Consolidated Annual Performance Report (CAPER)

Program Year 2025

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 Partnerships programs. The CDBG program supports community development activities that improve housing, living environments, and economic opportunities for low- and moderate-income residents. The HOME program supports the development and preservation of affordable housing for low-income households and is intended to expand housing opportunities for households with the greatest need.

This Consolidated Annual Performance and Evaluation Report (CAPER) covers the use of CDBG funds allocated to the City of Auburn and HOME funds administered through the Auburn-Lewiston HOME Consortium, including leveraged resources, for the period of July 1, 2025, through June 30, 2026. The activities and outcomes described in this report are guided by the goals and priorities established in the Consolidated Plan for program years 2020-2024. HUD approved an extension of that Consolidated Plan, allowing the City and Consortium to continue implementing the plan for an additional program year. As a result, PY25 represents the sixth program year under the extended Consolidated Plan.
The Annual Action Plan establishes the specific activities, performance measures, and strategies used to advance the goals identified in the Consolidated Plan. During PY25, the City and Consortium continued to implement activities addressing affordable housing, community development, public services, and other identified community needs.

The Auburn-Lewiston HOME Consortium also continued to administer and expend its HOME-ARP allocation during the reporting period. This one-time funding is specifically intended to address the needs of individuals and households experiencing homelessness, at risk of homelessness, or otherwise meeting the eligibility requirements established under the HOME-ARP program. HOME-ARP activities have included additional housing and supportive service investments, including public service sub-grants designed to respond to the significant and ongoing needs of individuals and households experiencing or at risk of homelessness.

Because HOME-ARP activities were established after adoption of the original Consolidated Plan and are funded through a separate one-time

allocation, these activities are not part of the original Consolidated Plan framework. However, their implementation has required a significant commitment of staff time and administrative resources. The outcomes and impacts of these activities are therefore addressed throughout this CAPER to provide a complete account of the work undertaken during PY25 and the resources devoted to meeting the community's housing and homelessness needs.

As we are using public service dollars to support a public facility, in order to not duplicate reporting we prioritized reporting under essential service, which left the facilities and homeless prevention as a zero impact.

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	8034	267.80%	1000	1707	170.70%
Improve Infrastructure and reduce blight	Non-Housing Community Development	CDBG: $ / HOME: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		100	0	0.00%

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 Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	20		0	0	
Provide Essential Services	Homeless Non-Homeless Special Needs	CDBG: $ / HOME: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1200	4654	387.83%	15	20	133.33%
Provide Essential Services	Homeless Non-Homeless Special Needs	CDBG: $ / HOME: $	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Provide Essential Services	Homeless Non-Homeless Special Needs	CDBG: $ / HOME: $	Homelessness Prevention	Persons Assisted	0	0		100	315	315.00%

Provide Safe and Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: $ / HOME: $	Rental units constructed	Household Housing Unit	0	6		112	2	1.79%
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%			
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%			
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	53	42.40%	45	22	48.89%

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 PY25 Action Plan continued the four priority objectives identified in the Consolidated Plan. As HUD extended the 2020-2024 Consolidated Plan for an additional year, the City continued to use CDBG and HOME resources to address housing, infrastructure, economic opportunity, and essential services.

1. Safe and Affordable Housing
   Safe and affordable housing remained the City's highest priority. During PY25, HOME assisted 22 households through Tenant-Based Rental Assistance (TBRA) and completed 2 rental units. CDBG continued to support housing rehabilitation and lead hazard reduction activities. HOME-ARP supportive services reported 2,374 household assists for households experiencing or at risk of homelessness.
2. Infrastructure Improvement and Blight Reduction
   CDBG funds supported continued improvements to the Police Activities League (PAL) Center and the Community Resource Center at 121 Mill Street. PY25 public facility accomplishments included 462 beneficiaries associated with the PAL Center and 1,245 associated with 121 Mill Street, for 1,707 total beneficiaries. The PAL project, which included demolition of 15 substandard residential units and successful rehousing of affected residents, closed during PY25. The 121 Mill Street facility continued operating as a community resource and drop-in center while additional facility work remained planned.
3. Promotion of Economic Opportunities
   No economic development activities were funded through CDBG or HOME during PY25. Resources were concentrated on higher-priority housing, infrastructure, and service needs.
4. Provision of Essential Services
   CDBG public service activity at 121 Mill Street recorded 335 persons assisted during PY25, and the recreation scholarship activity recorded 20 beneficiaries. HOME-ARP supportive services reported 2,374 household assists. HOME-ARP homeless-status data identified 146 persons experiencing homelessness and 62 persons reported as non-homeless or at risk of homelessness. These investments strengthened Auburn's local network of housing and supportive services.

