on July 9, 2023, indicated a vacancy rate of nearly 0% in Lewiston and Auburn. This lack of available rental units exacerbates the challenge for TBRA clients, making it difficult to secure affordable housing.

During PY24 staff worked diligently to convene a partnership for the application of a HOME For Good program provided by Maine State Housing Authority (MSHA). The approval of this application began the process of building 30 units of supportive housing on a city owned parcel of land. Construction of these units will commence in 2026 and expected to be online in 2027.

To highlight the difficulties deploying HOME funds, MSHA has declined the addition of \$1,000,000 in Auburn HOME funds due to the undesirable conditions these funds necessitate (i.e. Buy-American, build American, etc.).

Discuss how these outcomes will impact future annual action plans.

Securing safe, quality, and affordable housing remains an escalating challenge across Maine. As the Auburn-Lewiston Consortium develops future action plans, there is an urgent need for more comprehensive research aimed at reducing barriers to accessing affordable housing programs.

The City of Auburn has seen dramatic increased in new, market rate affordable units coming online. Unfortunately, no developers, including MSHA and their regular non-profit housing developers, have any desire to accept HOME funds due to the added cost to construction they beget.

Additionally, the availability of HOME-ARP funds presents an opportunity to enhance support for individuals facing homelessness. These funds have been used to cover a broader range of housing-related costs, such as moving expenses, storage fees, and utility payments. The Community Development staff have partnered with local nonprofits, including Preble Street, to address further barriers to housing.

These critical considerations will be integral to shaping the objectives of the forthcoming 2026 Action Plan, ensuring that the Consortium addresses the evolving needs of the community effectively.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	5	2
Low-income	191	1
Moderate-income	9	0
Total	205	3

Table 13 – Number of Households Served

Narrative Information

In program year 2024, no HOME rehabilitation or unit creation projects were completed. However, HOME funds were effectively allocated to assist three low-income households in securing security deposits, facilitating their transition to affordable housing.

This year saw the conclusion of a three-year Lead & Healthy Homes program. This program provided grants to homeowners and landlords, enabling them to improve living conditions by mitigating lead hazards. In total, 26 units benefited from this program and must either be occupied by low- to moderate-income families or be made available to such tenants in the future.

Additionally, the Lead & Healthy Homes program leveraged CDBG funds to cover the required matching funding for income-qualified homeowners. This ensures an affordability period of three years, during which maximum rent rates are monitored to maintain continued affordability. Importantly, each newly rehabilitated unit generates one new affordable unit within the city, contributing to the overall housing stock and supporting community needs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

In PY24 the City of Auburn officially opened the Auburn Resource Center (ARC), a transformative initiative designed to expand access to critical services, strengthen coordination among providers, and foster greater accountability in addressing unmet community needs. By breaking down barriers to care and streamlining access, the Auburn Resource Center is creating new pathways to stability, independence, and dignity for all residents. The center advances the goals of the President's Executive Order on homelessness services by ensuring that support is more efficient, and effective for those who need it most.

Housed in a repurposed, city-owned facility within Auburn's only federally designated Opportunity Zone, the 15,000-square-foot ARC serves as a centralized hub for individuals and families experiencing homelessness or at risk of homelessness. The center brings together municipal programs and nonprofit partners under one roof, offering comprehensive, wraparound services ranging from housing assistance and workforce training to health and social supports.

The Drop-In Center, YMCA of Auburn-Lewiston Food Pantry, Recovery Connections of Maine, Maine Reentry Network, Spurwink, Preble Street, MEIRS, and Better Life Partners provide essential on-site services that strengthen Auburn's community safety net. Together, these partners address hunger, homelessness, behavioral health, addiction recovery, and reentry support while fostering connection, stability, and resilience. By meeting critical needs with compassion and expertise, they empower individuals and families to overcome hardship and build stronger, healthier lives.

Alongside nonprofit partners, the City of Auburn serves as a municipal anchor for the Resource Center. The Community Development Office administers federal programs like CDBG and HOME to promote housing stability and neighborhood revitalization, while the General Assistance Office provides emergency relief for residents in crisis. Complementing these efforts, the Public Health Manager connects homelessness services with broader health access initiatives, ensuring vulnerable residents have access to safe and healthy living conditions.

Through this adaptive reuse project, Auburn has transformed a vacant commercial property into a hub of hope and opportunity. The Resource Center embodies a proactive, compassionate, and coordinated response to homelessness—one that can serve as a model for other communities in Maine and beyond.