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	2,542	171
Black or African American	557	33
Asian	7	0
American Indian or American Native	6	0
Native Hawaiian or Other Pacific Islander	0	1
Total	**3,112**	**205**
Hispanic	25	9
Not Hispanic	3,087	196

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

Narrative

Using the same CR-10 calculation method applied in PY24, CDBG reported 3,112 beneficiaries within the five standard single-race categories: 2,542 White, 557 Black or African American, 7 Asian, 6 American Indian or Alaska Native, and 0 Native Hawaiian or Other Pacific Islander. An additional 29 multi-racial CDBG beneficiaries are not represented in the standard CR-10 race rows. Consistent with the PY24 CAPER methodology, the HOME column combines HOME and HOME-ARP and reports 205 beneficiaries in the five standard race categories, with an additional 18 multi-racial records. Hispanic or Latino beneficiaries totaled 25 in the CDBG single-race cohort and 9 in the combined HOME/HOME-ARP cohort.

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	2,094,018	1,803,488
HOME	public - federal	3,216,961	139,253

Table 3 - Resources Made Available

Narrative

During PY25, IDIS drawdowns with LOCCS send dates within the July 1, 2025, through June 30, 2026, reporting period totaled $1,803,488.11 in CDBG, $139,253.26 in HOME, and $278,302.82 in HOME-ARP. CDBG resources supported continued investment in the 121 Mill Street Community Resource Center, public infrastructure, and public services. In April 2026, the City also received $1,000,000 in Section 108 loan funding to support continued development of the 121 Mill Street Community Resource Center. HOME resources supported TBRA and affordable rental housing activities, while HOME-ARP supported housing stabilization and other supportive services. The City also continued its partnership with the Auburn Housing Authority on the Home for Good development at Hampshire Street Commons.

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 and community facilities serving neighborhoods with concentrations of low- and moderate-income residents. While the 2020-2024 Consolidated Plan employed a city-wide approach, the most recent Action Plan identified Census tracts 101, 103, and 105 as a targeted focus area based on the concentration of low- to moderate-income residents.

During PY25, CDBG public facility accomplishments included 462 beneficiaries associated with the PAL Center and 1,245 associated with the 121 Mill Street Community Resource Center, for 1,707 total beneficiaries. The Resource Center remained operational as a multi-use community facility and drop-in center serving individuals experiencing homelessness and housing instability, while additional facility improvements remained planned.

The City also continued its work with the Auburn Housing Authority on the Home for Good Development at Hampshire Street Commons. Together, these efforts demonstrate Auburn's continued use of CDBG resources to improve community facilities, address housing and homelessness needs, and support neighborhood stabilization within areas of greatest need.

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 and tracks matching and leveraged funds associated with its CDBG and HOME programs. The Consortium entered PY25 with approximately $1,321,615 in excess HOME match. Federal fiscal year 2025 HOME disbursements requiring match totaled $411,186.73, resulting in a match liability of $102,796.68 and approximately $1,218,819 in excess match carried forward. Public service activities also continued to leverage federal, state, local, and private resources, including MaineCare, the Emergency Food and Shelter Program, MaineHousing, United Way, private donors, and local foundations and organizations.