In February 2025 the Drop-In Center officially relocated to the Auburn Resource Center at 121 Mill St. This CDBG funded facility is continuing to be built out, but at the close of PY24 had already recorded 4,

551 visits from 738 unique individuals.

Within PY24 the city supported Preble Street's Rapid Rehousing program as well as designed a new Housing Stability case management position that was awarded to Preble Street via a competitive RFP process. Rapid Rehousing provides comprehensive, client-centered support to improve housing stability and foster long-term financial independence. Ten individuals (five households) have been supported by this funding and now are moving closer towards goals of stabilization in housing. Similarly, the Housing Stability case manager has assisted 21 Individuals (8 homeless and 13 at risk of homelessness) in the last quarter of PY24.

Additionally, the City Council allocated resources from the American Rescue Plan Act (ARPA) to support the Project Support You (PSY) program, which introduced dedicated co-responders specializing in mental health and substance abuse. These individuals collaborated closely with the Auburn police and fire departments, enhancing care during 929 rescue or police calls. This response brought them in contact with 1,237 individuals in distress, 509 of which were homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Maine continues to address the critical needs for emergency shelter and transitional housing for individuals experiencing homelessness. This effort is coordinated through the leadership and advocacy of the Maine Continuum of Care, the Maine Statewide Homeless Council, and various regional homeless councils.

In response to the homelessness crisis, both the cities of Auburn and Lewiston established Mayoral Ad-hoc Committees on Homelessness or shelter development. These committees have been actively working to identify resources, recommend locations, and develop proposals for the establishment of warming centers and permanent homeless shelters within their jurisdictions.

During the winter months, MaineHousing provided funding to a local non-profit organization to operate a warming shelter in Lewiston, ensuring the availability of critical services during harsh weather conditions.

It is important to note that many local shelters do not receive direct financial support from the Maine Housing Authority. As a result, the City of Auburn allocates a portion of its Public Service funding to support these essential services. A key beneficiary of this support is Safe Voices, an organization dedicated to assisting victims of domestic violence and sex trafficking. Safe Voices offers a range of services, including re-housing and homelessness diversion programs, aimed at providing safety and stability for vulnerable populations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care

facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City's Community Development and General Assistance programs have formed partnerships with various housing-focused organizations to enhance service delivery. These community partners embed staff within city facilities, allowing for the sharing of resources and clients across multiple programs. Services provided through this collaboration include housing navigation, gap financing to cover rental costs exceeding General Assistance maximums, and job search and training programs for residents. These efforts target a wide range of individuals and families experiencing or at risk of homelessness, including those fleeing domestic or dating violence, sexual assault, stalking, or trafficking, as well as individuals discharged from public institutions or systems of care.

Additionally, both Auburn and Lewiston's HOME Tenant-Based Rental Assistance (TBRA) programs support individuals based on income eligibility, serving many recently discharged individuals who meet the income requirements. These programs provide Auburn residents with a broad array of services aimed at preventing or alleviating homelessness. Through the TBRA programs, eligible residents receive assistance with security deposits equivalent to two months' rent, according to program guidelines.

The Housing Resources Program extends further assistance to those ineligible for TBRA, including:

- Security deposits
- First and last month's rent
- Housing application fees
- Relief for utility arrears and short-term payments for ongoing utility costs
- Support for rent arrears
- Moving expenses and temporary storage fees
- Financial aid for non-housing expenses such as childcare, transportation (bus passes or gas vouchers), supplies and testing for HiSET (high school equivalency) classes, certification courses and exams, credit repair services, and outpatient medical care not covered by MaineCare or private insurance.

Both programs also offer referrals to additional services, including:

- Housing navigators to assist clients in securing homes in a competitive rental market
- Employment and job training programs
- Educational resources, including adult education programs
- Case management services
- Credit counseling

A significant challenge faced by these programs has been the distribution of move-in costs for rental units, as HUD's Fair Market Rent (FMR) caps limit the rent that can be covered. This has caused

hesitation among landlords, who are often reluctant to participate in programs that cap rental income at below-market rates, particularly in a climate of rising market rents.

Moreover, the Statewide Homeless Council, in partnership with the Department of Corrections, is implementing the Maine Criminal Justice System Blueprint for Ending and Preventing Homelessness. This initiative aims to prevent individuals from being released from incarceration into homelessness. A similar Blueprint for Ending Homelessness, developed in collaboration with the Department of Health and Human Services (DHHS), focuses on discharge planning for individuals leaving state-run mental health facilities, further addressing homelessness prevention at the systemic level.

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's Community Development staff, including the Public Health Manager and General Assistance Administrator, work closely with the School Department, Police and Fire Departments, and local non-profits such as Safe Voices and New Beginnings. This coordinated approach ensures seamless referrals for residents in need, connecting them to appropriate service providers.

The HOME-ARP Housing Resources Program and HOME Tenant-Based Rental Assistance (TBRA) programs provide crucial financial support for move-in costs, such as security deposits and utility connections, directly benefiting individuals experiencing homelessness or at risk of becoming homeless. Program staff are also trained to mediate between tenants and landlords, ensuring stable housing situations. Additionally, they offer referrals to organizations that help recently unhoused families rebuild essential life skills, such as home management, budgeting, financial literacy, credit repair, and other necessary skills for long-term housing stability.

In the upcoming year, Auburn and Lewiston will expand their collaboration with local non-profit organizations to broaden the scope of these projects. A key initiative includes new partnerships with Service providers located at the Auburn Resource Center.

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

Actions taken to address the needs of public housing

In partnership with the Auburn Housing Authority, the City advanced Hampshire Street Commons, a 30-unit supportive housing development in downtown Auburn designed in alignment with Home for Good principles. The project expands the availability of deeply affordable and supportive housing by combining public housing units, Housing Choice Vouchers, and Low-Income Housing Tax Credit units in a single development. All of the units are reserved for individuals and families experiencing homelessness, with on-site supportive services provided to promote long-term stability and self-sufficiency. This initiative not only addresses the immediate needs of residents in public housing but also strengthens Auburn's overall affordable housing stock, ensuring long-term viability, accessibility, and integration within the community.

This year, in response to rising rental rates and limited housing availability, AHA increased payment standards within its Section 8 voucher program to 120% of Fair Market Rent. This adjustment aims to help low-income renters secure affordable housing and reflects AHA's ongoing commitment to adapting to local market conditions and ensuring housing stability for families in need.

MaineHousing's Family Self-Sufficiency (FSS) staff continue to lead statewide initiatives to improve program processes and evaluation across Public Housing Authorities (PHAs). Working closely with other FSS staff, MaineHousing is navigating new HUD regulations to maintain consistent and effective service delivery. In collaboration with Compass Working Capital, MaineHousing is also an active member of the National FSS Network, partnering with the Portland Housing Authority to advance these goals.

In line with its strategic priorities, AHA is also focusing on shifting operations toward a voucher-based model. This approach encourages the development of privately constructed housing that accepts housing vouchers, broadening affordable housing opportunities and integrating low-income households into a wider range of community environments.

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

The City of Auburn is dedicated to expanding affordable housing opportunities and supporting low-income residents in their journey toward homeownership. To help achieve this, the city actively refers low-income individuals, including public housing residents, to Community Credit Union (CCU) and Community Concepts Inc. (CCI). These organizations provide critical programs that assist residents in securing mortgages and offer down payment support, essential components for families seeking to achieve stable and sustainable housing.

One key program prepares residents to meet the qualifications for a \$5,000 grant from Maine Housing, which can be applied toward down payments or closing costs. This initiative reduces financial barriers to homeownership for low-income families, making stable housing more attainable.

Actions taken to provide assistance to troubled PHAs

Neither the Lewiston Housing Authority nor the Auburn Housing Authority (AHA) are classified as troubled. In fact, Auburn Housing Authority's Section 8 Management Assessment Program (SEMAP) submission for the year ending March 31, 2024, earned the designation of High Performer, the highest rating awarded by HUD.

On August 14-15, HUD conducted a Real Estate Assessment Center (REAC) inspection at AHA, using the new National Standards for the Physical Inspection of Real Estate (NSPIRE) paradigm. AHA received a score of 90, equivalent to an "A" grade. The NSPIRE inspection places a greater emphasis on the condition of individual housing units, in contrast to the previous focus on common areas and mechanical facilities. This inspection included 177 Public Housing units at Towne House, Family Development, Merrill Estates, Broadview Acres, and Lincoln School.

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

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

The City of Auburn continues to take proactive steps in eliminating barriers to housing development through several key initiatives over the past three years. One of the most impactful changes has been the implementation of LD 2003, which permits accessory dwelling units (ADUs) in all residential zoning districts. This legislation allows for the construction of up to four units on a single lot, significantly increasing housing flexibility and density across the city.

In addition to these reforms, Auburn has introduced a form-based code across approximately 3,300 acres of core city land. This approach, the city's most flexible zoning framework for housing, focuses on the physical form and scale of buildings rather than the number of units. By setting parameters for lot design, building height, and parking requirements, the form-based code encourages greater creativity and variety in residential development, enabling multi-unit housing projects without imposing unit restrictions.