Public services continued to leverage resources from partners including MaineCare, Emergency Food and Shelter Program (EFSP), MaineHousing, United Way, private donors, and local foundations and organizations. With the completion of the Auburn Resource Center at 121 Mill Street, more than 10 partner organizations now utilize space at the facility to provide services to Auburn residents. Located in a qualified census tract and the City's designated Opportunity Zone, the Resource Center provides a centralized location for housing, homelessness, food access, and supportive services, allowing the City to leverage its facility investment with significant partner resources.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,321,615
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,321,615
4. Match liability for current Federal fiscal year	102,797
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,218,818

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 $
211,319	76,844	0	7,341	280,822

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	30	0
Number of Non-Homeless households to be provided affordable housing units	30	24
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**60**	**24**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	30	22
Number of households supported through The Production of New Units	30	2
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**60**	**24**

Table 12 – Number of Households Supported

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

During PY25, the Auburn-Lewiston HOME Consortium used HOME resources to assist 22 households through TBRA and complete 2 rental units, for 24 total HOME household/unit accomplishments. HOME income data reported 22 households at 0-30% of Area Median Income and 2 households at 31-50% of Area Median Income. HOME-ARP resources provided additional flexibility for housing stability and supportive services and reported 2,374 household assists during the program year.

Compared with one-year goals of 30 households supported through rental assistance and 30 households supported through production of new units, HOME assisted 22 TBRA households and completed 2 rental units during PY25. Implementation continued to be affected by limited rental availability, rising housing costs, difficulty identifying units that meet program requirements and rent limits, and the complexity and timing of affordable housing development. The City and Consortium continued working with nonprofit, housing, and community partners to maximize available resources and address these challenges.

Discuss how these outcomes will impact future annual action plans.

The Consortium will continue to evaluate barriers to accessing housing programs and identify opportunities to make available resources more effective. The limited use of HOME funds for new development also highlights the need to consider the costs and requirements associated with federal funding when developing future housing strategies.

HOME-ARP resources have provided additional flexibility to address barriers to housing stability, including moving expenses, storage, utilities, and supportive services. Partnerships with organizations such as Preble Street have further expanded the Consortium's ability to connect households with housing and supportive services.

These experiences and outcomes will inform future Action Plans, including the development of the 2026 Action Plan, and help the Consortium respond to changing housing conditions, available resources, and the evolving needs of the community.

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	0	22
Low-income	0	2
Moderate-income	0	0
Total	**0**	**24**

Table 13 – Number of Households Served

Narrative Information

During PY25, HOME funds assisted 22 households through TBRA and completed 2 rental units. Of the 24 HOME households/units reported, 22 were at 0-30% of Area Median Income and 2 at 31-50% of Area Median Income. Limited rental availability and program rent requirements constrained deployment.

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

During PY25, the City of Auburn continued to expand its coordinated approach to serving individuals and families experiencing homelessness or at risk of homelessness through the Auburn Resource Center (ARC) at 121 Mill Street. Located within Auburn's federally designated Opportunity Zone, the 15,000-square-foot, CDBG-funded facility provides a centralized location for municipal programs and nonprofit partners serving individuals with housing, food, health, behavioral health, recovery, and other needs.

The Drop-In Center continued operations at the ARC, providing a low-barrier point of contact for individuals experiencing homelessness and connecting them with available housing, food, health, recovery, and supportive services.
The ARC continued to host or coordinate services provided by community partners, including Preble Street, Recovery Connections of Maine, Spurwink, Maine Reentry Network, MEIRS, Better Life Partners, and the YMCA food pantry. The City also continued to connect residents with General Assistance, Public Health, housing assistance, and other municipal resources.

Through CDBG and HOME-ARP resources, the City continued to support housing stabilization and supportive services. CDBG public service activity recorded 335 persons assisted during PY25. HOME-ARP supportive services reported 2,374 household assists, while HOME-ARP homeless-status data identified 146 persons experiencing homelessness and 62 persons reported as non-homeless or at risk of homelessness. These activities provided housing search, stabilization, case management, and connections to supportive services.

The City also continued to collaborate with local service providers and public safety partners to identify individuals experiencing homelessness and connect them with appropriate services. These coordinated efforts allow the City to address immediate needs while working toward longer-term housing stability and reducing barriers to accessing available resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

During PY25, the City of Auburn continued to support regional efforts to address the emergency shelter and transitional housing needs of individuals experiencing homelessness. The City worked with local service providers and the Maine Continuum of Care to connect residents with emergency shelter,

warming centers, housing assistance, and other supportive services.

CDBG and HOME-ARP resources supported services intended to prevent homelessness, assist individuals in accessing shelter and housing, and help households transition toward permanent housing. The Auburn Resource Center at 121 Mill Street also provided a centralized location for connecting individuals experiencing homelessness with shelter, housing, and supportive services.

The City continued to work with community partners to respond to emergency shelter needs and identify longer-term solutions to homelessness. The Auburn Resource Center and regional referral network remained important mechanisms for connecting residents to available shelter, housing, and supportive services.

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

During PY25, the City's Community Development and General Assistance programs continued to partner with housing and service organizations to connect residents with housing assistance and supportive services. Community partners provided housing navigation, rental assistance, case management, employment resources, and other services for individuals and families experiencing or at risk of homelessness.

HOME and HOME-ARP resources supported housing stability through rental assistance, security deposits, supportive services, and other eligible housing-related expenses. HOME TBRA assisted 22 households during PY25, while HOME-ARP supportive services reported 2,374 household assists. The Housing Resources Program also helped address barriers such as rent and utility arrears, moving and storage costs, transportation, childcare, and employment or education expenses.
The City continued to coordinate services through the Auburn Resource Center at 121 Mill Street, where multiple partner organizations provide services in a centralized location. These partnerships allow residents to access housing navigation, case management, employment and training resources, and referrals to other community services.

A continuing challenge is the limited availability of affordable rental units and the gap between HUD rent limits and prevailing market rents. These conditions can make it difficult for households receiving rental assistance to locate units that meet program requirements and for landlords to participate in

assisted housing programs.

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

During PY25, the City's Community Development, Public Health, and General Assistance programs continued to coordinate with the School Department, Police and Fire Departments, and local nonprofit organizations to connect residents with appropriate housing and supportive services. The Auburn Resource Center at 121 Mill Street strengthened this coordinated approach by providing space for multiple service providers and creating a centralized location for referrals and assistance.

HOME Tenant-Based Rental Assistance supported 22 households during PY25, and HOME rental production completed 2 units. HOME-ARP supportive services further supported households experiencing or at risk of homelessness. Staff and partner organizations also provided housing navigation, landlord mediation, case management, and referrals for employment, financial literacy, credit repair, and other services that support long-term housing stability.

During PY25, the City continued to expand coordination with service providers located at the Auburn Resource Center, strengthening the network of services available to residents and improving access to housing and supportive resources.

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 (AHA), the City continued advancing Hampshire Street Commons, a 30-unit supportive housing development in downtown Auburn aligned with Home for Good principles. The project will expand deeply affordable and supportive housing by combining public housing, Housing Choice Vouchers, and Low-Income Housing Tax Credit units, with all units serving individuals and families experiencing homelessness. On-site supportive services will promote long-term housing stability and self-sufficiency.

AHA also continued adapting its housing programs to local market conditions. In response to rising rents and limited housing availability, AHA increased Section 8 payment standards to 120% of Fair Market Rent, helping voucher holders access a broader range of available housing. AHA continued working with MaineHousing and other partners on Family Self-Sufficiency initiatives and implementation of updated HUD requirements. The Authority also continued its focus on expanding voucher-based housing opportunities through privately developed units that accept Housing Choice Vouchers.

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

The City of Auburn continued to support public housing residents and other low-income households in pursuing homeownership opportunities by connecting residents with local organizations that provide homebuyer education, mortgage readiness assistance, and down payment support. Residents are referred to Community Credit Union and Community Concepts, Inc., which offer counseling and financial education designed to help households prepare for successful homeownership.

These partnerships help residents address common barriers to homeownership, including credit readiness, budgeting, mortgage qualification, and upfront purchase costs. Eligible residents may also access MaineHousing homebuyer assistance programs that provide financial support toward down payments and closing costs. Through these referrals and partnerships, the City works to expand pathways from subsidized or rental housing to sustainable homeownership for income-qualified households.