These zoning changes are specifically designed to encourage infill development, promote multi-unit housing in residential zones, and provide incentives such as waivers or reductions in permit fees for targeted demographics.

In a notable policy update, the Auburn City Council removed the income requirement for building homes on rural land. Previously, ordinances mandated that 30% of a household's income be derived from farming activities in rural zones. The revised ordinance now requires that landowners demonstrate a connection to the land and possess a minimum of 10 acres to build homes. While this policy faced significant public opposition, it represents a step toward increasing housing opportunities in rural areas.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The General Assistance Administrator and Public Health Manager remain crucial members of Auburn's Community Development team. In addition, new staff members have been hired under the HOME-ARP program to provide direct services to underserved residents who are homeless or at risk of homelessness.

These staff members play key roles in weekly team meetings and contribute significantly to the development of both the Action Plan and the CAPER reporting. Their direct, community-facing roles enable them to interact daily with underserved populations, allowing them to swiftly communicate program challenges and changing community needs to the broader team. This flexible approach enables the city to make rapid adjustments to program delivery when needed.

A strategic expansion this year was the hiring of additional Project Support You (PSY) staff members. This position collaborates closely with the police and fire departments to engage individuals in crisis, including those who are unhoused and individuals with substance use or mental health disorders, ensuring they receive appropriate support and connections to housing services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Auburn completed a three-year Lead Hazard Control & Healthy Homes (OLHCHH) grant commencing in November 2021. To complement this grant, CDBG funds were employed as matching resources to offer supplementary subsidy grants to residents who meet income qualifications.

In total twenty-six housing units underwent lead assessments, and subsequent remediation efforts were undertaken.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Auburn administers four key programs designed to directly support individuals and families facing poverty:

General Assistance (GA): This program provides emergency and ongoing support to low-income families, including food vouchers, temporary lodging in hotels or motels, and continuous rent aid. In PY24 GA assisted 332 households, offering 272 with housing assistance, 144 with utility support, 82 with food assistance, 28 with medical aid, 5 with burial or cremation assistance, 28 with baby supplies, 78 with household items.

Project Support You (PSY): Funded through ARPA, this frontline initiative works closely with the police and fire departments to provide immediate assistance to individuals in crisis. In PY24 the PSY workers served 823 clients, including 509 who were unhoused. During this time, PSY staff responded to 929 police or fire calls while making contact with 1,237 unique individuals.

HOME TBRA (Tenant-Based Rental Assistance): This program helps low-income families by covering the security deposit required when moving into a new rental unit. Recognizing that 37% of American families cannot manage a \$400 emergency expense, this program alleviates the financial burden of upfront costs. Auburn and Lewiston together supported 3 families through this program.

HOME-ARP Housing Resources Program: This program assists individuals and families living in unstable housing situations, including those in encampments, vehicles, and emergency shelters. The Housing Stability Coordinator served 21 individuals, helping them apply for housing assistance, providing case management, and aiding in housing searches.

Additionally, Auburn Community Development continues to allocate resources to support various public services and housing programs.

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

Internally, the City of Auburn has undertaken a comprehensive redevelopment of its Community Development department. This overhaul includes the integration of the General Assistance program with the Public Health Manager role, fostering a more team-based approach to service delivery. This restructuring has enabled staff to offer a more comprehensive and holistic range of services tailored to specific communities.

In 2025, the city relocated the Community Development department to the new, HUD funded, Auburn Community Resource Center. Together with over 10 community service providers, city staff collaborates with experienced case managers, substance abuse councilors and job training experts.

This redevelopment aligns with broader city initiatives aimed at streamlining application, approval, and service delivery processes. These efforts have significantly reduced response times and improved the program's ability to address identified needs and available resources more effectively.

In tandem with these internal changes, MaineHousing and the Maine Continuum of Care (CoC) have continued their collaboration to revamp and enhance the Coordinated Entry system. The Maine CoC has also made progress in addressing issues identified in the 2019 gaps and needs analysis, further supporting the city's goal of improving service delivery and resource allocation.

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

The Community Development Staff is collaborating closely with Auburn Housing Authority (AHA) staff to formulate plans for the creation of new affordable housing units. Additionally, they are jointly managing the Security Deposit assistance and Housing Resources programs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Auburn has dedicated substantial effort to overcoming obstacles that hinder the development of new affordable housing units. These initiatives include adopting a form-based code, revising density standards in residential zones to allow for accessory dwelling units, and reducing required road frontage to facilitate in-fill development. Additionally, significant attention has been directed towards identifying and addressing impediments to fair housing, as highlighted by the Maine Housing Authority.

In 2019, the Maine State Housing Authority (MSHA) issued an analysis of Impediments to Fair Housing Choice, recognizing that community opposition to planning and zoning improvements designed to promote affordable housing is discriminatory. MSHA committed to supporting affordable housing projects in the face of such opposition. Restricting access to specific types or locations of housing

development for low-income populations limits opportunities and fairness for our most vulnerable residents.

Moreover, concentrating subsidized housing exclusively in downtown urban areas often succumbs to the opposition identified by MSHA. Therefore, the City embraces development models that expand housing choices across all neighborhoods, recognizing that each area and resident brings unique value. Ensuring that all families, regardless of income, have the freedom to choose their homes and the environment in which to raise their children is a fundamental right.

The Community Development department supports the inclusive zoning efforts led by the Planning & Permitting department and remains committed to creating affordable housing in Auburn with a focus on increased accessibility, and choice. This approach aligns with MSHA's recommendations to promote economic spectrum through mixed-income housing and the increased utilization of housing choice vouchers in low-poverty areas.

CR-40 - Monitoring 91.220 and 91.230

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

The Community Development staff, in collaboration with the Auburn-Lewiston Consortium, has implemented a comprehensive monitoring program to ensure that fund recipients adhere to program guidelines throughout the federally mandated affordability period. This program includes an annual desk monitoring, risk assessment, and on-site inspection process to verify and document compliance with income levels, fair market rental rates, and the city's housing standards.

During PY24 there were two projects in Auburn which required monitoring. These were 48 Hampshire Street and 62 Spring Street. Staff worked with the property management team to verify the HOME units are in compliance.

Enhanced oversight and technical assistance have been established for Public Service and HOME-ARP grant recipients. The city requires subrecipients to submit quarterly demographic and impact reports for preliminary review before requesting fund disbursements. These reports include demographic information on low- and moderate-income program recipients, as well as administrative data such as payroll records and financial expenditure reports. This rigorous review process ensures that grant recipients are not only able to deliver essential services but also effectively track and report their impact.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The draft 2024 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public comment in compliance with statutory requirements from September 9th to September 30th. A notice was published in the Sun Journal on September 11th, to align with a Public Hearing conducted by the Auburn City Council on September 15th.

Public notification was carried out in accordance with the Citizen Participation Plan, and documentation of the public hearing notice was maintained on the administration screen. The city also utilized social

media platforms to solicit input and directly emailed the CAPER to the 2,041 individuals subscribed to email alerts through the city's marketing department. Despite these efforts, no comments were received.

Enhanced outreach initiatives included posting CAPER notices with direct access links and QR codes in key public facilities across the city, such as city hall, the public library, senior housing facilities, and food pantries. Additional outreach efforts featured a multilingual website, social media notifications, and a press release, all of which provided information on language translation services and access to printed versions of the report.

CR-45 - CDBG 91.520(c)

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

No changes were made to the city's program objectives during the program year

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Activity #1770, 48 Hampshire St: Desk monitoring was conducted on the property. On-site inspection reports were provided.

Activity #1653, 62 Spring St: desk monitoring was conducted on the property. On-site inspection reports were provided.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Property owners are required to develop and maintain both a Management Plan and a Marketing Plan that actively promote Fair Housing objectives. These plans must ensure the impartial selection of residents and adherence to nondiscriminatory practices. Property owners are also responsible for maintaining a documented waiting list of applicants and ensuring that their resident selection policies and criteria comply with all federal regulations and executive orders.

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

There were no programs funded with HOME program income in PY24.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The cities of Auburn and Lewiston are dedicated to supporting the construction and maintenance of affordable housing through their Housing Development and zoning improvements. These initiatives provide federal funding to developers and property owners to cover eligible costs, with the condition that the units created or refurbished adhere to strict affordability standards.

Affordability criteria for these units are established according to HUD guidelines, with rent limits set at either the Fair Market Rent (FMR), Low HOME Rent, or High HOME Rent levels. These measures ensure that the housing remains attainable and affordable to low- and moderate-income residents.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Outreach efforts continued during the program year, including hosting lead hazard control and RRP training for local contractors and their employees. Although no HOME or CDBG funds were used to provide the activities above the city did use Lead Hazard grant funds to assist 13 new lead abatement contractors to receive their EPA RRP certification.