Actions taken to provide assistance to troubled PHAs

Neither the Lewiston Housing Authority nor the Auburn Housing Authority (AHA) were classified as troubled during PY25. As a result, no specific corrective assistance for troubled Public Housing Agencies was required.
The City continued to coordinate with both housing authorities on affordable housing, voucher utilization, housing stability, and related community development initiatives. In PY24, Auburn Housing

Authority was designated a HUD High Performer under the Section 8 Management Assessment Program (SEMAP) and received a score of 90 under HUD's NSPIRE physical inspection standards.

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 continued to reduce regulatory barriers to housing development through zoning reforms intended to increase housing choice, density, and development feasibility. Building on prior changes allowing accessory dwelling units, reducing road frontage requirements, and establishing form-based zoning across approximately 3,300 acres of the city's core, Auburn continued to encourage infill development and multi-unit housing in areas served by existing infrastructure. These measures carried forward the approach documented in PY24.

During PY25, Auburn's zoning framework also included an affordable housing density bonus allowing qualifying developments to achieve at least 2.5 times the otherwise permitted density, along with reduced parking requirements of no more than two spaces for every three affordable housing units. These provisions are intended to improve project feasibility and reduce land and infrastructure costs associated with affordable housing development.

The City also began evaluating additional ordinance changes necessary to comply with Maine's 2025 housing legislation, including provisions affecting residential density, accessory dwelling units, minimum lot sizes, affordable housing density and height allowances, parking requirements, and development review thresholds. This work continued Auburn's broader effort to identify land use regulations that may unnecessarily restrict housing production while maintaining applicable health, safety, and development standards.

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

The City of Auburn continued to address obstacles to meeting underserved needs through a coordinated, cross-departmental approach that integrates Community Development, General Assistance, public health, housing, and community-based service providers.

The General Assistance Administrator and Public Health Manager remained key members of the Community Development team, bringing direct knowledge of the needs of residents experiencing homelessness, housing instability, poverty, and other barriers to services. Their participation in regular team coordination helps the City identify emerging needs, respond to program challenges, and adjust service delivery as conditions change. This approach builds on the structure described in PY24, when these community-facing positions were incorporated directly into Community Development planning

and implementation.

The City also continued to use the Auburn Resource Center at 121 Mill Street as a centralized location for connecting underserved residents with municipal services and community partners. The co-location of service providers allows residents to access housing assistance, case management, behavioral health and substance use services, employment supports, food assistance, and other resources with fewer barriers and stronger coordination between agencies. In PY24, the City had already begun expanding this model by relocating Community Development staff to the Resource Center alongside more than 10 community service providers.

The City also continued coordination with Auburn Housing Authority and other housing and social service agencies to connect underserved households with rental assistance, housing stabilization resources, and other programs intended to prevent homelessness and improve long-term housing stability.

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

The City of Auburn continued efforts to reduce lead-based paint hazards by building on the work completed through its three-year Lead Hazard Control and Healthy Homes program. That initiative used federal lead hazard funding, supplemented by CDBG resources for eligible households, to identify and remediate lead hazards in income-qualified housing.

Following completion of the grant-funded rehabilitation work, the City continued to monitor assisted rental units for applicable affordability and occupancy requirements and to ensure that units benefiting from prior lead hazard investments remain available to low- and moderate-income households. The City also continued to connect property owners and residents with available lead hazard information and resources as part of its broader housing rehabilitation and healthy homes efforts.

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

The City of Auburn continued to administer and support programs intended to reduce the number of families living in poverty by addressing immediate basic needs, housing instability, and barriers to employment and self-sufficiency.

General Assistance remained a primary resource for low-income households, providing emergency and ongoing assistance with housing, utilities, food, medical needs, household necessities, and other essential expenses. Project Support You (PSY) continued to work alongside police and fire personnel to connect individuals in crisis, including people experiencing homelessness and behavioral health challenges, with appropriate services and supports.

The City also continued to use housing-focused programs to reduce the financial pressures that can contribute to or prolong poverty. HOME Tenant-Based Rental Assistance helped eligible households with move-in costs such as security deposits, while HOME-ARP resources supported housing stabilization, case management, housing searches, and other eligible costs for individuals and families experiencing or at risk of homelessness.

Together, these programs provide both immediate financial relief and connections to longer-term housing, employment, health, and social service resources intended to improve household stability and reduce the risk of deeper poverty. During PY25, HOME TBRA assisted 22 households, HOME-ARP supportive services reported 2,374 household assists, and the CDBG public service activity recorded 335 persons assisted.

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

The City of Auburn continued to strengthen its institutional structure through a more integrated Community Development model that combines housing, General Assistance, public health, and community-based services.

Community Development staff continued operating from the Auburn Resource Center, where City programs are co-located with community service providers offering case management, substance use services, employment assistance, and other supports. This structure allows City staff and partner agencies to coordinate referrals, share information more efficiently, and provide residents with more comprehensive access to services in a single location.

The City also continued efforts to streamline application, approval, and service delivery processes, improving coordination between departments and community partners and allowing staff to respond more quickly to identified needs.
At the regional and statewide level, Auburn continued to participate in coordination with MaineHousing and the Maine Continuum of Care as those systems worked to improve Coordinated Entry, service delivery, and the allocation of homelessness resources.

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

The City of Auburn continued to enhance coordination between public and private housing providers and social service agencies through regular collaboration, shared referrals, and the co-location of services at the Auburn Resource Center.
Community Development staff worked closely with Auburn Housing Authority on affordable housing initiatives, rental assistance, and housing stabilization programs. The City also coordinated with nonprofit and private service providers to connect residents with housing navigation, case management,

behavioral health services, employment supports, food assistance, and other resources that contribute to long-term housing stability.

The Auburn Resource Center continued to serve as a central hub for this coordination by bringing municipal staff and community providers together in one location. This structure improves communication between agencies, reduces duplication of services, and helps residents move more efficiently between housing, financial assistance, health, and social service 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 continued efforts to overcome impediments to fair housing choice by supporting zoning and development policies that expand housing opportunities across the community. These efforts included maintaining form-based zoning, allowing accessory dwelling units, revising residential density standards, and reducing road frontage requirements to encourage infill development and a broader range of housing types. The City continued to support approaches that increase housing choice and reduce regulatory barriers that can limit the development of affordable housing.

The City also continued to recognize that concentrating subsidized housing within limited areas can restrict housing choice for low-income households. Community Development staff supported efforts to expand affordable and mixed-income housing opportunities across neighborhoods and to increase access to housing choice vouchers in lower-poverty areas.

These actions remain consistent with the fair housing impediments identified by MaineHousing, particularly concerns related to community opposition to affordable housing and policies that restrict where lower-income households are able to live.

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

During PY25, the City of Auburn used a comprehensive monitoring process to ensure that CDBG, HOME, HOME-ARP, and other federally assisted activities complied with applicable program requirements and remained in compliance throughout required affordability and reporting periods.

For HOME-assisted rental housing, the City's monitoring policy schedules routine monitoring and on-site inspections during even-numbered program years. Accordingly, no HOME-assisted rental properties were scheduled for routine on-site inspection during PY25. Staff continued administrative oversight of income eligibility, applicable rent limits, affordability requirements, and other program-specific compliance documentation.

Public Service and HOME-ARP subrecipients were monitored through quarterly demographic, programmatic, and financial reporting. Reports were reviewed prior to reimbursement and included information on persons served, program outcomes, expenditures, payroll records, and other supporting documentation. Staff provided technical assistance when reporting or compliance issues were identified and could conduct additional monitoring based on risk or performance.

The City will also continue to follow applicable federal procurement, Section 3, and minority- and women-owned business outreach requirements for funded activities. Community Development staff will incorporate monitoring results into ongoing program administration and planning to identify compliance concerns, improve program delivery, and ensure that activities remain consistent with the Consolidated Plan and Annual Action Plan.

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 City of Auburn will provide residents with reasonable notice and an opportunity to comment on the PY25 Consolidated Annual Performance and Evaluation Report (CAPER) in accordance with the City’s Citizen Participation Plan.

The draft CAPER will be made available for public review during the required public comment period. Notice of availability and any related public hearing will be published through the City's established public notification methods, including the City website, social media, email distribution lists, and other public communication channels.

To improve accessibility, notices will also be made available at key public facilities and will provide information on how residents may access the report, submit comments, request printed copies, or obtain language assistance and translation services.

Any comments received during the public review period will be considered prior to final submission of the CAPER to HUD.

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 PY25. The City continued to implement its CDBG, HOME, and HOME-ARP activities in accordance with the priorities established in the Consolidated Plan and Annual Action Plan.
Program experience during the year reinforced the continued need for investments in affordable housing, homelessness prevention and response, public services, and neighborhood improvement. While program delivery methods and partnerships continued to evolve in response to community needs, these adjustments did not require changes to the jurisdiction's overall program objectives.

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.

Under the City's HOME monitoring policies, routine monitoring and on-site inspections of HOME-assisted rental properties are conducted during even-numbered program years. Accordingly, no HOME-assisted rental properties were scheduled for routine on-site inspection during PY25.

The properties subject to ongoing HOME affordability requirements will be included in the City's next scheduled monitoring cycle during PY26. Because no inspections were due during PY25, there were no inspection deficiencies or corrective actions to report for the program year.

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 of HOME-assisted rental units are required to maintain both a Management Plan and an Affirmative Marketing Plan that promote Fair Housing objectives and ensure nondiscriminatory access to assisted housing.
These plans must provide for impartial resident selection, compliance with applicable federal fair housing requirements and executive orders, and maintenance of a documented waiting list of applicants. Resident selection policies and criteria are reviewed to ensure they are applied consistently and do not unlawfully discriminate against protected classes.

During PY25, the City continued to require compliance with these affirmative marketing standards for HOME-assisted properties subject to ongoing affordability requirements.

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

During PY25, HOME program income receipts totaled $76,843.87. No HOME program income draw occurred within the July 1, 2025 through June 30, 2026 reporting period. The PR09 identifies TBRA as the only HOME program income draw activity, but the recorded draw date is August 5, 2026, after the close of PY25, so that expenditure will be reported in PY26. The source-derived program income balance was $234,139.88 at the beginning of PY25 and $310,983.75 at June 30, 2026. Owner characteristics are

not applicable to the TBRA activity; tenant income and demographic characteristics are reported through IDIS.

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 continued to foster and maintain affordable housing through HOME-funded housing programs, rental assistance, and coordination with housing authorities, nonprofit partners, and private property owners.
During PY25, HOME resources assisted 22 households through TBRA and completed 2 rental units, for 24 total HOME household/unit accomplishments. The Consortium also continued to support the long-term affordability of previously assisted housing by monitoring applicable affordability periods, rent limits, and occupancy requirements.

Auburn continued to pursue opportunities to expand affordable housing through partnerships with Auburn Housing Authority and other housing developers, while also supporting zoning and land-use policies intended to increase housing production and expand the range of housing types available within the community.

These activities reflect the Consortium’s ongoing strategy of combining direct housing assistance, preservation of existing affordable units, and partnerships that support the future development of affordable housing.

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	2	0	0	0	0
Total Labor Hours	3,630				
Total Section 3 Worker Hours	893				
Total Targeted Section 3 Worker Hours	122				

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.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

During PY25, the City of Auburn followed its adopted Section 3 policies and procedures for all applicable HUD-funded activities. Staff reviewed funded projects for Section 3 applicability and incorporated required provisions into procurement, contracting, and project administration where applicable.

The City continued to promote compliance through contractor guidance, documentation requirements, and outreach intended to provide employment, training, and contracting opportunities to Section 3 workers and Section 3 business concerns when such opportunities were generated by HUD-assisted projects.

No additional Section 3 qualitative activities beyond those required under the City's established policy were undertaken during the program year.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	AUBURN
Organizational DUNS Number	086886173
UEI	
EIN/TIN Number	016000018
Indentify the Field Office	BOSTON
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix

First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code -
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a vistim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount