

# **LEWISTON CITY COUNCIL WORKSHOP AGENDA**

**Tuesday, October 22, 2013**

**City Council Chambers**

## **7:00 p.m. Workshop**

Pledge of Allegiance to the Flag.

Moment of Silence.

## **WORK SESSION**

1. Discussion of Lewiston Auburn Economic Growth Council Contract/Scope of Services.
2. Review of Impediments to Fair Housing Choice.
3. Discussion of a Request for Letter of Support for “Night Train” from Montreal to Boston.

LEWISTON CITY COUNCIL  
WORKSHOP AGENDA  
TUESDAY, October 22, 2013  
7:00 P.M. or Immediately Following Tower Lighting Ceremony

1. Lewiston Auburn Economic Growth Council Contract/Scope of Services

Over the last year, there have been on-going discussions between Lewiston, Auburn, and other stakeholders regarding the Lewiston Auburn Economic Growth Council and the services that it offers to the two communities. This included discussions at several joint Council meetings where interest was expressed in focusing LAEGC's efforts on two primary areas – our downtowns and industrial development particularly focused on transportation and logistics.

To move this forward, a subcommittee was established representing both cities, LAEGC, the Lewiston Development Corporation, and the Auburn Business Development Corporation. Council President Cayer and I represented Lewiston. That group has met 8 times and has inventoried the economic development assets, resources, and services provided by the various involved organizations; discussed the roles and functions of the Joint Economic Development Committee that has been proposed; reviewed mission statements; and identified economic development needs.

The subcommittee has completed its initial work by developing a draft joint services contract and proposed scope of services. The draft contract would be between LAEGC and the Cities; would cover a multi-year period; and would be subject to annual adjustments to reflect cost increases and/or agreed upon changes in the scope of services.

The scope of services outlines 8 proposed functions/services to be provided by LAEGC and identifies anticipated tasks, projects, and outcomes as well as expected deliverables. Associated with this scope of services is a chart identifying the hours and costs associated with each of the functions. The City of Auburn has set a November deadline for having such an agreement in place.

At this time, we are seeking preliminary review and feedback from both Councils and anticipate finalizing the agreement for Council action by November 19<sup>th</sup>. Please note that these drafts are subject to change. Auburn has taken the general approach that the "menu" of services provided is a la carte, allowing each community to pick and choose those they wish to purchase. Should Auburn decide to not accept certain services, I would recommend that Lewiston decline that service as well so that both cities are "purchasing" the same items.

All of the background documentation is attached. Also attached is the most recent draft of the proposed Joint Economic Development Committee since that committee is referenced throughout.

2. Impediments to Fair Housing Choice

As a recipient of various federal funds, we are required to periodically review and adopt an Analysis of Impediments to Fair Housing Choice and a plan to address these barriers. A copy of the draft plan is attached.

3. Request for Letter of Support – Night Train from Montreal to Boston

A group of citizens in the region is working with a private entity from Quebec to bring an overnight rail service from Montreal to Boston. Dick Grandmaison has asked if the council will write a letter in support of this project, to aid the entity in their solicitation of investors

JOINT ECONOMIC DEVELOPMENT SERVICES CONTRACT

CITY OF AUBURN, MAINE  
CITY OF LEWISTON, MAINE  
AND

LEWISTON-AUBURN ECONOMIC GROWTH COUNCIL

Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by and among the following:

A. The **CITY OF AUBURN**, a corporate body politic located in Androscoggin County, State of Maine, with a mailing address of 60 Court Street, Auburn, Maine 04210 ("Auburn");

B. The **CITY OF LEWISTON**, a corporate body politic located in Androscoggin County, State of Maine, with a mailing address of 27 Pine Street, Lewiston, ME 04240 ("Lewiston"); and

(Lewiston and Auburn together sometimes are referred to herein as the "Cities" in the plural and the "City" in the singular)

C. The **LEWISTON-AUBURN ECONOMIC GROWTH COUNCIL**, a private non-profit corporation with a place of business and mailing address of 415 Lisbon Street, Lewiston, Maine 04243-1188 ("LAEGC").

RECITALS

The LAEGC was formed in 1981 by the Cities of Auburn and Lewiston, Maine, and their respective development entities, the Auburn Business Development Corp. ("ABDC") and the Lewiston Development Corporation ("LDC"), to provide economic development services, activities, functions, planning, and personnel for the Cities, ABDC, and LDC. LDC and ABDC are private, non-profit corporations created to foster economic development within their respective municipality.

Over the years since its inception and under the direction of the LAEGC Board of Directors, the original functions of LAEGC have evolved and new functions which would otherwise have been performed by Lewiston and Auburn have been assigned to or assumed by the LAEGC.

The Cities and LAEGC are interested in formally establishing the relationship, interests and services between the parties with respect to joint economic development activities. Specifically, the parties, through this Agreement and its Appendices, seek to collaborate on the development of economic strategy and goals, to discuss matters of joint policy, and to provide for the joint and efficient delivery of economic development services for the communities.

The Bylaws of LAEGC assure membership and participation by elected and appointed officials of both cities and the development corporations through members who serve, as incident to their status, on the Board of Directors of LAEGC. The Board of Directors is also comprised of individuals who are intended to represent various business and community interests within the communities. In order to enhance the communication and focus of the Cities' economic development activities and to administer the provisions and services of this Agreement, the Cities will create a Joint Economic Development Services Committee ("JEDS Committee"). The LAEGC will work with and communicate to the JEDS Committee on matters of economic development policy, strategy, goals and performance of contracted services.

Given the aforesaid, the parties hereto wish by this Agreement to confirm certain matters relating to the functions and responsibilities of LAEGC and the responsibilities of Lewiston and Auburn with respect to those functions and to LAEGC, and to provide for the prospects that new functions and services may be assigned to LAEGC by one or both of the Cities.

In consideration of the matters described above and of the benefits and obligations set forth in this Agreement, the parties hereto agree that the recital clauses set forth above are true and correct and are incorporated herein by reference as though set forth verbatim herein, and they further agree as follows:

**SECTION ONE**  
**SCOPE OF SERVICES**

LAEGC agrees to perform on behalf of each of Lewiston and Auburn, and Lewiston and Auburn each agrees to have performed by LAEGC, the joint functions and/or services listed on **EXHIBIT A** attached hereto which each of Lewiston and Auburn would otherwise have had to perform or would have contracted with others to perform. All services are expected to be contracted and provided on a joint or shared basis. Further, Lewiston and Auburn together may, in writing and with the written consent of LAEGC, allow LAEGC to perform other functions provided that Lewiston and Auburn compensate LAEGC for such other functions as the parties hereto shall agree. Lewiston and Auburn each recognizes that LAEGC's services performed for Lewiston and Auburn are not exclusive; LAEGC performs other functions on its own behalf and on behalf of others.

**SECTION TWO**  
**BEST EFFORTS**

LAEGC shall exercise, for the benefit of Lewiston and Auburn, its best efforts, knowledge, and skill in planning and performing the functions and services mentioned above and all other services incident to such planning and performance. To that end, LAEGC shall employ staff with the requisite skills to perform such functions expeditiously and professionally. The Cities and LAEGC shall determine a mutually satisfactory mechanism to measure LAEGC's performance, and, once that mechanism is created, LAEGC shall reasonably adhere to that mechanism.

SECTION THREE  
POLICIES, PROCEDURES, AND PROTOCOLS

LAEGC shall adopt such policies, procedures, and protocols as are reasonably necessary in order for LAEGC to effectively perform the functions set forth herein and in order for LAEGC to professionally and expeditiously provide its services to Lewiston and Auburn.

SECTION FOUR  
TERM OF AGREEMENT

The term of this Agreement shall be five (5) years beginning \_\_\_\_\_, 2013 (the "Commencement Date"), and expiring \_\_\_\_\_, 2018, unless it is earlier terminated as provided herein or it is extended by agreement of the parties (the "Term").

SECTION FIVE  
COMPENSATION OF LAEGC

Lewiston shall compensate LAEGC for its services provided to Lewiston at the annual rate of \$\_\_\_\_\_.00 for fiscal year 2015, with the fiscal year being July 1, 2014, to June 30, 2015. Such amount shall be paid in twelve (12) equal monthly installments beginning on the Commencement Date and continuing on the same day of each month thereafter. LAEGC may increase the annual rate for each subsequent fiscal year of the Term but such annual increase shall never exceed \_\_\_% per annum.

Auburn shall compensate LAEGC for its services provided to Auburn at the annual rate of \$\_\_\_\_\_.00 for fiscal year 2015, with the fiscal year being July 1, 2014, to June 30, 2015. Such amount shall be paid in twelve (12) equal monthly installments beginning on the Commencement Date. LAEGC may increase the annual rate for each subsequent fiscal year of the Term but such annual increase shall never exceed \_\_\_% per annum.

As provided in the Scope of Services, in the event LAEGC consents to perform additional services requested of it by one or both of the Cities, the requesting City or Cities and LAEGC shall agree on reasonable compensation to LAEGC for such additional services in addition to the compensation mentioned above.

SECTION SIX  
DEFAULT BY LEWISTON AND/OR AUBURN

In the event that Lewiston and/or Auburn violates any of the terms of this Agreement to be performed by one or both of them, LAEGC shall provide to the City which violated the term of this Agreement written notice of the violation and that City shall have ten (10) days to cure any failure to make a timely payment as set forth herein and thirty (30) days to cure any other failure to timely perform. Failing such a timely cure LAEGC shall have as a remedy against the defaulting City the right to accelerate the Compensation owed to LAEGC by that City as provided herein for the remainder of the Term, assuming an annual increase of \_\_% for each remaining year of the term, and such accelerated sum shall be immediately due and payable. Notwithstanding the foregoing, LAEGC shall not be required to provide more than two such notices of a failure to make a timely payment to any one of the Cities within any one calendar year, and LAEGC shall send a copy of any such notice of violation to the City which has not violated any terms of this Agreement.

SECTION SEVEN  
DEFAULT BY LAEGC

In the event that LAEGC violates the material terms of this Agreement to be performed by it with respect to one or both of Lewiston and Auburn, the City whose term of this Agreement has been violated shall provide to LAEGC (with a copy to the other City) written notice of the violation and LAEGC shall have thirty (30) days from the date such notice is received to cure the violation, but if the violation is of such a nature that it cannot reasonably be cured within thirty (30) days, LAEGC must, within thirty (30) from the date such notice is received, diligently begin and expeditiously pursue a curing of the violation. Failing such a timely cure or failing to diligently begin and expeditiously pursue such a cure, LAEGC shall be in default of this Agreement as to the City whose term of this Agreement has been violated, and that City may terminate this Agreement with respect to that City and that City shall no longer owe any compensation to LAEGC except compensation due to LAEGC for any period prior to the termination.

SECTION EIGHT  
INSURANCE

LAEGC shall maintain appropriate insurance coverage throughout the term of this Agreement in an amount, form, and with carriers reasonably satisfactory to Lewiston and Auburn. This shall include comprehensive general liability covering bodily injury and property damage, Worker's Compensation insurance at statutory limits, employee dishonesty coverage, and vehicle liability covering all vehicles and their operators. LAEGC shall name Lewiston and Auburn as additional insureds on a primary and non-contributory basis with respect to all liability insurance and shall upon request provide to Lewiston and Auburn evidence of such insurance reasonably satisfactory to Lewiston and Auburn.

SECTION NINE  
MAINTENANCE OF RECORDS - FURNISHING OF REPORTS

LAEGC shall maintain records of its endeavors on behalf of Lewiston and Auburn and LAEGC shall submit reports to both Lewiston and Auburn of LAEGC's activities and expenditures relating to the functions assigned to it by Lewiston and Auburn annually at a time and place convenient to each of Lewiston and Auburn. Lewiston and Auburn may require more frequent reports, but no more frequently than three times during each fiscal year. Each such report shall include year to date internally prepared financial statements for the period immediately preceding the reporting date. At the end of each fiscal year LAEGC shall submit to both Lewiston and Auburn audited financial statements for that fiscal year.

SECTION TEN  
SEVERABILITY

Each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited, invalid or ineffective under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity without invalidating the remainder of such provisions or the remaining provisions of this Agreement.

SECTION ELEVEN  
ASSIGNMENT

Anything in this Agreement to the contrary notwithstanding, no party to this Agreement shall have the right to assign this Agreement in whole or in part without the prior written consent of the other parties.

SECTION TWELVE  
ENTIRE AGREEMENT

This Agreement contains the entire agreement among the parties hereto with respect to the subject matter hereof, supersedes all prior written Agreements and negotiations and oral understandings, if any, and may not be amended, supplemented or discharged except by an instrument in writing signed by all of the parties hereto.

**SECTION THIRTEEN**  
**GOVERNING LAW**

The parties hereto hereby submit to the jurisdiction of the courts of the State of Maine and of the United States of America, located within the State of Maine, in connection with any suit or proceeding arising hereunder or under this Agreement. This Agreement shall be construed in accordance with, and governed by, the laws of the state of Maine without giving effect to the conflict of laws principles thereof.

**SECTION FOURTEEN**  
**NOTICE**

All notices, requests and demands to or upon the respective parties hereto shall be deemed to have been given or made (i) three (3) business days after its deposit in the mail, first class mail, certified and postage prepaid, or (ii) in the case of facsimile telephonic notice, on the next business day after its transmission if a copy of the notice has promptly been sent to the recipient by overnight carrier or (iii) upon actual receipt, whichever occurs first, in each case addressed as set forth at the beginning of this Agreement.

**SIGNATURES ON FOLLOWING PAGE**

IN WITNESS WHEREOF, the City of Auburn has caused this instrument to be signed and sealed by \_\_\_\_\_, its \_\_\_\_\_, thereunto duly authorized; the City of Lewiston has caused this instrument to be signed and sealed by \_\_\_\_\_, its \_\_\_\_\_, thereunto duly authorized; and the Lewiston-Auburn Economic Growth Council has caused this instrument to be sealed with its corporate seal and signed in its corporate name by its President, thereunto duly authorized, all of this the date set forth above.

**CITY OF AUBURN**

\_\_\_\_\_  
Witness

By \_\_\_\_\_  
\_\_\_\_\_, its \_\_\_\_\_

**CITY OF LEWISTON**

\_\_\_\_\_  
Witness

By \_\_\_\_\_  
\_\_\_\_\_, its \_\_\_\_\_

**LEWISTON-AUBURN ECONOMIC  
GROWTH COUNCIL**

\_\_\_\_\_  
Witness

By \_\_\_\_\_  
\_\_\_\_\_, its President

09-04-13

**SCOPE OF SERVICES**  
**for**  
**Delivery of Joint Economic Development**  
**on behalf of the**  
**Cities of Auburn and Lewiston**  
**by the**  
**Lewiston-Auburn Economic Growth Council**

The Cities of Auburn and Lewiston have contracted with the LAEGC for the provision of certain economic development-related services for the communities. The LAEGC through the Economic Development Services Contract and this Scope of Services agrees to provide, perform and/or undertake said services, functions or responsibilities and to be compensated for the costs/hours associated therewith.

The responsibilities, services, functions and tasks listed are organized by two methods. The first is by general function/service area. Within each function/service area there is a description of perennial (ongoing) responsibilities assigned to the LAEGC. The second is by specific tasks, projects or initiatives contracted for within general service/function areas. These will include more particular task descriptions, schedules, anticipated activities and expected outcomes. The specific tasks list may vary from year to year.

The LAEGC shall be responsible for performing the contracted services/functions and shall coordinate and communicate with the Cities, through the Joint Lewiston-Auburn Economic Development Committee (JEDC) on its progress and results. The LAEGC and the JEDC will also be responsible for assigning and negotiating new functions or tasks on an annual basis.

Each area/listing shall include a **HEADING** and description and then be organized as follows:

**FUNCTIONS/SERVICES** (general)

**Tasks/Projects** (specific)

*Anticipated Activities*

*Expected Outcomes*

Summary of Estimated Hours of Service and Allocated Cost (see attached summary)

## **SCOPE OF SERVICES**

### **FY2015 – FY2017**

#### **1. ECONOMIC DEVELOPMENT STRATEGY**

**Description:** The cities are interested in developing and adopting an Economic Development Strategy (EDS) for the community. The EDS will reflect the economic development goals of the cities and specific tasks/approaches recommended to achieve the goals. Once adopted the EDS will need to be implemented and annually reviewed/updated to reflect progress, changing priorities, goals and economic conditions.

#### **FUNCTIONS/SERVICES:**

- ❖ Collaborate with the Cities, Economic Development Stakeholders, Partner Organizations and the community at large
- ❖ Monitor economic trends (local, state and national) to assess opportunities and priorities
- ❖ Implement and maintain the joint Economic Development Strategy
- ❖ Track and measure progress of strategic initiatives and goals
- ❖ Periodically coordinate a review of the EDS

#### ***Anticipated Activities:***

- 1) Annual Economic Development Strategy implementation
- 2) Annual EDS Progress/Results Report to Cities
- 3) Annual Review (w/Joint Economic Development Committee) of EDS goals, priorities and initiatives

#### **Tasks/Projects:**

1. Development of a joint Lewiston-Auburn Economic Development Strategy
  - 1.1. Develop process for Overall Economic Development Strategy development
  - 1.2. Identify and engage stakeholders and community
  - 1.3. Establish Steering/Advisory Committee
  - 1.4. Develop Draft Economic Development Strategy
  - 1.5. Review/Adopt Strategy by Cities' Joint Economic Development Committee

#### ***Expected Outcome(s):***

- Joint Economic Development Strategy for Lewiston and Auburn

## **2. JOINT ECONOMIC DEVELOPMENT COORDINATION**

**Description:** LAEGC shall facilitate and promote the joint approach, appearance and implementation of the “public sector side” of economic development in the cities. LAEGC will work to coordinate efforts on projects, interests and/or issues that are of a joint nature. LAEGC will act as steward of and monitor the application of the Joint Economic Development Protocol.

### **FUNCTIONS/SERVICES:**

- ❖ Lead and support cities in joint economic development activities
- ❖ Maintain Joint Economic Development Protocol and TIF Policy
- ❖ Manage competition between the two cities

### ***Anticipated Activities:***

- 1) Facilitate periodic review of Joint Economic Development Protocol and TIF Policy
- 2) Lead implementation of Joint Economic Development Protocol
- 3) Track client contacts and results
- 4) Recommendation to Cities of issues, projects, processes or policies that would enhance joint economic development

### **Tasks/Projects:**

1. Review of Joint Economic Development Protocol and TIF Policy

### ***Expected Outcome(s):***

- Revised Joint Economic Development Protocol and TIF Policy

### **3. MARKETING and PROMOTION**

**Description:** LAEGC shall be responsible for marketing and promotion of Lewiston and Auburn for business attraction and economic development purposes. The LAEGC will act as a clearinghouse for other community marketing efforts seeking to support, coordinate and reduce duplication in the collective efforts. LAEGC shall be vested with maintaining the branding of the cities and work collaboratively to establish and promote the “brand”. In its marketing and promotion activities that LAEGC shall employ traditional media (electronic and print) advertising, internet mediums, social media, press releases, public events and announcements, etc. The LAEGC will promote and represent the communities both locally, regionally, statewide, and beyond as appropriate. The LAEGC will also work to recognize and celebrate the economic achievements of the cities, businesses and citizens.

#### **FUNCTIONS/SERVICES:**

- ❖ Marketing and promotion of the communities and their assets
  - Coordinate with and support Downtown and Industrial/Trade/Logistics/Transportation marketing and promotion efforts.
  - Coordinate with and support Visitor/Tourism promotion efforts within and outside of the community.
  - Assist in the marketing and promotion of the Auburn-Lewiston Municipal Airport
- ❖ Recognition/celebration of the communities’ economic progress
- ❖ Maintenance of Economic Development website and social media sites
- ❖ Actively lead/coordinate community branding “image” efforts
- ❖ Collaborate/Participate with other community promotion efforts
- ❖ Advisory Group for Economic Development Marketing and Promotion
  - Engage stakeholders, interested business representatives and marketing professionals to provide advice and guidance in marketing/promotion efforts

#### ***Anticipated Activities:***

- 1) Development of Annual Marketing and Promotion Plan
- 2) Maintenance and Publication of Joint Marketing Materials
- 3) Creation and Maintenance of Websites and Social Media sites
- 4) Development of and attendance at Marketing and Promotion Events
- 5) Facilitate/Organize the Annual Business to Business Trade Show
- 6) Preparation and Issuance of Media Releases/Events
- 7) Creation of an Economic Development Marketing Advisory Group

#### **Tasks/Projects:**

1. LAEGC will work with the cities and Great Falls TV to explore the use of the cities’ public access capabilities and resources in economic development marketing and promotion.
  - 1.1. Explore necessary methods, structure and/or agreements to incorporate Great Falls TV operations and personnel within the LAEGC
  - 1.2. Assess and report on uses and benefits of the capabilities and resources of Great Falls TV in economic development promotion and marketing efforts (not including public access promotion)

#### ***Expected Outcome(s):***

- Report to the Joint Economic Development Committee on the viability and use of public access resources for joint economic development
- Annual Marketing and Promotion plan

#### **4. BUSINESS DEVELOPMENT, ATTRACTION and RETENTION**

Description: LAEGC shall be responsible for leading, coordinating and supporting public sector and private sector efforts to grow, improve and retain businesses in Lewiston-Auburn. LAEGC will focus on helping to create a positive business and community friendly environment which encourages the growth and location of business in the cities. LAEGC shall serve as a central point of contact/resource for businesses development for the cities. LAEGC will also monitor, track and inventory economic development trends and resources to guide the cities in overall economic development efforts.

##### **FUNCTIONS/SERVICES:**

- ❖ Facilitate/serve as central point of contact/support for new business development and attraction
- ❖ Assist existing business retention and/or expansion
- ❖ Maintain regional database of development sites and real estate properties
- ❖ Assist clients in conducting site searches and facilitate tours of the community
- ❖ Monitor issues/resources affecting the effectiveness of business development
- ❖ Serve as agent/administrator of the commercial/industrial parks controlled by local development corporations.
- ❖ Coordinate and support the administration of the cities' industrial/commercial parks.
- ❖ Encourage the involvement of the private and non-governmental sectors in economic development efforts
- ❖ Focus on capitalizing, promoting and attracting transportation and logistics related growth.

##### ***Anticipated Activities:***

- 1) Seek and support new business development. Track #'s of businesses assisted, outcomes, common trends and noted community needs/issues
- 2) Maintain and update inventory of developable properties in the industrial, commercial and downtown sectors of the cities
- 3) Identification of issues, regulations and/or regulations which may negatively or positively impact business development in Lewiston-Auburn
- 4) Provide an annual report of business development to Joint Economic Development Committee

##### **Tasks/Projects:**

##### ***Expected Outcome(s):***

- Annual report of business development to the Joint Economic Development Committee

## 5. TARGETED GROWTH OPPORTUNITIES

**Description:** The Cities of Lewiston and Auburn have numerous economic, geographic, and social strengths in the pursuit of economic development. In order to maximize economic growth potential the cities seek to target specific growth opportunities. LAEGC will work jointly with the Cities, business community and stakeholders to lead, promote and support the growth efforts of targeted economic opportunities. Targeted opportunities shall be identified in the Economic Development Strategy and/or as determined to be in the best interests of the communities. LAEGC efforts will include the employment of industry/sector specific marketing plans and methods, identification and pursuit of specific businesses and/or business growth. Efforts to increase targeted growth areas will include a mix of expansion of existing businesses and new business.

### **FUNCTIONS/SERVICES:**

- ❖ Lead, undertake and support joint community efforts for targeted growth opportunities
- ❖ Assist the communities in identifying targeted growth opportunities
- ❖ Market and promote targeted growth opportunities

### ***Anticipated Activities:***

- 1) As determined by specific growth opportunities, plans and goals

### **Task/Projects:**

1. Industrial, Trade, Logistics and Transportation (ITLT) Growth
  - 1.1. Create an ITLT Advisory Group
    - 1.1.1. Identify Stakeholders
    - 1.1.2. Recruit Members
    - 1.1.3. Provide Staff Support
  - 1.2. Develop an ITLT Attraction and Marketing Plan
    - 1.2.1. Identify community strengths and opportunities for ITLT growth
    - 1.2.2. Create collateral materials
    - 1.2.3. Attend/sponsor events targeting ITLT markets and businesses
  - 1.3. Act as contact and resource for ITLT businesses seeking to expand or locate in the community
    - 1.3.1. Provide targeted technical assistance for ITLT businesses
2. Examine the creation of a Port Authority
  - 2.1. Evaluate the mechanisms and benefits of establishing a port authority including legal and organizational requirements and develop recommendations.
  - 2.2. Issue a report of findings and recommendations

### ***Expected Outcome(s):***

- Assignment of Staff Resource for Industrial, Trade, Logistics and Transportation Growth and Development
- ITLT Attraction and Marketing Plan
- Appointment of ITLT Advisory Group
- Quarterly Report to Joint Economic Development Committee (JEDS) of ITLT Activities
- Report to the JEDS on creation of a Port Authority

## 6. COMMUNITY DEVELOPMENT - DOWNTOWN

**Description:** The Cities recognize that the true definition of economic development includes addressing community issues and needs which influence the growth and development of the community. Such issues are outside traditional economic development activities (financing, marketing, infrastructure, site location, etc.). Community development may include planning, social, educational, regulatory, or capacity issues. These issues are important to the total economic development strategy of a community. Efforts to impact/improve community development issues may take the form of specific planning and/or project activities. LAEGC will provide support and coordination to community development efforts in Lewiston and Auburn. Also, LAEGC will, from time to time, be engaged to lead and/or perform specific community development functions or projects.

### **FUNCTIONS/SERVICES:**

- ❖ Support community development efforts/initiatives of the Cities.
- ❖ Assist the communities in identifying issues or projects which negatively influence the economic development of the cities.
- ❖ Lead initiatives and/or perform projects which have been determined needed to improve the economic development of the Cities.

### ***Anticipated Activities:***

- 1) As determined by specific projects and/or assignments

### **Tasks/Projects:**

1. Joint Downtown Development
  - 1.1. Develop Joint Downtown Advisory Committee
    - 1.1.1. Identify stakeholders
    - 1.1.2. Recruit members
    - 1.1.3. Provide staff support
  - 1.2. Coordinate/support special events and activities
  - 1.3. Act as downtown ombudsman
  - 1.4. Participate, lead and/or support downtown planning efforts
    - 1.4.1. Help implement existing plans
    - 1.4.2. Evaluate downtown zoning and regulatory requirements
      - 1.4.2.1. Parking, aesthetics, sign requirements, complete streets, etc.
    - 1.4.3. Coordinate with City Staffs to make recommendations for relevant amendments or adoption of regulations
  - 1.5. Provide/coordinate downtown promotion and marketing
  - 1.6. Identify and solicit grants related to downtown and neighborhood activities and plans

### ***Expected Outcome(s):***

- Assignment/creation of staff resource for downtown development
- Development of joint downtown development programs and activities

## **7. PROJECT FINANCING and PORTFOLIO MANAGEMENT**

**Description:** LAEGC shall develop and manage financing resources and programs designed to provide “gap” and other financing for businesses locating or expanding in Lewiston-Auburn. LAEGC shall act as a clearinghouse for entrepreneurs and businesses seeking business financing. LAEGC shall coordinate/collaborate with public and private lending organizations and programs to provide assistance and guidance to clients. LAEGC shall administer and manage the cities business lending/grant programs, as assigned. LAEGC will endeavor to identify, develop and expand the amount and availability of business support resources in the community.

### **FUNCTIONS/SERVICES:**

- ❖ Act as a business financing clearinghouse for the Cities
- ❖ Serve as a guide to businesses seeking financial resources in support of growth or development
- ❖ Seek and advocate for additional community resources targeted for economic development
- ❖ Manage assigned loan/grant programs from the Cities, development corporations, State/Federal agencies or private institutions
- ❖ Staff support of LAEGC Loan Committee/business financing advisory group

### ***Anticipated Activities:***

- 1) Creation and appointment of Joint LAEGC Loan Committee/business financing advisory group
- 2) Loan program and portfolio management and administration
- 3) Annual Report of loan program(s) activity and results to Joint Economic Development Committee
- 4) Review and recommendation (as appropriate) to Cities of Loan Program Guidelines

### **Tasks/Projects:**

*Expected Outcome(s):*

## **8. ADMINISTRATION, ADVOCACY and GOVERNANCE**

Description: LAEGC shall provide staff support and administration to the overall economic development (other than described above) program of the Cities and the community as a whole. Additionally, it is recognized that LAEGC has certain administrative responsibilities associated with the management, operation and governance of the organization. Similarly, the LAEGC serves as the administrative support for other development related agencies serving Lewiston-Auburn including, but not limited to, the Auburn Business Development Corporation (ABDC), Lewiston Development Corporation (LDC), and the Lewiston and Auburn Railroad Company (LARR). LAEGC provides support services to these entities as requested and upon mutually agreed terms and conditions. This area of service is meant to encompass these administrative functions and responsibilities, as well as those services, needs and projects which may arise from time to time.

### **FUNCTIONS/SERVICES:**

- ❖ Provide logistical support (agendas/minutes/accounting, etc.) to LAEGC and development corporations
  - Including Auburn Business Development Corporation, Lewiston Development Corporation, Lewiston-Auburn Railroad Company
  - Staff and support numerous (currently 10) standing committees of the LAEGC and Development Corporations
- ❖ Provide technical assistance/support to city staff and airport manager in negotiating incentives/lease terms relating to economic development projects
- ❖ Administer the Foreign-Trade Zone (F-TZ)
- ❖ Serve as Liaison for economic development to the Auburn-Lewiston Airport Committee
- ❖ Support and coordinate the goals and efforts of L/A Future Forum and Benchmark L/A
- ❖ Advocate for the economic interests of the Cities
- ❖ Support other economic/community development-related issues, initiatives and projects that arise and as requested by the Cities

### ***Anticipated Activities:***

- ❖ *Coordinated and efficient administration of the Cities joint economic development programs and activities*

### **Tasks/Projects:**

1. Lead a discussion and review of how the Cities can best organize and implement joint advocacy for economic development issues and interests

### ***Expected Outcome(s):***

- Report to the Joint Economic Development Committee on joint advocacy dialogue and recommendations

## **Reference Documents:**

### **Services Agreements –**

- ❖ Auburn Business Development Corporation
- ❖ Lewiston Development Corporation
- ❖ Lewiston-Auburn Railroad Corporation

**Coordination Memorandum** re: Business Attraction Coordination with State of Maine – Department of Economic and Community Development (DECD), Maine & Co., etc.

Joint Economic Development Services Agreement

Allocated Hours/Costs Summary

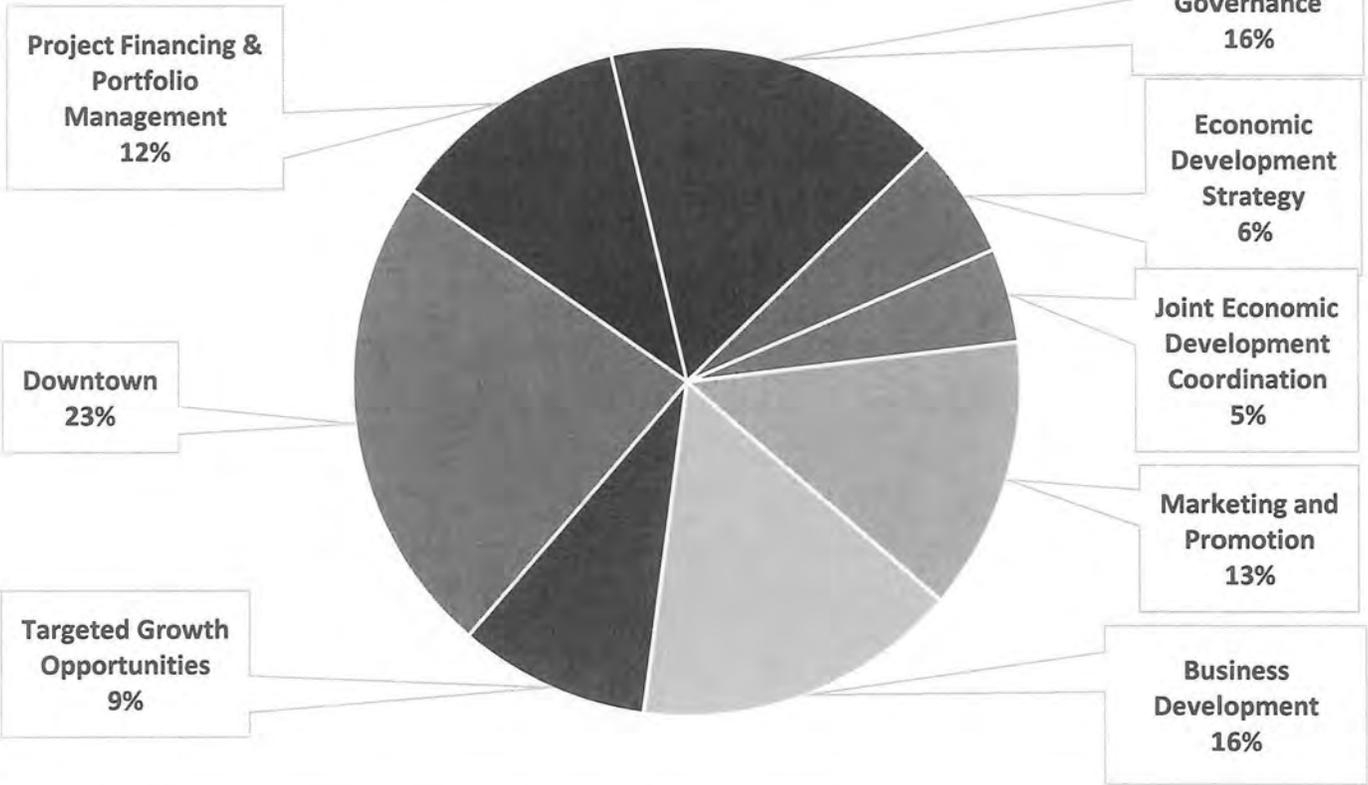
**Preface:** The allocated hours and costs are organized in accordance with the Functions and Services areas of the Scope of Services. All hours and costs are estimated. Estimates were developed by assigning a percentage of LAEGC staff time, by position, to the respective areas. Amounts shown are total allocated costs and hours. **The stated amounts are projected as of 10-1-13 and should not be considered final contract amounts.** Total revenue sources/amounts, scope of services and allocated percentages will need to be discussed and determined prior to establishing actual contract amounts.

Functions/Services Areas	Allocated Hours <sup>1</sup> (estimated annual)	Allocated Costs <sup>2</sup> (estimated annual)	Projected Cities Share <sup>3</sup>	Projected Each City Share <sup>4</sup>
1. Economic Development Strategy	529	\$34,590 <sup>(a)</sup>	\$21,833	\$10,917
2. Joint Economic Development Coordination	395	\$27,313	\$17,240	\$8,620
3. Marketing and Promotion	1,425	\$79,228 <sup>(b)</sup>	\$50,009	\$25,004
4. Business Development, Attraction and Development	1,501	\$94,853	\$59,871	\$29,936
5. Targeted Growth Opportunities	787	\$55,199	\$34,842	\$17,421
6. Community Development: Downtown Development	2,142	\$140,085	\$88,422	\$44,211
7. Project Financing and Portfolio Management	1,286	\$70,009	\$44,190	\$22,095
8. Administration/Governance	1,662	\$98,165	\$61,962	\$30,981
Sub-Total =				\$189,185
Adjustment =				\$ 203
<b>TOTALS =</b>	<b>9,727</b>	<b>\$599,442</b>	<b>\$378,369</b>	<b>\$189,388</b>

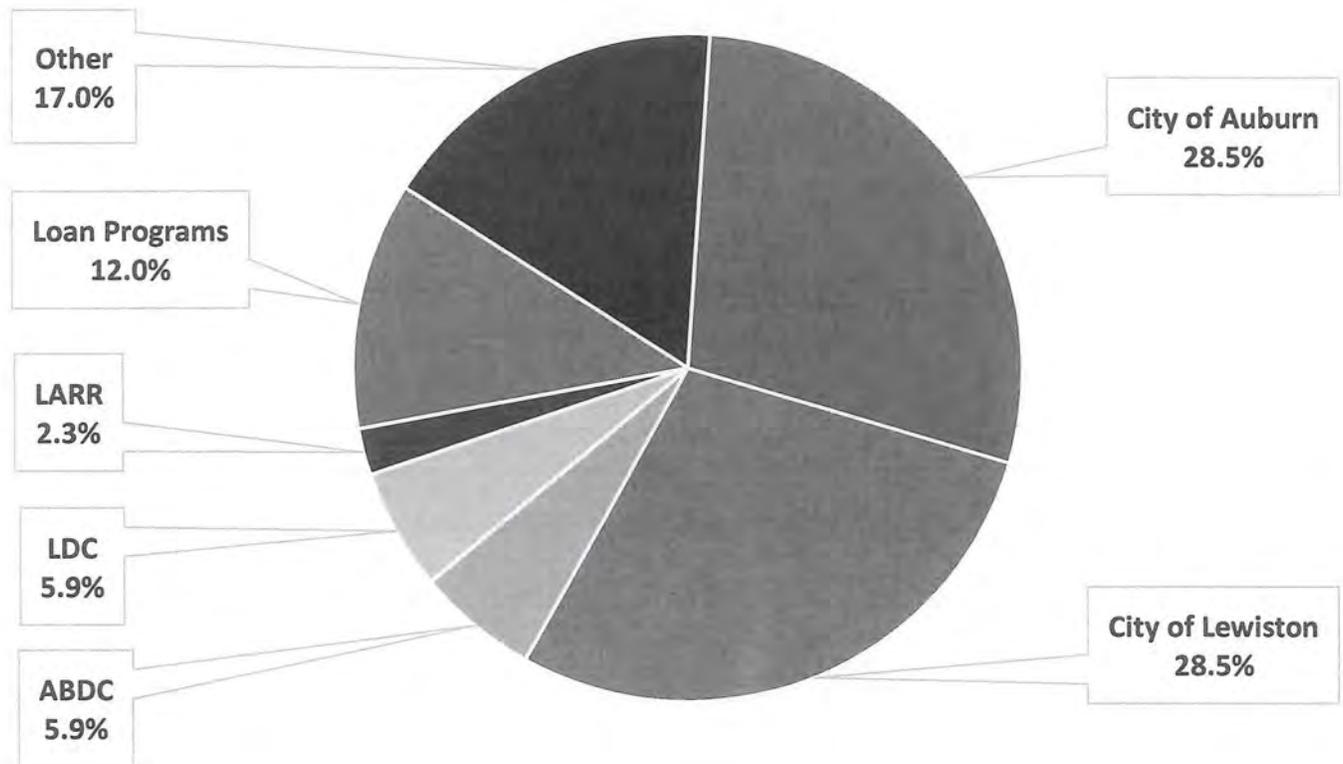
**Notes:**

- 1 Allocated costs include salaries, payroll taxes, benefits costs, and overhead apportioned across all hours and service areas.
- 2 Estimated budget expenditures used for the allocated costs includes a mix of both current and projected costs including salaries.
- 3 Projected Cities share is based upon current % of the budget net of revenues from producing activities.
- 4 Each city share is based upon 50/50 apportionment of projected budget less earned revenues.
- (a) \$6,500 for outside consultant services, if needed, is not included in the proposed budget.
- (b) Only \$11,000 budgeted for advertising/promotion/collateral materials, and \$7,000 for the image campaign, etc.

## Allocated Hours by Function Area



## Funding Sources



LAEGC

Joint Economic Development Services

### Hourly Cost Analysis

Contracted Services <b>COSTS</b>	Contracted Service <b>HOURS</b>	Contracted Hourly Rate <i>(Costs/Hours)</i>	Cities Hourly Rate	Each City Hourly Rate	Subsidized Rate <i>(Cities)</i>	Subsidized Rate <i>(Each City)</i>
\$599,442	9,727	\$61.63	\$38.90	<b>\$19.47</b>	\$22.72	<b>\$42.15</b>

## **Joint Economic Development Committee Organization and Process**

### **Mission/Purpose**

The mission of the Joint Economic Development Committee (JED-C) is to

- Improve communication between the Cities of Lewiston and Auburn and other entities involved in economic development efforts, including but not limited to the Lewiston-Auburn Economic Growth Council, the Auburn Business Development Corporation, the Lewiston Development Corporation, the Lewiston and Auburn Railroad Company, the AuburnLewiston MunicipalAirport, Androscoggin Valley Council of Governments, and the Androscoggin County Chamber of Commerce;
- Review and evaluate the budgets and work plans submitted by the agencies jointly funded by Lewiston and Auburn;
- Present a funding recommendation for these joint agencies to the respective Councils including, where appropriate, recommendations for changes that will improve financial and operational performance;
- Monitor the implementation of approved work plans;
- Coordinate the development of joint economic development strategies, priorities, and policies to ensure that the economic development efforts of the communities are consistent and supportive of established goals and priorities;
- Upon request, meet to review any differences of opinion between the governing bodies of Lewiston and Auburn in regard to economic development and present a recommendation to the Councils as to how they might be resolved.

### **Composition**

The committee will be comprised of 7 members: 3 councilors from each community appointed by the respective Mayors and one of the Mayors, who will serve rotating one year terms with the Mayor of Auburn serving in even years and the Mayor of Lewiston serving in odd years. The respective Mayors shall serve as Chair Person for the Committee. The serving Mayor may vote only in instances where there is a tied vote among the other voting members.

### **TERM**

Councilors appointed to the Committee shall serve a two-year term except for those initially appointed who shall serve until December 31, 2013. Councilors who have served on the prior years' committee shall be eligible to be appointed to the committee for subsequent years.

### **STAFF SUPPORT**

The City Manager of Auburn and the City Administrator of Lewiston, along with their respective economic development staff, shall provide staff support to the committee.

## **MEETINGS**

The Committee shall meet at least quarterly or more often upon the call of the Committee Chair. The Chair shall establish the times and places of meetings, taking care to meet periodically in each community. Meetings shall be open to the public and notice of such meetings shall be posted by the respective City Clerks.

## **REPORTS/RECOMMENDATIONS**

The Committee shall ensure that minutes of its meetings are prepared and provided in a timely manner to the respective City Councils. In addition, the Committee shall:

- Work with the various economic development organizations in the region, to include LAEGC, AVCOG, ATRC, Auburn-Lewiston Municipal Airport, Auburn Business Development Corporation, Lewiston Development Corporation, Androscoggin County Chamber of Commerce, and the Lewiston and Auburn Railroad Company to develop and annually update an economic development strategy for the region.
- Adopt policies governing and/or affecting the economic development efforts of the communities;
- Prepare and provide to the elected officials of both communities a report outlining its conclusions as to the level the Cities should fund the agencies under its jurisdiction. This shall include the Lewiston-Auburn Economic Growth Council, L/A Arts, the Auburn-Lewiston Municipal Airport, and such other agencies that are jointly funded, in whole or in part, by the Cities. This report shall be provided sufficiently in advance to allow these funding levels to be included in the respective budgets for the coming year.
- Annually review and approve the respective work plans of the organizations under its jurisdiction that receive funding from the Cities of Lewiston and Auburn.
- Identify areas for mutual investments and tax sharing agreements in support of such objectives as downtown/riverfront development and or industrial park creation;
- Identify additional areas for potential inter-municipal cooperation;
- Periodically review and recommend amendments to existing interlocal agreements;
- Undertake such other assignments as the respective Councils may, from time to time, direct.

## **PARTICIPATION OF OTHER COUNCILORS**

All members of the respective governing bodies in attendance at any meeting of the Committee shall be provided the privilege of participating in the meeting through asking questions and engaging in discussion; however, only the designated members of the Committee shall have a vote.

Any Councilor designated as a city's formal representative to the governing body of a joint agency shall be notified of the place, date, and time that agency's budget will be considered and offered the opportunity to appear before the Committee and participate in its discussions.

## **ACTIONS TAKEN BY COMMITTEE**

With the exception of Committee votes making recommendations as to funding levels for the joint agencies which shall be advisory to the respective Councils, formal votes taken by the Committee shall be binding on the respective Councils unless one or both Councils act to reconsider the Committee's action, such reconsideration requiring a two-thirds vote to be approved. A vote to reconsider must be taken within thirty (30) days of Committee action. Upon such reconsideration, whether by one or both Councils, the vote of the Committee shall be null and void. Nothing shall prohibit either Council from seeking additional information regarding agency budgets and work plans and any items on which the Committee has taken action.

## **DISAGREEMENTS BETWEEN COUNCILS**

In the event that the City Councils fail to agree on the funding level of any agency or any action taken or recommendation brought forward by the Committee, either Council may request that the Committee meet to review the disagreement and make a recommendation for its resolution.

# Economic and Community Development

Lincoln Jeffers

Director



**To:** Honorable Mayor and Members of the City Council  
**From:** Lincoln Jeffers  
**RE: Impediments to Fair Housing**  
**Date:** October 18, 2013

A handwritten signature in blue ink, appearing to be "LJ", written over the "RE:" line of the header.

Lewiston receives federal funds through the United States Department of Housing and Urban Development (HUD) as a CDBG Entitlement Community; and as a consortium partner with Auburn in receiving Home Investment Partnership (HOME) funding. As a condition of receiving this funding Lewiston is obligated under the federal Fair Housing Act and HUD regulations to conduct an analysis of Impediments to Fair Housing on a periodic basis. As part of that analysis the city needs to identify impediments, and strategies to address them, and have that document approved by the City Council.

Lewiston's last Impediments to Fair Housing analysis was done in 2006. Auburn's was done in 2005. Since both communities were due for an update, and many aspects of our housing markets are shared, the determination was made to jointly commission and share in the cost of having a new Impediments to Fair Housing Analysis conducted. The project was put out to competitive bid, with Planning Decisions being the chosen contractor. Staff from both cities have worked with the consultant since February 2013 identifying stakeholders, conducting interviews, reviewing the analysis and participating in developing the strategies to address the issues identified. In addition to the cities, the LHA and AHA agreed to participate in the process, funded a portion of the contract and will assist the cities in the implementation of the fair housing plan.

A copy of the analysis is attached. The council will discuss it in Workshop on October 22<sup>nd</sup>. Following is a brief summary of Fair Housing laws, what was analyzed, the issues found, and the strategies developed to address them.

## **Federal Fair Housing Laws**

The federal Fair Housing Act of 1968 is product of the Civil Rights movement. It made it against the law to discriminate against the provision of housing based upon a person's race, color, national origin, religion, sex, familial status, or handicap/. No one engaged in offering housing for rent or sale, can engage in the following to those protected classifications:

- 1) Refuse to rent or sell housing
- 2) Refuse to negotiate for housing
- 3) Make housing unavailable

- 4) Deny a dwelling
- 5) Set different terms, conditions or privileges for sale or rental of housing
- 6) Provide different housing services or facilities
- 7) Falsely deny that housing is available for inspection, sale or rental
- 8) Encourage one group of homeowners to sell at a loss for fear of incursion by a protected class to a broker or agent, and then for that broker or agent to sell to a protected class at profit
- 9) Deny access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing

Mortgage lenders cannot do the following based on race, color, national origin, religion, sex, familial status or handicap:

- 1) Refuse to make a mortgage loan
- 2) Refuse to provide information about loans
- 3) Impose different terms on a loan (such as points, interest rates, fees)
- 4) Discriminate in appraising property
- 5) Refuse to purchase a loan or set different terms for purchasing a loan

Additionally it is illegal to:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right, or assisting someone in exercising that right
- Advertise for rent or sale, expressing a preference or limiting based on the protected classifications

If a tenant is disabled a landlord may not:

- Refuse to let the tenant, at their expense, make reasonable modification to a dwelling or common use area that enables the tenant to use the housing
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary to allow the disabled person to use the housing.

### **Maine Fair Housing Laws**

Maine' Human Rights Act expanded the definition of protected classes to include *sexual orientation*, and *recipients of public assistance*.

### **What Was Analyzed**

Community demographics were updated using the 2010 Census and most recent American Community Survey data. Interviews were conducted with landlords, tenants, housing authorities, and organizations that work with citizens in the protected classifications to identify challenges, impediments, and discrimination that may exist. A detailed list of organizations surveyed and interviewed is included in Appendix A of the report. Studies conducted since 2006 were reviewed, with recommendations regarding housing included in the report. Zoning changes since 2006 that may have an impact on housing were noted. Page 9 of the report summarizes the issues identified in the 2006 Analysis of Impediments to Fair Housing, the strategies developed to address them, and progress on implementing those strategies.

## **Stakeholder Interview and Impediments Findings**

Table 38 beginning on page 42 of the report summarizes the interview findings. Findings in part include:

1. Unwillingness by some landlords to rent to large families
2. Difficulty in communicating, and resultant discrimination; especially between languages and cultures
3. Lack of knowledge in both landlords and tenants on fair housing issues, requirements and responsibilities
4. Old housing stock, low rents, and high operational costs result in inadequate investment to maintain quality housing standards
5. Need for more Section 8 vouchers, funding for security and last month rent deposits
6. Increased code enforcement needed
7. The issuance of mortgages city wide has declined since 2006, but the decline is larger among blacks, perhaps a reflection of limited local availability of Sharia compliant loans.
8. Lewiston's rate of disability is higher than Androscoggin County (19.1% vs. 14.5%); and for the population ages 5 – 17 is 15.1% Lewiston vs. 7.5% County. Fair housing discrimination complaints based upon disability are the most common brought to the Maine Human Rights Commission.
9. Per the census, 7.6% of Lewiston's target area housing is characterized as "other vacant," which in most instances is abandoned and or boarded up.
10. Lead paint and pest control is an ongoing problem. Lewiston 's child lead poisoning rate in the target area is 3 times the state average, with 90% of the poisonings occurring in rental housing, and 50% of the cases occurring to immigrant children.

## **Mitigation Strategies (Pg. 51)**

The issues and impediments, in large measure, distill down to a lack of education and understanding about the rights and responsibilities of tenants and landlords. These are caused by cultural issues, language barriers, and lack of knowledge about fair housing regulations. There are rules associated with disabled tenants that landlords need to be aware of. Strategies to address these issues include holding annual educational workshops for tenants and for landlords on a variety of issues, including disability rights and responsibilities; cultural and language issues related to New Mainers; rental issues related to younger tenants; care and maintenance of properties for both tenants and landlords; and other housing related issues that may arise.

Lewiston does not have enough large rental units to adequately meet the needs of large immigrant families. Compounding that problem may be the scarcity of Sharia compliant financing that keeps many potential homeowners that are Muslim (which has tenets against paying interest) out of the home buying marketplace. Efforts will be made to develop locally sources of Sharia financing, and improved access to national sources. Homeownership training will be provided. A broad network of stakeholders and service providers will be engaged in these efforts.



# Analysis of the Impediments to Fair Housing Choice Lewiston and Auburn, Maine | 2013

Prepared for the Cities of Lewiston and Auburn

By Planning Decisions, Inc.  
Portland and Hallowell, Maine  
[www.planningdecisions.com](http://www.planningdecisions.com)

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## EXECUTIVE SUMMARY

This Analysis of Impediments combines the cities of Lewiston and Auburn, Maine. Auburn's last Analysis of Impediments was completed in 2005, and Lewiston's in 2006. The two cities are located next to each other in Androscoggin County, Maine, and receive direct federal funding from the Department of Housing and Urban Development (HUD). This analysis looks at protected groups in Lewiston and Auburn CDBG target areas, which are primarily in their adjoining downtowns.

Since 2006, studies in both cities have shown the need to replace unsafe downtown housing, improve landlord/tenant communications, encourage apartment rehabilitation and reconstruction, and increase access to public transportation. Below is a summary of issues and recommendations from this analysis.

### *Demographics*

From 2001 to the present, approximately 4,000 immigrants (referred to as "New Mainers") have moved to Auburn and Lewiston. Most of these immigrants are secondary immigrants from Somalia, relocating from their initial placement elsewhere in the United States. This new population is not evenly distributed; of the Black/African American population in Lewiston and Auburn (combined), 61% live in the Lewiston target area. There are considerable cultural and language barriers between New Mainers and landlords in both cities, especially Lewiston. As tenants, many New Mainers lack information about their rights and responsibilities, and landlords can exploit language barriers.

Lewiston and Auburn face a number of demographic challenges. In Lewiston, 15.1% of the population between 5 and 17 has a disability, and of these, 85% have a cognitive difficulty. Maine Human Rights Commission data shows that disability-related housing complaints far outnumber other types of complaints for both cities. The Maine Human Rights Commission includes recipients of public assistance in its list of groups protected against discrimination. In April 2013, 35.6% of Lewiston's population received SNAP assistance; in Auburn, 26% of the population.

### *Housing*

A sharp decline in housing prices in the mid-2000s increased the affordability of housing in both cities. The issuance of mortgages fell to all groups after 2006, but decline among blacks was greater than among other groups. Part of the reason for this may be that many black New Mainers are Muslim, and local mortgage originators may not have loan products to meet their needs.

### *Rental Housing*

During the recent recession, rent levels continued to rise in Lewiston and Auburn (although modestly), while incomes stayed the same. The rental housing stock in both cities dates from

the days of high-density downtown mill jobs, and rental housing built before 1940 accounts for more than two-thirds of total rental housing in the target areas. Many landlords don't invest in maintaining rental properties, leading to deterioration.

*Summary of Recommendations*

After reviewing this analysis, the cities of Lewiston and Auburn will work together to create an ongoing series of landlord and tenant information and training workshops, targeted at specific groups (including New Mainers and tenants with disabilities). In addition, city staff and partners will visit elementary schools each year during Fair Housing Month, and distribute posters about tenant rights and responsibilities in local languages. To help increase the number of mortgages to New Mainer families, the cities will work with local and national lenders to identify culturally appropriate home financing products, and advertise them to the community.

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# INTRODUCTION

## Purpose of Study

The purpose of this study is to identify impediments to fair housing choice in Auburn and Lewiston, Maine, and to identify strategies to overcome these impediments.

The United States Department of Housing and Urban Development (HUD) defines impediments to fair housing choice to be:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The cities of Lewiston and Auburn, located next to each other in Androscoggin County, Maine, receive direct federal funding from the Department of Housing and Urban Development (HUD) to administer programs which include:

- Community Development Block Grant (CDBG)
- Home Investment Partnership (HOME)

In this role as so-called “Entitlement” communities, the cities are obligated under the federal Fair Housing Act and HUD regulation to affirmatively further fair housing. Although this obligation is not defined in statute, HUD defines it in regulation as “*requiring a grantee [State and Entitlement community] to:*

- *Conduct an analysis to identify impediments to fair housing choice within the jurisdiction*
- *Take appropriate actions to overcome the effects of any impediments identified through the analysis*
- *Maintain records reflecting the analysis and actions taken in this regard.*

Auburn’s prior Analysis of Impediments to Fair Housing Choice was conducted in 2005, and Lewiston’s in 2006. This report updates those reports and fulfills both Lewiston and Auburn’s HUD requirements as Entitlement communities.

# REVIEW OF FAIR HOUSING LAWS

## Federal Fair Housing Laws

Congress passed the Fair Housing Act in 1968. That Act has been amended several times since. Basic facts about the Fair Housing Act are summarized on HUD's web site<sup>1</sup>, excerpts of which are given below.

### *What Housing Is Covered?*

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

### *What Is Prohibited?*

In the sale and rental of housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting) or
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

In mortgage lending: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap (disability):

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan or
- Set different terms or conditions for purchasing a loan.

In addition: It is illegal for anyone to:

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<sup>1</sup> [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/FHLaws/yourrights](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/FHLaws/yourrights)

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

Additional Protection: If you have a disability, your landlord may not:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use the housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move.)
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.

## State Fair Housing Laws

Maine's Human Rights Act protects all of the groups listed in the federal law, and adds two additional groups – those who discriminated against due to their sexual orientation, and those discriminated against because they receive public assistance. The Maine Human Rights Commission summarizes the housing protections as follows<sup>2</sup>:

- It is illegal to discriminate against any person because of race, color, religion, national origin, ancestry, sex, sexual orientation, disability, familial status, or receipt of public assistance.
- Covered fair housing activities include oral or written inquiries, sale or rental of housing/residential lots, advertisements, financing of housing, provision of real estate brokerage services, appraisal of housing, blockbusting and steering, harassment, and unequal terms and conditions of housing.
- As of September 1, 2012, the law's protection is being expanded to cover someone who is an "aggrieved person" (defined as "any person who claims to have been subject to unlawful discrimination").

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<sup>2</sup> [http://www.maine.gov/mhrc/guidance/fair\\_housing.htm](http://www.maine.gov/mhrc/guidance/fair_housing.htm)

# LEWISTON AND AUBURN POLICIES

## *City of Lewiston*

In addition to its 2006 Analysis of Impediments to Fair Housing, Lewiston's downtown has been the subject of several studies – both municipal and community-based - over the last five years. Several common themes have emerged: replace unsafe downtown housing, improve landlord/tenant communications, encourage apartment rehabilitation and reconstruction, and increase access to public transportation. After downtown apartment fires in April/May 2013 left over 200 people homeless, Lewiston has aggressively moved forward with its plan to tear down vacant, abandoned buildings, many of which were low-quality apartments built to house mill workers in the late 19<sup>th</sup> and early 20<sup>th</sup> century. There is a perception that while there is plenty of low-cost housing in Lewiston, much of it is in older, poorly built structures that are safety hazards for tenants and neighborhoods.

Although most of the attention in Lewiston is focused on the safety hazards of downtown rental housing, there are several general affordable-housing policy changes since the 2006 Analysis of Impediments:

- **Changes in downtown density:** Previously, the Downtown Residential District had a general minimum of 1,500 square feet of net lot area per dwelling unit. However, there was a density bonus provision which allowed 1,000 square feet of net lot area per dwelling unit for projects in which 25% of the tenants were low and moderate income households. Because city staff lacked an effective way to track compliance with the density bonus provision, the bonus was eliminated. At the same time, the City reduced the general minimum from 1,500 square feet to 1,250 square feet within the district.
- **Lodging Houses:** The city create a new "Lodging House" definition that combines the previous categories of lodging house, shelter, and boarding house. At least two new developments have been created in this group.
- **Development Grid:** The city has created a comprehensive use grid for development: <http://www.lewistonmaine.gov/DocumentCenter/Home/View/249>
- **Disorderly Property Ordinance:** Lewiston's mayor is proposing a "disorderly house" ordinance, which would require landlords to address tenants who disturb their neighbors or commit crimes. Owners of disorderly properties would be required to meet with city officials and police to come up with solutions.<sup>3</sup>

Beyond specific zoning changes, the City of Lewiston has had a number of studies of housing policy in the last ten years. Starting with the most recent, those studies include:

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<sup>3</sup> <http://www.sunjournal.com/news/lewiston-auburn/array/array/array/array/1363768>

## **Lewiston Comprehensive Plan (2013)**

*In Process*

### **Riverfront Master Plan (2012)<sup>4</sup>**

- Focused on developing new market rate residential units in Bates Mill, Continental Mill, and Oxford Street
- Sees a potential for 110-210 market-rate residential units in downtown Lewiston over the next five years

### **Strategic Plan for the City of Lewiston (2010)<sup>5</sup>**

*Selected Strategies*

- Improve, create, and maintain mixed-income housing.
- Review data, look for potential CDBG-eligible areas
- Identify properties that negatively impact neighborhoods, work with residents to address concerns
- Facilitate replacement of unsafe housing with safe housing
- Complete tenement and sprinkler inspections
- Work to implement 10-year plan to end homelessness
- Consider additional incentives to encourage rehab and re-construction of substandard, unsafe properties

### **Lewiston Auburn Homelessness Needs Assessment Report (2009)<sup>6</sup> and The 10 Year Plan to Eliminate Homelessness in Lewiston and Auburn (2009)<sup>7</sup>**

*Challenges Identified*

- There is a shortage of shelter beds
- There is confusion in the voucher program
- There is exploitation in the world of “couch-surfing”
- There is a job/incomes problem
- The housing stock is old and in poor condition
- Homeless people need help reintegrating into society

*Selected Strategies*

- Prevention – addressing the broad conditions that foster homelessness
- Early intervention – identifying and helping individuals at immediate risk of homelessness
- Crisis response – ensuring that emergency food, shelter, health care, are available
- Permanent affordable housing – achieving reintegration into the community

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<sup>4</sup> <http://www.lewistonmaine.gov/DocumentCenter/Home/View/2350>

<sup>5</sup> <http://www.lewistonmaine.gov/DocumentCenter/Home/View/804>

<sup>6</sup> [http://www.unitedwayandro.org/media/Needs\\_Assessment\\_for\\_Lewiston\\_Auburn.pdf](http://www.unitedwayandro.org/media/Needs_Assessment_for_Lewiston_Auburn.pdf)

<sup>7</sup> [http://www.unitedwayandro.org/media/Plan\\_to\\_End\\_Homelessness\\_in\\_Lewiston\\_Auburn.pdf](http://www.unitedwayandro.org/media/Plan_to_End_Homelessness_in_Lewiston_Auburn.pdf)

### **Downtown Neighborhood Action Plan (2009)<sup>8</sup>**

*Developed by the Downtown Neighborhood Task Force*

#### *Selected Recommendations*

- Develop a Registration/Business Licensing program for rental property owners.
- Increase Landlord/voucher holder communications about conditions, behaviors and standards (for both landlords and tenants)
- Create a forum for downtown landlords to exchange ideas and information
- Create a new loan program using CDBG funds that encourages mixed-use developments in the downtown area.
- Use grants or loans to encourage affordable units in apartment rehabilitation or reconstructions
- Develop a formal policy on development of cooperative housing
- Promote condo conversion, which can minimize risk by being rented as apartments
- Facilitate the replacement of unsafe housing, and commission a scientific, detailed study of downtown housing conditions (too many housing condition reports are based on assumptions or haphazard inspections)

### **The People's Downtown Master Plan (2008)<sup>9</sup>**

*Project of Visible Communities (Lewiston downtown resident organization)*

#### *Priorities*

- Expand affordable public transit
- Improve and create more safe, well maintained, truly affordable housing
- Establish accessible and free community center for persons of all ages
- Increase job opportunities and training for downtown residents.

### **2006 Analysis of Impediments to Fair Housing in the City of Lewiston**

#### *Issues*

- Landlord lack of knowledge
- Landlord bias
- Bias among neighboring tenants
- Tenants don't know their rights
- How to deal with tenants who have difficulty living independently
- Language barriers for immigrants
- Problems with housing stock
- Problems with lack of resources
- Financial literacy for tenants and homeowners
- Transportation – need nighttime and weekend runs

#### *Strategies*

- Educate landlords about fair housing and lead paint laws.

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<sup>8</sup> <http://www.lewistonmaine.gov/DocumentCenter/Home/View/803>

<sup>9</sup> <http://www.lewistonmaine.gov/DocumentCenter/Home/View/802>

- Promote financial education for tenants and recent in-migrants
- Provide lead paint services
- Create a broad-based forum and planning group for housing solutions in Lewiston

Table 1: Barriers and Strategies from 2006 Lewiston Analysis of Impediments

Issues	Strategies	2006-ongoing
-Landlord lack of knowledge -Landlord bias -Bias among neighboring tenants -Tenants don't know their rights -How to deal with tenants who have difficulty living independently -Language barriers for immigrants -Problems with housing stock -Problems with lack of resources -Financial literacy for tenants and homeowners -Transportation – need nighttime and weekend runs	Educate landlords about fair housing and lead paint laws.	232 landlords were trained, and 185 landlords received certification in RRP
	Educate tenants about fair housing and lead paint laws.	Trained 144 Somali-Somali Bantu in tenant rights, lead hazards and proper cleaning techniques
	Promote financial education for tenants and recent in-migrants	Trained 3 immigrant households in financial literacy and 1 family purchased a home and received a Sharia-style loan from the City for affordability
	Provide lead paint services	Created 114 lead safe units between May 1, 2009 and April 30, 2012
	Create a broad-based forum and planning group for housing solutions in Lewiston	The majority of the housing issues in Lewiston are in the city's downtown core, which is also the local CDBG target area (Census Tracts 201-214) where 70% of the households are low-income. There are several broad-based collaboratives that operate within this area to information planning for housing solutions in Lewiston of which the city is an active participant, including the Lewiston-Auburn Alliance for services to the homeless (2006-2007), Healthy Homes Healthy Families (2008), Downtown Neighborhood Action Committee (2009), Neighborhood Housing League (2009), Collective Impact (2012) and Community Concepts, Inc., a NeighborWorks grantee, which moved corporate offices and developed housing downtown.

*City of Auburn*

Auburn has some of the same housing issues as Lewiston, albeit on a smaller scale. Its 2005 Analysis of Impediments to Fair Housing recommended landlord/tenant education and interpreter services, and Auburn's 2010 Comprehensive Plan recommends maintaining the

safety of older housing, establishing a housing advocacy committee, and creating more new affordable housing units. In response to the fires in Lewiston, Auburn has also created a list of older residential buildings to inspect for safety issues. The 2005 Auburn study noted a few regulatory issues in the city – a status report is provided below.

**Table 2: Regulatory Issues Noted in Auburn’s 2005 Analysis of Impediments to Fair Housing**

<b>2005</b>	<b>Status (2013)</b>
“Has minimum building size requirements that do not exceed local housing or health code”	<i>Zoning does have a minimum size of 600 square feet for single-family homes. No minimum size for multi-family.</i>
“Has no impact fees, but has a recreation fee based on the number of units in a new subdivision, and can waive those fees”	<i>Still accurate – and recreation fees are almost always waived.</i>
“Does not have a housing rehab code, but uses the BOCA code”	<i>Now uses the Maine Uniform Building and Energy Code, which does allow for some rehab variation. The City of Auburn Home Improvement Program home rehab must comply with that program’s rehab standards<sup>10</sup></i>
“Allows manufactured housing in all residential zones if it meets all the standards as a stick built home. There are overlay districts where mobile homes are allowed “as a right”	<i>Not allowed in all zones, but overlay districts allow them throughout much of the city.</i>
“Has modified infrastructure standards to reduce the cost of housing”	<i>“Planned Unit Development” allows clustering and reduced frontages. Setbacks have been reduced in urban core, creating more buildable lot area. Has not affected density much.</i>
“Does not give “as a right” density bonuses to offset the cost of building, except in cluster housing projects”	<i>Still Accurate</i>
“Performs housing development reviews by all relevant departments concurrently”	<i>Still Accurate</i>
“Has established time limits for government review and approval or disapproval”	<i>Most Subdivisions (or multi-family development) can be approved In 30-60 days</i>
“Allows “Accessory Apartments”	<i>Two-family units allowed in all residential zones (accessory apartments are defined as two-family units in Auburn)</i>

<sup>10</sup> <http://www.auburnmaine.gov/Pages/Residents/Home-Improvement-Programs>

Auburn has also changed its policies to allow rooming or board houses in residential zones. This policy was created in response to multi-family rental owners creating illegal rooming houses without permits. One new rooming house has been created under this new system.<sup>11</sup>

**Table 3: Barriers and Strategies from 2005 Auburn Analysis of Impediments**

Issue	Strategy	Status (2013)
Lack of understanding by landlords about Federal, State and local fair housing laws.	Provide information to landlords using a variety of media and organizational contact.	Accomplished.
Lack of understanding of people with mental illness.	Offer landlord training	Accomplished.
There is a problem with limited English proficiency.	Provide language training and fund interpreter services.	Not accomplished.
Lack of knowledge of the laws regarding reasonable accommodations and modifications.	Provide written information to landlords using a variety of media, organizational contact, and training.	Accomplished.
Discrimination based on receipt of public assistance.	Post notices in a variety of locations for both tenants and landlords	Accomplished.

### **City of Auburn Comprehensive Plan (2010)<sup>12</sup>**

#### *Selected Goals*

- Maintain and enhance the existing housing stock throughout Auburn's neighborhoods
- Support the continued development of subsidized and other affordable housing to meet the needs of low-income individuals and families.

### **New Auburn Master Plan (2009)<sup>13</sup>**

*New Auburn is one of Auburn's CDBG Target Areas*

#### *Selected Goals*

- Maintain the quality of the existing owner-occupied housing stock by providing financial assistance to low and moderate-income property owners
- Establish flexible zoning and land use regulations designed to promote private development and rehabilitation
- Support owner-occupied small-scale rental housing as a positive part of these neighborhoods
- Support the establishment of an Auburn housing advocacy committee to develop and oversee housing related projects and programs

<sup>11</sup> Auburn City Clerk's Office, May 2013.

<sup>12</sup> [http://www.auburnmaine.gov/CMSContent/Planning/Comprehensive\\_Plan\\_FINAL\\_Approved\\_4\\_19\\_11.pdf](http://www.auburnmaine.gov/CMSContent/Planning/Comprehensive_Plan_FINAL_Approved_4_19_11.pdf)

<sup>13</sup> [http://www.auburnmaine.gov/CMSContent/Planning/Comprehensive\\_Plan\\_FINAL\\_Approved\\_4\\_19\\_11.pdf](http://www.auburnmaine.gov/CMSContent/Planning/Comprehensive_Plan_FINAL_Approved_4_19_11.pdf)

- Assure that the existing rental housing stock is well maintained and well managed

**Lewiston Auburn Homelessness Needs Assessment Report (2009)<sup>14</sup> and The 10 Year Plan to Eliminate Homelessness in Lewiston and Auburn (2009)<sup>15</sup>**

*Challenges Identified*

- There is a shortage of shelter beds
- There is confusion in the voucher program.
- There is exploitation in the world of “couch-surfing”
- There is a job/incomes problem
- The housing stock is old and in poor condition
- Homeless people need help in reintegrating into society

*Selected Strategies*

- Prevention – addressing the broad conditions that foster homelessness
- Early intervention – identifying and helping individuals at immediate risk of homelessness
- Crisis response – ensuring that emergency food, shelter, health care, are available
- Permanent affordable housing – achieving reintegration into the community

**City of Auburn Analysis of Impediments to Fair Housing (2005)**

*Issues Identified*

- Lack of understanding by landlords about federal, state and local fair housing laws.
- Lack of understanding of people with mental illness.
- There is a problem with limited English proficiency.
- Lack of knowledge of the laws regarding reasonable accommodations and modifications.
- Discrimination based on receipt of public assistance.

*Strategies*

- Provide information to landlords using a variety of media and organizational contact.
- Offer landlord training
- Provide language training and fund interpreter services.
- Provide written information to landlords using a variety of media, organizational contact, and training.
- Post notices in a variety of locations for both tenants and landlords

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<sup>14</sup> [http://www.unitedwayandro.org/media/Needs\\_Assessment\\_for\\_Lewiston\\_Auburn.pdf](http://www.unitedwayandro.org/media/Needs_Assessment_for_Lewiston_Auburn.pdf)

<sup>15</sup> [http://www.unitedwayandro.org/media/Plan\\_to\\_End\\_Homelessness\\_in\\_Lewiston\\_Auburn.pdf](http://www.unitedwayandro.org/media/Plan_to_End_Homelessness_in_Lewiston_Auburn.pdf)

## Conclusion

The preceding narrative shows that both Lewiston and Auburn have ongoing concerns about the availability of decent and affordable housing to its citizens, and both have created proactive policies and programs to address the issue. This report updates the information in these past reports, and provides the opportunity to revisit and revise policies to make them more effective. The following sections of this report provide an overview of market conditions in Lewiston and Auburn, provide evidence from testing and interviews about fair housing issues in both cities, summarize the findings about fair housing impediments, and provide recommendations.

DRAFT

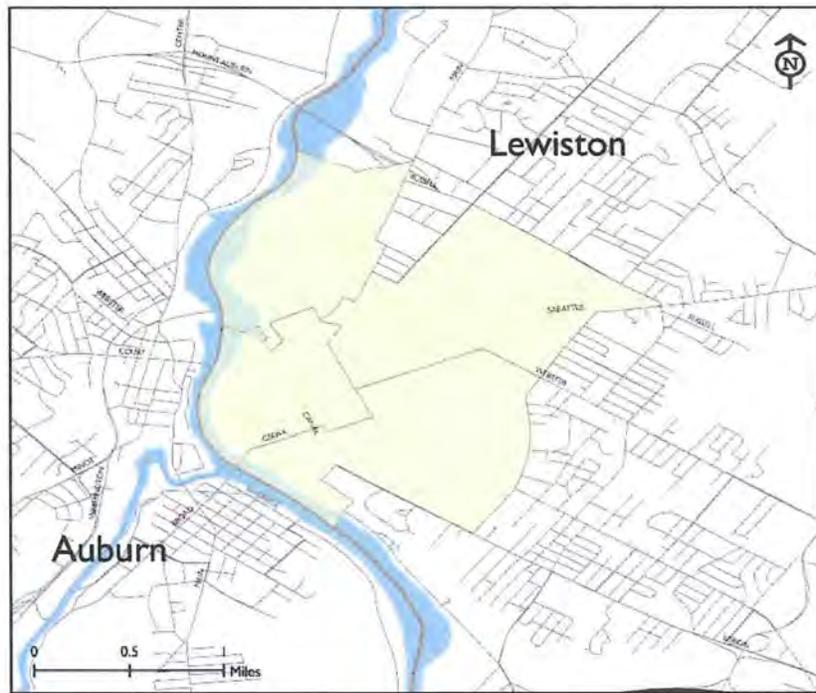
# MARKET OVERVIEW

## CDBG Target Areas

In 2010, Lewiston had a total population of 36,592. Lewiston's CDBG target area is made up of Census Tracts 201-204, located in the downtown area. The four census tracts make up 34.4% of Lewiston's total population, and 22.3% of the population of the two cities combined.

Figure 1: Lewiston CDBG Target Areas

## Lewiston CDBG Target Areas Census Tracts 201-204



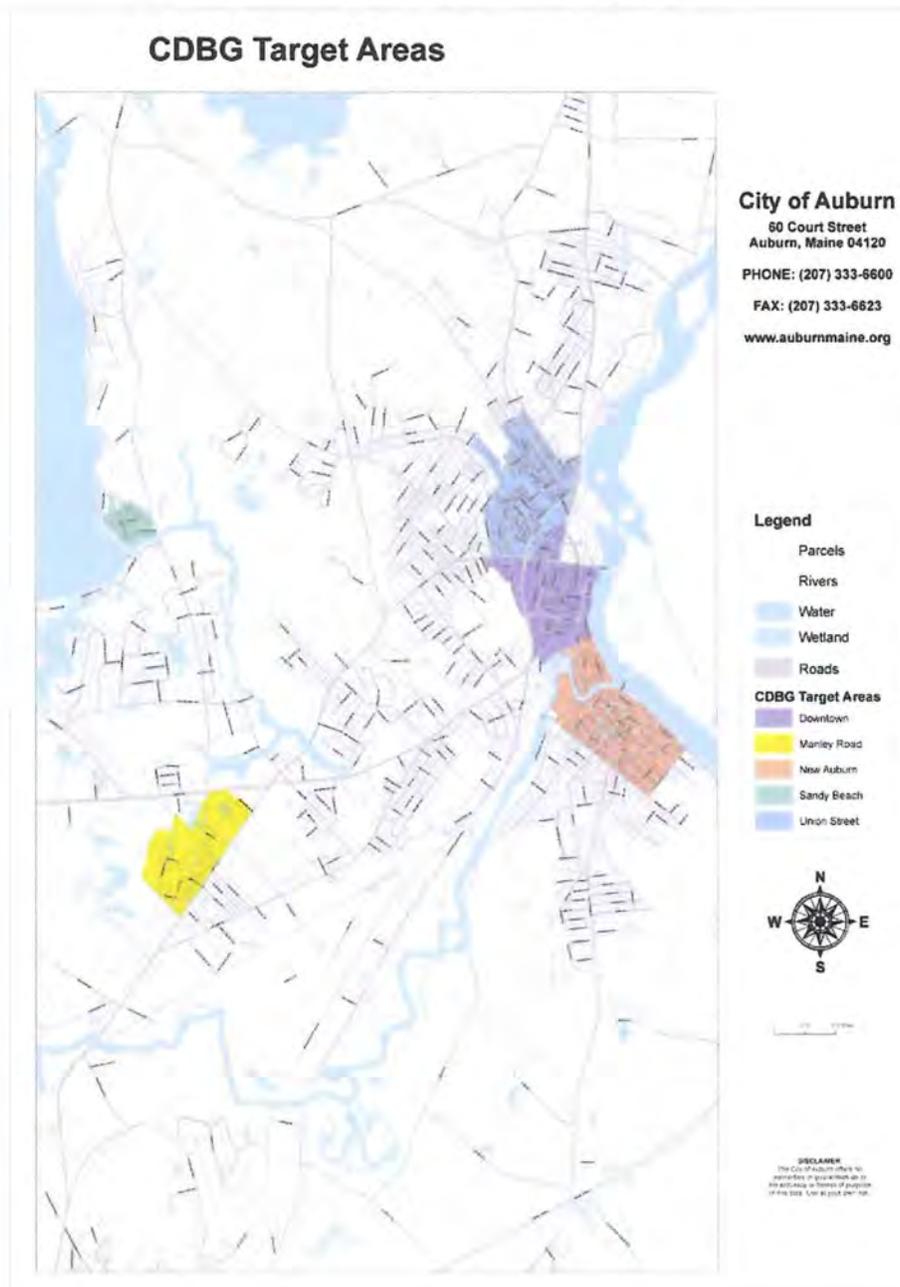
 Lewiston Census Tracts 201-204



Prepared by PDI, 5/17/13

In 2010, Auburn had a total population of 23,055. Auburn’s CDBG Target Areas are New Auburn, Downtown, Union St, Sandy Beach and Manley Road. The areas are based on blighted conditions, and designated by a 2010 urban conditions study by the Community Development Department. Although they are not surrounded by a municipal or census boundary, these neighborhoods are located within the following census tracts: 101, 103, 104, 105 and 108. These census tracts make up 53.4% of Auburn’s total population, and 14% of the two cities combined.

Figure 2: Auburn CDBG Target Areas



## Housing

In both Auburn and Lewiston, housing prices are increasingly affordable when compared to each city's median income. This is due to a dramatic drop in housing prices over the past several years – in the mid-2000s, a person making the median income in each city could not have afforded to buy a house at the median sale price. The same cannot be said for rental prices; renter households were less likely to be able to afford an apartment in 2011 than 2006. This is because rent levels continued to rise in Lewiston and Auburn (although modestly), while incomes stayed the same through the recession. Across both cities (in and out of target areas), more than three-quarters of renters who make less than \$20,000/year spend 30% or more of their income on housing. While target areas have higher concentrations of low-income households, low-income renters with high housing costs live throughout both cities.

The combination of relatively modest rents (a quarter less than nearby Portland, see Table 5); relatively old rental stock (Table 8); and a relatively high vacancy rate (see Table 11); leads to a situation where landlords do not invest in maintaining their properties, deterioration occurs, and fires happen.

### *Housing Cost*

**Table 4: Housing Prices**

	2006	2011	% Change
<b>Auburn</b>			
Median Income	\$40,525	\$40,307	-0.5%
Income Needed for Median Price	\$54,398	\$37,347	-31.3%
Median Sale Price	\$149,000	\$113,150	-24.1%
<b>Lewiston</b>			
Median Income	\$32,659	\$33,124	1.4%
Income Needed for Median Price	\$55,550	\$37,918	-31.7%
Median Sale Price	\$147,500	\$115,000	-22.0%
<b>Portland</b>			
Median Income	\$40,797	\$42,558	4.3%
Income Needed for Median Price	\$75,663	\$68,158	-9.9%
Median Sale Price	\$225,000	\$217,500	-3.3%

Source: Maine State Housing Authority

**Table 5: Average 2 Bedroom Rent with Utilities**

	2006	2011
Auburn	\$730	\$769
Lewiston	\$728	\$756
Portland	\$1,061	\$1,089

Source: Maine State Housing Authority

**Table 6: Percent of Renter Households Unable to Afford Average 2 BR Rent  
2008-2011**

	2008	2011
Auburn	55.2%	55.9%
Lewiston	60.9%	62.4%
Portland	63.1%	64.4%

Source: Maine State Housing Authority

**Table 7: Rental Households Paying 30% or More of Income in Housing Costs, 2011**

Household Income	Lewiston Target Area	% of Total	Remainder of Lewiston	% of Total	Auburn Target Area	% of Total	Remainder of Auburn	% of Total	Androscoggin County (minus Lewiston and Auburn)	% of Total
Less than \$20,000	1,814	81.6%	658	75.5%	821	77.8%	305	89.7%	721	77.9%
\$20,000 to \$34,999	435	47.6%	563	72.9%	315	56.1%	159	53.2%	411	62.7%
\$35,000 to \$49,999	0	0.0%	57	13.5%	9	2.5%	68	25.2%	48	13.5%
\$50,000 or more	0	0.0%	43	11.5%	0	0.0%	4	1.4%	39	6.5%

Source: ACS 2007-2011

### *Age and Safety of Housing Stock*

The rental housing stock in both cities dates from the days of high-density downtown mill jobs. In both cities, rental housing built before 1940 accounts for more than two-thirds of total rental housing in the target areas. Outside of target areas, the percentage of rental housing built before 1940 is between 22% and 26%.

Over 80% of pre-1940 rental housing in target areas has between two and nineteen units – indicating that most units are in “triple-decker” rental housing, which are large house-style apartment buildings subdivided into multiple units.

Older housing is more likely to have lead paint, and the Lewiston target area has three times the state average of children with lead poisoning. Over 50% of lead poisoning in this area occurs among immigrant children, and 90% occurs in rental housing. Maine public health nurses have determined that the lead poisoning is related to housing.<sup>16</sup> In addition, the presence of bedbugs and cockroaches is increasing. Due to the poverty levels in this area, many residents are focused on basic needs, and not on pest control or lead paint testing - and New Americans in this area may not be aware U.S. pest-control methods, or the need to inspect donated

<sup>16</sup> from Maine CDC data portal, [www.gateway.maine.gov](http://www.gateway.maine.gov)

mattresses and furniture for bedbugs. They may also not be aware that the landlord is responsible for fixing housing problems, decreasing communication between the tenant and landlord.

“Healthy Androscoggin”, a joint Lewiston/Auburn public health committee formed in 2008, is beginning a project that will help the reduce the incidence of lead poisoning and pest infestation in the Lewiston Target Area through prevention, education, and self-advocacy empowerment. Partners include the cities of Lewiston and Auburn, Maine CDC, Pine Tree Legal, Lewiston’s Neighborhood Housing League, public health professionals, the United Somali Woman of Maine, and Maine Cooperative Extension.<sup>17</sup>

### **Fires**

Over the course of a week from April-May 2013, nine buildings in downtown Lewiston burned down due to three separate arson fires. These fires destroyed 77 apartment units, and left over 200 people homeless. At least 29 of the units in one building had federal subsidies, and almost all of the fire victims were refugees from Africa.<sup>18</sup> As a result, Lewiston has designated four community resource officers to inspect the 86 properties on the city’s abandoned building list,<sup>19</sup> and the Department of Corrections is supplying laborers to help Lewiston board up condemned properties.

After these inspections, Lewiston now has five buildings with 17 apartment units slated for demolition (in addition to the 77 units lost in the fire). Lewiston had already demolished 16 buildings (with 58 units) from 2010 to 2012. This loss of housing will affect vacancy rates and housing availability, and also the character of the neighborhoods in downtown Lewiston. HUD has waived subsidy application requirements for families impacted by the fire, and fast-tracked rental subsidies.<sup>20</sup> The United Way of Androscoggin County raised over \$180,000 to help displaced residents,<sup>21</sup> and the U.S. Small Business Administration is offering a low-interest disaster loan program for residents and businesses affected by the fire.<sup>22</sup> As of June 2013, all displaced families had been rehoused in either Lewiston or Auburn.

Auburn has also created a list of at least 65 buildings to inspect and patrol.<sup>23</sup>

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<sup>17</sup> Healthy Androscoggin, 2013.

<sup>18</sup> “Faces of the Fires,” Portland Press Herald, May 9 2013

<sup>19</sup> <http://bangordailynews.com/2013/05/07/news/lewiston-auburn/lewiston-police-inspect-abandoned-tenements/>

<sup>20</sup> <http://www.sunjournal.com/news/lewiston-auburn/2013/05/08/housing-fair-seeks-help-fire-victims/1360777>

<sup>21</sup> [http://www.pressherald.com/news/a-place-for-lewistons-displaced\\_2013-05-18.html](http://www.pressherald.com/news/a-place-for-lewistons-displaced_2013-05-18.html)

<sup>22</sup> <http://bangordailynews.com/2013/06/02/news/lewiston-auburn/mayor-says-disaster-loans-will-help-downtown-lewiston/>

<sup>23</sup> <http://www.wcsh6.com/news/article/243988/2/After-Lewiston-fires-Auburn-steps-up-building-patrols>

Table 8: Age of Rental Stock, 2011

	Lewiston Target Area	% of Total	Remainder of Lewiston	% of Total	Auburn Target Area	% of Total	Remainder of Auburn	% of Total	Androscoggin County (minus Lewiston and Auburn)	% of Total
Built 2000 or later:	80	1.8%	142	4.7%	23	0.9%	46	3.3%	196	6.3%
Built 1980 to 1999:	83	1.9%	705	23.5%	196	7.9%	562	40.5%	1,105	35.6%
Built 1960 to 1979:	625	14.1%	786	26.1%	259	10.4%	364	26.2%	734	23.7%
Built 1940 to 1959:	621	14.0%	596	19.8%	295	11.9%	106	7.6%	229	7.4%
Built 1939 or earlier:	3,030	68.3%	777	25.8%	1,710	68.9%	309	22.3%	836	27.0%
<b>TOTAL</b>	<b>4,439</b>		<b>3,006</b>		<b>2,483</b>		<b>1,387</b>		<b>3,100</b>	

Source: ACS 2007-2011

Table 9: Age of Rental Housing Stock by Unit Type, 2011

	Lewiston Target Area	% of Total	Remainder of Lewiston	% of Total	Auburn Target Area	% of Total	Remainder of Auburn	% of Total	Androscoggin County (minus Lewiston and Auburn)	% of Total
Built 2000 or later:	80		142		23		46		196	
1, detached or attached	19	23.8%	142	100.0%	3	13.0%	26	56.5%	89	45.4%
2 to 4	0	0.0%	0	0.0%	20	87.0%	20	43.5%	90	45.9%
5 to 19	31	38.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20 to 49	9	11.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
50 or more	21	26.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Mobile home, boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	17	8.7%
Built 1980 to 1999:	83		705		196		562		1,105	
1, detached or attached	14	16.9%	89	12.6%	38	19.4%	34	6.0%	101	9.1%
2 to 4	34	41.0%	67	9.5%	60	30.6%	77	13.7%	295	26.7%
5 to 19	12	14.5%	425	60.3%	21	10.7%	216	38.4%	115	10.4%
20 to 49	11	13.3%	33	4.7%	0	0.0%	171	30.4%	109	9.9%
50 or more	0	0.0%	36	5.1%	53	27.0%	54	9.6%	0	0.0%
Mobile home, boat, RV, van, etc.	12	14.5%	55	7.8%	24	12.2%	10	1.8%	485	43.9%

	Lewiston Target Area	% of Total	Remainder of Lewiston	% of Total	Auburn Target Area	% of Total	Remainder of Auburn	% of Total	Androscoggin County (minus Lewiston & Auburn)	% of Total
<b>Built 1960 to 1979:</b>	625		786		259		364		734	
1, detached or attached	121	19.4%	93	11.8%	24	9.3%	16	4.4%	169	23.0%
2 to 4	141	22.6%	291	37.0%	88	34.0%	39	10.7%	159	21.7%
5 to 19	183	29.3%	321	40.8%	75	29.0%	71	19.5%	83	11.3%
20 to 49	25	4.0%	56	7.1%	8	3.1%	102	28.0%	41	5.6%
50 or more	117	18.7%	0	0.0%	64	24.7%	96	26.4%	8	1.1%
Mobile home, boat, RV, van, etc.	38	6.1%	25	3.2%	0	0.0%	40	11.0%	274	37.3%
<b>Built 1940 to 1959:</b>	621		596		295		106		229	
1, detached or attached	22	3.5%	185	31.0%	27	9.2%	70	66.0%	62	27.1%
2 to 4	310	49.9%	304	51.0%	170	57.6%	36	34.0%	89	38.9%
5 to 19	255	41.1%	100	16.8%	49	16.6%	0	0.0%	23	10.0%
20 to 49	9	1.4%	0	0.0%	22	7.5%	0	0.0%	19	8.3%
50 or more	25	4.0%	7	1.2%	27	9.2%	0	0.0%	0	0.0%
Mobile home, boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	36	15.7%
<b>Built 1939 or earlier:</b>	3,030		777		1,710		309		836	
1, detached or attached	51	1.7%	155	19.9%	94	5.5%	29	9.4%	306	36.6%
2 to 4	1,234	40.7%	535	68.9%	886	51.8%	138	44.7%	383	45.8%
5 to 19	1,369	45.2%	87	11.2%	558	32.6%	88	28.5%	67	8.0%
20 to 49	228	7.5%	0	0.0%	67	3.9%	12	3.9%	53	6.3%
50 or more	148	4.9%	0	0.0%	105	6.1%	42	13.6%	0	0.0%
Mobile home, boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	27	3.2%

Source: ACS 2007-2011

## Housing Occupancy

In the Lewiston target area, about 85% of occupied housing is rental, which is a far higher percentage than the Auburn target area, or the remainder of either city. The rental vacancy rate in the Lewiston target area is 4.7%, and the owner vacancy rate is 11.6%. However, a relatively large percent (7.6%) of housing in Lewiston’s target area falls into a different category, called “other vacant” by the US Census. Housing in this category doesn’t overlap with any other category, and includes units might be held for caretaking by a janitor (but not occupied, or for rent), or units that are boarded-up.<sup>24</sup> The City of Lewiston has identified 14 buildings (with 38 total units) as vacant or abandoned.

Both the Lewiston and Auburn target areas have a larger percentage of studio or one-bedroom rental units than the remainder of the city, or the county. Outside of the target areas, however, two-to-four bedroom units make up a higher percentage of the total.

The relatively low number of 7+ person households reported by the Census is a warning sign that Census counters are not fully capturing the New American community. But there are not enough 5+ bedroom units to meet even this understated demand.

Table 10: Occupied Housing Unit Tenure, 2011

	Lewiston Target Area	Remainder of Lewiston	Auburn Target Area	Remainder of Auburn	Androscoggin County (minus Lewiston and Auburn)
<i>Total</i>	5,194	9,852	5,461	4,614	18,847
Owner occupied	755	1,396	2,978	3,227	15,747
Renter occupied	4,439	3,006	2,483	1,387	3,100

Source: ACS 2007-2011

<sup>24</sup> [http://www.census.gov/geo/lv4help/apen\\_bhous.html](http://www.census.gov/geo/lv4help/apen_bhous.html)

Table 11: Housing Unit Vacancy, 2011

	Lewiston Target Area	Remainder of Lewiston	Auburn Target Area	Remainder of Auburn	Androscoggin County (minus Lewiston and Auburn)
Total Housing Units	5,998	10,598	6,130	5,014	21,252
Seasonal	0	22	101	0	1,130
Other Vacant	457	338	207	215	670
<i>% Other Vacant (of Total Housing Units)</i>	7.6%	3.2%	3.4%	4.3%	3.2%
Total Year-Round Units	5,998	10,576	6,029	5,014	20,122
<b>OWNER</b>					
Total Owner Units	854	7,030	3,058	3,285	16,017
Owner Occupied	755	6,846	2,978	3,227	15,747
Vacant for Sale	99	99	80	58	270
Owner Vacancy Rate	11.6%	1.4%	2.6%	1.8%	1.7%
<b>RENTAL</b>					
Total Renter Units	4,687	3,208	2,764	1,514	3,435
Renter Occupied	4,439	3,006	2,483	1,387	3,100
For Rent	222	168	269	127	201
Rental Vacancy	4.7%	5.2%	9.7%	8.4%	5.9%

Source: ACS 2007-2011

Table 12: Owner and Renter Housing by Household Size, 2010

	Lewiston Target Area	Remainder of Lewiston	Auburn Target Area	Remainder of Auburn	Androscoggin County (minus Lewiston and Auburn)
Total	5,194	9,852	5,461	4,614	18,847
<i>Owner-occupied housing units</i>	755	6,846	2,978	3,227	21,799
1-person household	187	1,362	699	728	2,785
2-person household	294	3,115	1,374	1,272	6,755
3-person household	105	1,150	378	427	2,706
4-person household	82	858	428	592	2,322
5-person household	74	284	74	170	851
6-person household	13	46	13	26	269
7+ person household	0	31	12	0	59
<i>Renter-occupied housing units</i>	4,439	3,006	2,483	1,387	3,100
1-person household	2,144	1,254	1,261	720	969
2-person household	1,068	954	662	349	982
3-person household	677	370	231	127	611
4-person household	427	167	164	114	344
5-person household	74	214	139	9	119
6-person household	35	0	14	68	33
7+ person household	14	47	12	0	42

Source: 2010 US Census

Table 13: Rental Housing by Number of Bedrooms, 2011

	Lewiston Target Area	% of Total	Remainder of Lewiston	% of Total	Auburn Target Area	% of Total	Remainder of Auburn	% of Total	Androscoggin County (minus Lewiston and Auburn)	% of Total
Renter occupied:	4,439		3,006		2,483		1,387		3,100	
No bedroom	343	7.7%	20	0.7%	179	7.2%	84	6.1%	90	2.9%
1 bedroom	1,535	34.6%	595	19.8%	902	36.3%	370	26.7%	645	20.8%
2 bedrooms	1,485	33.5%	1,349	44.9%	870	35.0%	696	50.2%	1,446	46.6%
3 bedrooms	890	20.0%	1,728	57.5%	371	14.9%	189	13.6%	619	20.0%
4 bedrooms	173	3.9%	31	1.0%	132	5.3%	144	10.4%	211	6.8%
5 +BR	13	0.3%	0	0.0%	29	1.2%	7	0.5%	89	2.9%

Source: ACS 2007-2011

## Home Mortgage Data

From 2004 to 2011, the number of mortgages issued in the Lewiston Auburn Metro area (the smallest geographic area for which data was available) fell by over 60% (Table 14). Mortgages issued to all income categories fell between 2007 and 2008, and only very low income and low-income mortgages have increased since (Figure 3), showing an increased affordability for those groups. During this period, the average loan amount has stayed below the 2005 average, while the number of government-insured mortgages has increased (Table 15). From 2004 to 2011, the percent of mortgages issued to white households has held steady between 98% and 99% - which is slightly higher than the percent of white households in the metro area (95%).

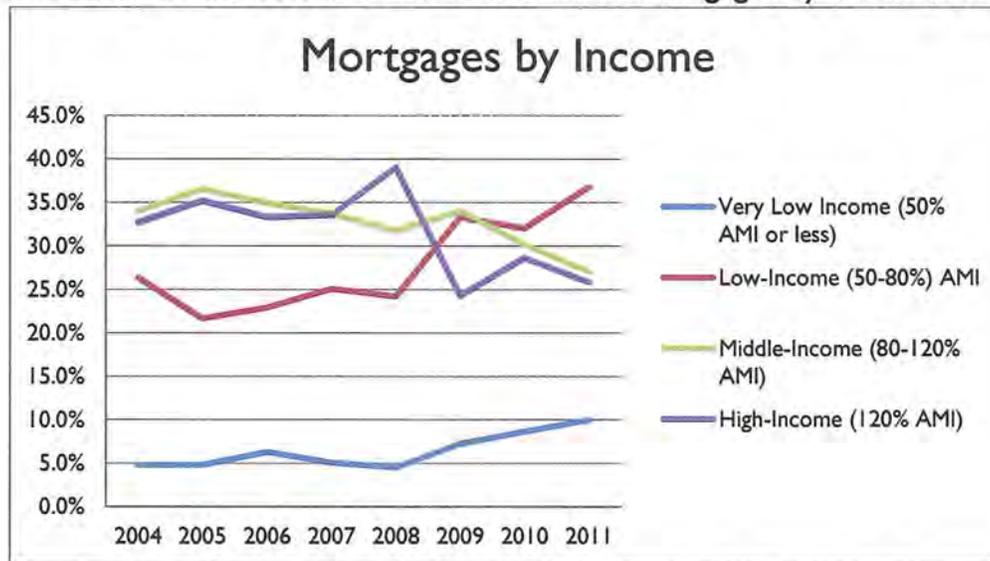
Most households in the Lewiston-Auburn Metro area are white (Table 16). The issuance of mortgages fell to all groups after 2006 (Table 17). However, the decline among blacks was greater than among other groups (Table 17), and the 2010 incidence rate of mortgages among blacks is lower than other groups (Table 18). Part of the reason for this may be that many black New Americans are from Somalia, and are Muslim, and local mortgage originators may not have loan products to meet their needs, especially Sharia-compliant home financing mechanisms.

Table 14: Lewiston-Auburn Metro First-Lien Home Mortgages by Income, 2004-2011

	2004	2005	2006	2007	2008	2009	2010	2011
<i>Mortgages</i>	1,723	1,645	1,398	926	620	811	715	639
Very Low Income (50% AMI or less)	4.8%	4.8%	6.3%	5.1%	4.5%	7.3%	8.7%	10.0%
Low-Income (50-80%) AMI	26.3%	21.6%	22.9%	25.1%	24.2%	33.3%	32.0%	36.8%
Middle-Income (80-120% AMI)	34.0%	36.5%	35.0%	33.7%	31.8%	34.0%	30.2%	27.1%
High-Income (120% AMI)	32.7%	35.2%	33.3%	33.6%	39.0%	24.3%	28.7%	25.8%
Income not specified	2.1%	1.8%	2.5%	2.6%	0.5%	1.1%	0.4%	0.3%

Source: Urban Institute Analysis of Home Mortgage Disclosure Act data

Figure 3: Lewiston-Auburn Metro First Lien Home Mortgages by Income, 2004-2011



Source: Urban Institute Analysis of Home Mortgage Disclosure Act data

Table 15: Lewiston-Auburn Metro Mortgage Amount and Type, 2004-2011

	Average Loan Amount	Conventional Mortgages	Government Insured Mortgages	Government Insured Mortgages as a Percent of Total
2004	\$121,000	1,782	384	17.7%
2005	\$134,000	2,089	224	9.7%
2006	\$141,000	1,666	205	11.0%
2007	\$147,000	953	169	15.1%
2008	\$144,000	495	214	30.2%
2009	\$130,000	407	477	54.0%
2010	\$131,000	352	451	56.2%
2011	\$124,000	286	423	59.7%

Source: Urban Institute Analysis of Home Mortgage Disclosure Act data

Table 16: Lewiston-Auburn Metro Households by Race, 2010

	Lewiston-Auburn, ME Metro Area	% of Total
Total:	44,315	
Householder who is White alone	42,287	95.4%
Householder who is Black or African American alone	949	2.1%
Householder who is American Indian and Alaska Native alone	172	0.4%
Householder who is Asian alone	219	0.5%
Householder who is Native Hawaiian and Other Pacific Islander alone	12	0.0%
Householder who is Some Other Race alone	132	0.3%
Householder who is Two or More Races	544	1.2%

Source: US Census 2010

Table 17: Lewiston-Auburn Metro Mortgage Origination by Race, 2004-2011

	2004	2005	2006	2007	2008	2009	2010	2011
White	1,576	1,526	1,282	853	562	753	671	613
Hispanic	15	15	7	5	6	5	4	6
Black	8	17	7	3	2	3	4	2
Asian/Pacific Islander	7	11	10	8	4	3	3	0

Source: Urban Institute Analysis of Home Mortgage Disclosure Act data

Table 18: Lewiston-Auburn Metro Mortgage Incidence by Race, 2010

	Households	Mortgages	Incidence
White	42,287	671	0.016
Black	949	4	0.004
Asian/Pacific Islander	231	3	0.013
Hispanic	457	4	0.009

Source: Urban Institute Analysis of Home Mortgage Disclosure Act data, US Census 2010

## Population

One million refugees left Somalia after the civil war in the 1980s, many heading for refugee camps in Kenya. In 1999, the United States began to resettle Somalis in mid-to-large size cities across the U.S. However, the Somali population was often placed in poverty-stricken city centers, and many began looking to resettle elsewhere. Portland, Maine became a popular destination – but Portland’s public housing and housing stock couldn’t meet the new demand, so in 2001 Somali refugees started moving north into Lewiston.<sup>25</sup> While Somali refugees make up the vast majority of the New American community, there are also immigrants from several other African countries.

Lewiston experienced a total population increase of 902 between 2000 and 2010; the Black/African American population in the city, however, increased by 2,791 during this same time. Without the New American population, the city’s total population would have declined by almost 2,000. Auburn experienced a similar, if smaller, population change; while the population of the city as a whole decreased by 148 between 2000 and 2010, the Black or African American population increased by 433 – indicating that the city would have lost a greater percentage of its population without New Americans. This new population is not evenly distributed. Of the Black/African American population in Lewiston and Auburn (combined), 61% live in the Lewiston target area.

**Table 19: Population Change, 2000-2010**

	<b>2000</b>	<b>2010</b>	<b>% Change</b>
<b>Lewiston Target Area</b>	12,861	13,313	3.5%
<b>Remainder of Lewiston</b>	22,829	23,279	2.0%
<b>Auburn Target Area</b>	12,508	12,317	-1.5%
<b>Remainder of Auburn</b>	10,695	10,738	0.4%
<b>Androscoggin County (minus Lewiston and Auburn)</b>	44,900	48,055	7.0%

Source: US Census 2000 and 2010

<sup>25</sup> <http://abacus.bates.edu/pix/PerceivedBarriers09Jan20.pdf>

Table 20: Race, 2000-2010

	Lewiston Target Area		Remainder of Lewiston		Auburn Target Area		Remainder of Auburn		Androscoggin County (minus Auburn and Lewiston)	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
<i>Total population</i>	12,861	13,313	22,829	23,279	12,508	12,317	10,695	10,738	44,900	48,055
White	12,044	10,384	22,128	21,310	12,060	11,576	12,124	10,028	43,969	46,641
Black or African American	243	2,066	140	1,108	93	209	44	361	163	187
American Indian and Alaska Native	61	83	39	73	55	70	14	28	113	155
Asian	110	117	191	267	73	105	64	113	134	176
Native Hawaiian and Other Pacific Islander	3	9	8	5	6	0	6	10	17	8
Some other race	86	128	44	91	16	50	8	27	140	161
Two or more races	314	517	279	434	205	359	102	119	364	727
Hispanic or Latino (of any race)	269	393	179	337	115	227	54	122	371	590

Source: US Census 2000 and 2010

Table 21: Race as Percent of Total Population, 2000-2010

	Lewiston Target Area		Remainder of Lewiston		Auburn Target Area		Remainder of Auburn		Androscoggin County (Minus Lewiston and Auburn)	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
<i>Total population</i>	12,861	13,313	22,829	23,279	12,508	12,317	10,695	10,738	44,900	48,055
White	93.6%	78.0%	96.9%	91.5%	96.4%	94.0%	113.4%	93.4%	97.9%	97.1%
Black or African American	1.9%	15.5%	0.6%	4.8%	0.7%	1.7%	0.4%	3.4%	0.4%	0.4%
American Indian and Alaska Native	0.5%	0.6%	0.2%	0.3%	0.4%	0.6%	0.1%	0.3%	0.3%	0.3%
Asian	0.9%	0.9%	0.8%	1.1%	0.6%	0.9%	0.6%	1.1%	0.3%	0.4%
Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%
Some other race	0.7%	1.0%	0.2%	0.4%	0.1%	0.4%	0.1%	0.3%	0.3%	0.3%
Two or more races	2.4%	3.9%	1.2%	1.9%	1.6%	2.9%	1.0%	1.1%	0.8%	1.5%
Hispanic or Latino (any race)	2.1%	3.0%	0.8%	1.4%	0.9%	1.8%	0.5%	1.1%	0.8%	1.2%

Source: US Census 2000 and 2010

Table 22: Ancestry, 2000-2011

	Lewiston Target Area		Remainder of Lewiston		Auburn Target Area		Remainder of Auburn		Androscoggin County (minus Lewiston and Auburn)	
	2000	2011	2000	2011	2000	2011	2000	2011	2000	2011
Arab	0	5	15	84	7	20	9	25	18	38
Subsaharan African	67	476	33	414	0	280	8	310	40	11

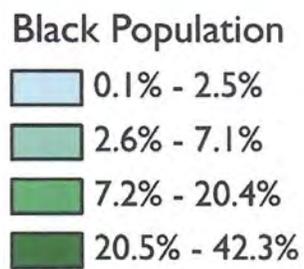
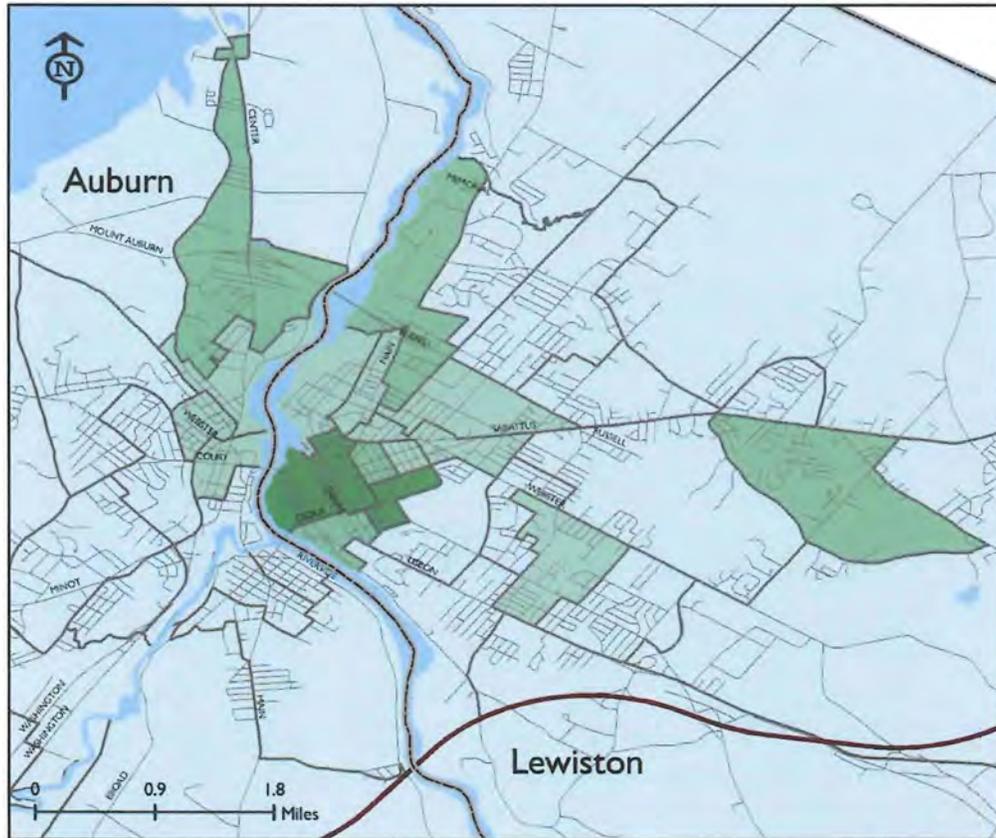
Source: US Census (2000), ACS 2007-2011 (2011)

Table 23: Number of blacks who speak English “less than very well” in 2011

	Lewiston Target Area		Remainder of Lewiston		Auburn Target Area		Remainder of Auburn		Androscoggin County (minus Lewiston and Auburn)	
	2000	2011	2000	2011	2000	2011	2000	2011	2000	2011
Total	428	328	408	169	56					
Native	22	34	0	0	0					
Foreign Born	145	182	166	22	0					

Source: ACS, 2007-2011

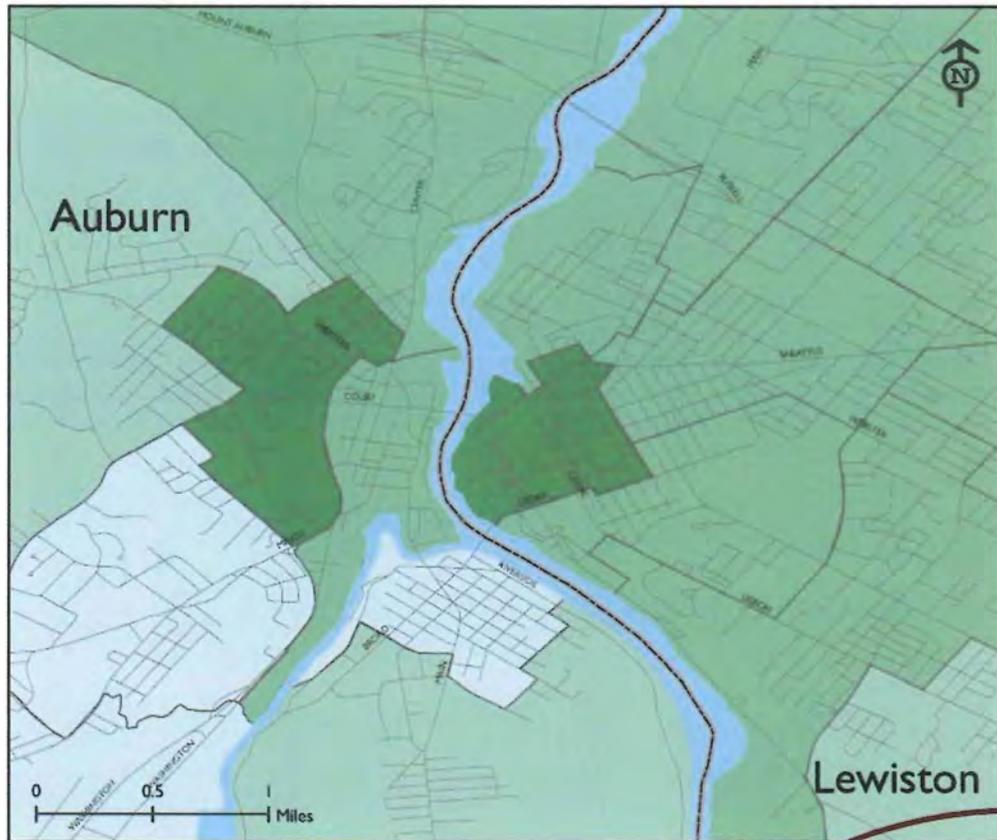
# Black Population by Census Block Group Auburn/Lewiston Demographics



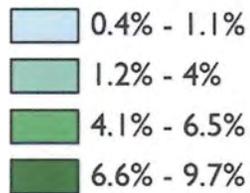
Prepared by PDI, 6/31/2013  
Source: ACS 2007-2011

# Foreign Born by Census Tract

## Auburn/Lewiston Demographics



### Foreign Born



Prepared by PDI, 4/11/13  
Source: ACS 2007-2011

## Poverty

Almost 50% of families with children in the Lewiston target area live below the poverty line. Of families without children, over 34% live below the poverty line. These families are primarily white (90.4% White in the Lewiston target area, and 9.6% Black/African American) and living in rental housing (93.2% in the Lewiston target area).

Auburn fares slightly better – but the percentage of families with children below the poverty line in the target area is still 18.6%, and those without children, 11.2%.

Table 24: Families Below Poverty Level, 2011

	Lewiston Target Area	Remainder of Lewiston	Auburn Target Area	Remainder of Auburn	Androscoggin County (minus Lewiston and Auburn)
Families Below Poverty	34.4%	8.9%	11.2%	7.1%	6.9%
Families with related children under 18 Below Poverty	47.8%	18.8%	18.6%	12.2%	13.0%

Source: ACS, 2007-2011

Table 25: Families Below Poverty by Race, 2011

	Lewiston Target Area	Remainder of Lewiston	Auburn Target Area	Remainder of Auburn	Androscoggin County (minus Lewiston and Auburn)
White	629	522	294	192	823
Black or African American	67	56	33	15	0
American Indian and Alaska Native	0	0	0	0	3
Asian	0	0	0	0	0
Native Hawaiian and Other Pacific Islander	0	0	0	0	0
Some other race	0	0	0	0	58
Hispanic or Latino origin (of any race)	36	0	15	0	100

Source: ACS 2007-2011

Table 26: Families below Poverty by Housing Type, 2011

	Lewiston Target Area	Remainder of Lewiston	Auburn Target Area	Remainder of Auburn	Androscoggin County (minus Lewiston and Auburn)
<i>Total Families</i>	2,204	6,354	3,041	2,875	13,732
Income in last 12 months below poverty level	758	572	341	205	952
Owner Occupied	51	189	14	69	500
Renter Occupied	707	383	327	136	452

Source: ACS 2007-2011

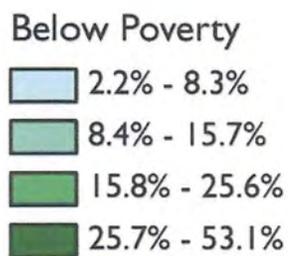
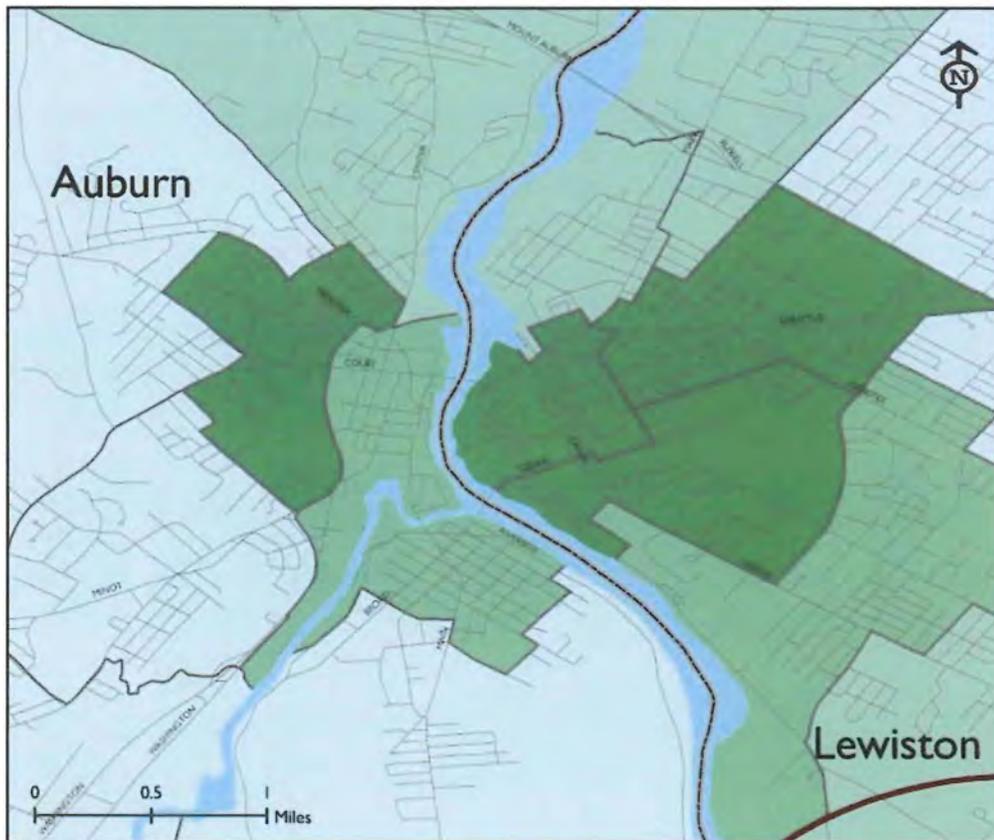
Table 27: Families below Poverty by Household Size, 2011

	Lewiston Target Area	Remainder of Lewiston	Auburn Target Area	Remainder of Auburn	Androscoggin County (minus Lewiston and Auburn)
<i>Total Families</i>	2,204	6,354	3,041	2,875	13,732
Income in the past 12 months below poverty level:	758	572	341	205	952
2 people	388	295	168	60	368
3 to 4 people	277	191	95	145	500
5 to 6 people	84	64	66	0	68
7+ people	9	22	12	0	16

Source: ACS 2007-2011

# Below Poverty by Census Tract

## Auburn/Lewiston Demographics



Prepared by PDI, 4/1/13  
Source: ACS 2007-2011

## Disability

Disability data is only available from the Census at the city level (or higher). It is important to note that, since it is Census data, it is self-reported, and does not necessarily reflect formal medical evaluations.

Lewiston's disability rate is higher than Auburn's and the remainder of the county. The largest discrepancy between Lewiston and comparison areas is in youth disability; 15.1% of the population between 5 and 17 has a disability, and of these 85% have cognitive difficulty.

In Androscoggin County, 3.5% of the county's population collected Social Security Disability benefits in 2012 – slightly higher than Cumberland County (home to the state's largest city, Portland), and the state as a whole.

**Table 28: Incidence of Disabilities (outside of institutions like nursing homes)**

	Lewiston			Auburn			Androscoggin County (minus Lewiston and Auburn)		
	Total	With a disability	% with a disability	Total	With a disability	% with a disability	Total	With a disability	% with a disability
<b>Total civilian noninstitutionalized population</b>	<b>36,004</b>	<b>6,889</b>	<b>19.1%</b>	<b>22,634</b>	<b>3,305</b>	<b>14.6%</b>	<b>47,832</b>	<b>6,924</b>	<b>14.5%</b>
<b>Population under 5 years</b>	<b>2,470</b>	<b>38</b>	<b>1.5%</b>	<b>1,306</b>	<b>0</b>	<b>0.0%</b>	<b>2,969</b>	<b>41</b>	<b>1.4%</b>
With a hearing difficulty	(X)	24	1.0%	(X)	0	0.0%	(X)	21	0.7%
With a vision difficulty	(X)	14	0.6%	(X)	0	0.0%	(X)	20	0.7%
<b>Population 5 to 17 years</b>	<b>5,553</b>	<b>837</b>	<b>15.1%</b>	<b>4,105</b>	<b>324</b>	<b>7.9%</b>	<b>7,756</b>	<b>580</b>	<b>7.5%</b>
With a hearing difficulty	(X)	16	0.3%	(X)	0	0.0%	(X)	59	0.8%
With a vision difficulty	(X)	94	1.7%	(X)	20	0.5%	(X)	65	4.9%
With a cognitive difficulty	(X)	712	12.8%	(X)	304	7.4%	(X)	383	4.9%
With an ambulatory difficulty	(X)	0	0.0%	(X)	0	0.0%	(X)	0	0.0%
With a self-care difficulty	(X)	43	0.8%	(X)	0	0.0%	(X)	44	0.6%
<b>Population 18 to 64 years</b>	<b>22,694</b>	<b>3,611</b>	<b>15.9%</b>	<b>13,942</b>	<b>1,667</b>	<b>12.0%</b>	<b>31,015</b>	<b>3,868</b>	<b>12.5%</b>
With a hearing difficulty	(X)	520	2.3%	(X)	268	1.9%	(X)	932	3.0%
With a vision difficulty	(X)	431	1.9%	(X)	190	1.4%	(X)	531	1.7%
With a cognitive difficulty	(X)	1,928	8.5%	(X)	862	6.2%	(X)	1,564	5.0%
With an ambulatory difficulty	(X)	1,939	8.5%	(X)	855	6.1%	(X)	1,805	5.8%
With a self-care difficulty	(X)	477	2.1%	(X)	185	1.3%	(X)	378	1.2%
With independent living difficulty	(X)	1,387	6.1%	(X)	484	3.5%	(X)	1,135	3.7%
<b>Population 65 years and over</b>	<b>5,287</b>	<b>2,403</b>	<b>45.5%</b>	<b>3,281</b>	<b>1,314</b>	<b>40.0%</b>	<b>6,092</b>	<b>2,435</b>	<b>40.0%</b>
With a hearing difficulty	(X)	951	18.0%	(X)	611	18.6%	(X)	1,161	19.1%
With a vision difficulty	(X)	383	7.2%	(X)	114	3.5%	(X)	365	6.0%
With a cognitive difficulty	(X)	628	11.9%	(X)	445	13.6%	(X)	548	9.0%
With an ambulatory difficulty	(X)	1,608	30.4%	(X)	714	21.8%	(X)	1,369	22.5%
With a self-care difficulty	(X)	435	8.2%	(X)	248	7.6%	(X)	487	8.0%
With independent living difficulty	(X)	1,191	22.5%	(X)	522	15.9%	(X)	994	16.3%

Source: ACS 2009-2011

Table 29: Social Security-Disability Recipients, December 2012

	Androscoggin	Cumberland	Maine
Total	3,810	5,412	36,259
% of Total Population	3.5%	1.9%	2.7%

Source: US Social Security Administration, US Census

### Housing Authorities

Not including housing choice vouchers, the Auburn and Lewiston Housing Authorities administer 1,195 units. A little over half of these are traditional public housing units, with the remainder moderate rehab or affiliated developments.

#### Auburn Housing Authority

- Over 70% of Auburn's units are one-bedroom, which reflects the fact that over 77% (405) of the units are for the elderly or disabled.
- Auburn had 590 Section 8 Housing Choice Vouchers, but the number was reduced to 560 after the federal sequestration. The Housing Authority is trying to decrease the number of vouchers by attrition. Vouchers are currently closed to new applicants.
- Families looking for two-bedroom units in Auburn spend the longest time on the waiting list.
- Most of the families looking for larger units (4-5 bedrooms) are New Americans.
- Fewer New American families are arriving than in the past years.
- The Auburn Housing Authority needs larger units for families, along with increased funds for maintenance – large families create a lot of wear and tear. Because of the limited number of large units, some families take housing choice vouchers and find rental housing outside of the city.<sup>26</sup>

#### Lewiston Housing Authority

- Just over 40% (275) of Lewiston's public housing units are designated for families.
- Until 2001 (when New American community begin arriving), LHA was having trouble renting 4-5 bedroom units.
- New American families like the location of LHA properties – especially those in more suburban areas, outside of downtown Lewiston.
- Lewiston Housing Choice Voucher territory includes Lisbon Falls, Green and Sabbatus – but the city bus doesn't go past Lisbon.
- In 2010, a white family filed a fair housing complaint, saying LHA discriminated against whites. The complaint was dismissed.
- New American families often start in a public housing apartment, and later get a housing choice voucher and move into a private apartment.<sup>27</sup>

<sup>26</sup> Personal Communication, Auburn Housing Authority. March 2013.

<sup>27</sup> Personal Communication, Lewiston Housing Authority. March 2013.

Table 30: Auburn and Lewiston Housing Authority Units and Vouchers, 2013

	Auburn Housing Authority	Lewiston Housing Authority	Total
Public Housing Units	222	437	659
Lewiston-Auburn Area Housing Development Corporation	0	22	22
LHA Affiliate	0	32	32
Section 8 Moderate Rehab Units	291	181	472
Section 8 Housing Choice Voucher	590*	1,050	1,640
Market Rent	10	0	10
<b>TOTAL</b>	<b>1,113</b>	<b>1,722</b>	<b>2,835</b>

\*changing to 560 in 2013

Source: Lewiston Housing Authority, Auburn Housing Authority

Table 31: Auburn and Lewiston Housing Units\* by Bedroom, 2013

	Auburn	Auburn % of Total	Lewiston	Lewiston % of Total
Efficiencies/OBR	35	6.7%	119	17.7%
1BR	368	70.4%	328	48.8%
2BR	41	7.8%	97	14.4%
3BR	45	8.6%	95	14.1%
4BR	29	5.5%	31	4.6%
5BR	5	1.0%	2	0.3%
<b>Total</b>	<b>523</b>		<b>672</b>	

\*Public Housing Units, Section 8 Moderate Rehab, Housing Authority Affiliates and Market Rent

Source: Lewiston Housing Authority, Auburn Housing Authority

Table 32: Waiting Lists by Bedroom Size, 2013

	Auburn	Auburn % of Total	Lewiston	Lewiston % of Total
<b>TOTAL</b>	<b>680</b>		<b>409</b>	
OBR	0	0.0%	108	26.4%
1BR	251	36.9%	126	30.8%
2BR	292	42.9%	95	23.2%
3BR	91	13.4%	41	10.0%
4BR	38	5.6%	27	6.6%
5+BR	8	1.2%	12	2.9%

Source: Lewiston Housing Authority, Auburn Housing Authority

**Table 33: Auburn and Lewiston Housing Units\* by Type, 2013**

	<b>Auburn Housing Authority</b>	<b>Auburn % of Total</b>	<b>Lewiston Housing Authority</b>	<b>Lewiston % of Total</b>
Family	118	22.6%	275	40.9%
Elderly/Disabled	405	77.4%	391	58.2%
SRO	0	0.0%	6	0.9%
<b>Total</b>	<b>523</b>		<b>672</b>	

\*Public Housing Units, Section 8 Moderate Rehab, Housing Authority Affiliates and Market Rent  
 Source: Lewiston Housing Authority, Auburn Housing Authority

**Table 34: Lewiston Housing Authority Head of Household by Race, 2013**

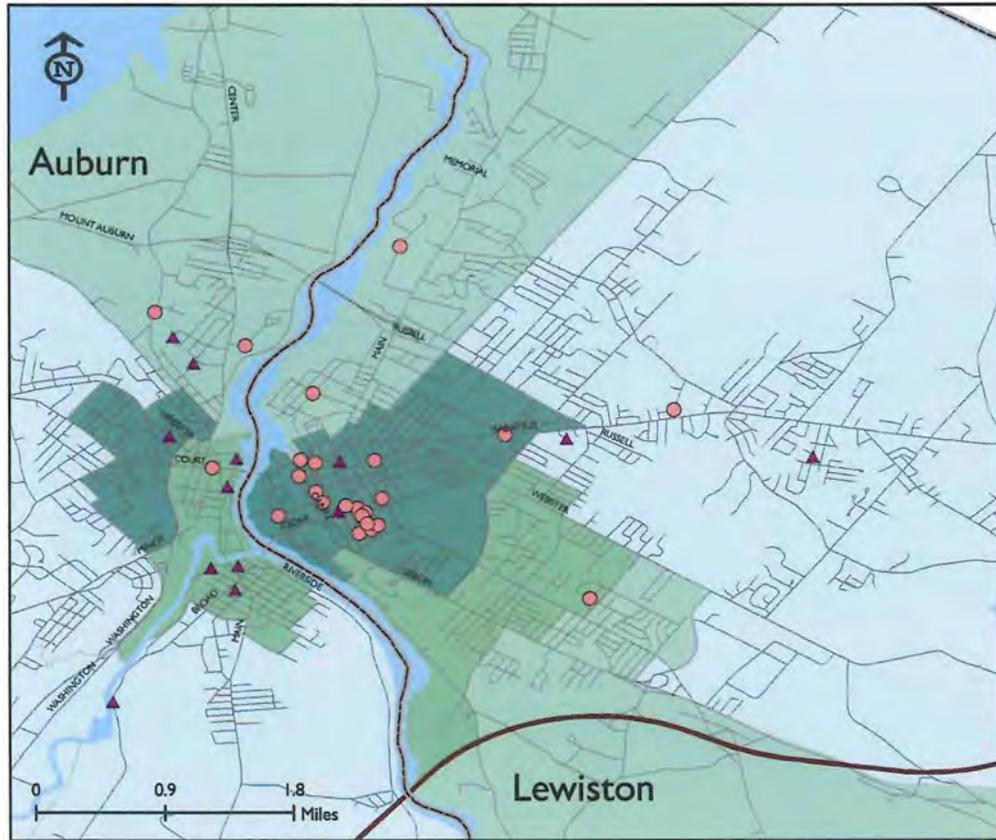
	<b>Lewiston Housing Authority*</b>	<b>Auburn Housing Authority**</b>
White	367	481
Black	48	40
Asian	N/A	2
N/A	9	N/A

\*Public Housing Units

\*\* Public Housings Units, Moderate Rehab, Market Rate

Source: Lewiston Housing Authority, Auburn Housing Authority

# Subsidized Housing & Percent Below Poverty Auburn/Lewiston Demographics



**Below Poverty**

- 2.2% - 8.3%
- 8.4% - 15.7%
- 15.8% - 25.6%
- 25.7% - 53.1%

**Subsidized Housing**

- Other
- Public Housing Authority



Prepared by PDI, 6/13/2013  
Source: ACS 2007-2011

## LGBTQ

The Maine Human Rights Commission includes lesbian, gay, bisexual or transsexual people its list of groups protected against discrimination. There is no information in the Census about the numbers of lesbian, gay, bisexual, or transsexual people in the area.

## Public Assistance

The Maine Human Rights Commission includes recipients of public assistance in its list of groups protected against discrimination. In addition to federal programs such as Section 8 vouchers and TANF, the municipalities of Lewiston and Auburn provide emergency help known as General Assistance. This program helps lower-income residents with basic needs such as food, rent, and medication. In February 2013, Lewiston General Assistance served 224 households, and Auburn served 45.

SNAP (the Supplemental Nutrition Assistance Program, formerly known as “food stamps”) assists many people in Lewiston and Auburn. In Lewiston, 35.6% of the population received SNAP assistance in April 2013; in Auburn, 26% of the population.

Table 35: General Assistance Expenditures, February 2013 (month)

	Lewiston	Auburn
Households Served	224	45
Housing Expenditures	\$63,162	\$11,902
Total Expenditures	\$75,466	\$16,094

Source: Lewiston City Administrator’s Office, Auburn City Manager’s Office

Table 36: TANF and SNAP Cases, April 2013

	Lewiston	Auburn	Androscoggin County (minus Lewiston and Auburn)
TANF Cases	735	274	301
<i>Children on TANF</i>	1,489	475	483
SNAP Cases	6,836	3,180	4,152
<i>SNAP Individuals Served</i>	13,048	6,004	8,490

Source: Office for Family Independence, Maine DHHS

### Sex Offenders

Although they are not a protected group, those who are on the registered sex offender list face significant hurdles in finding house. HUD regulations prohibit sex offenders from being placed in public housing.

Table 37: Registered Sex Offenders in Lewiston and Auburn, May 2013

	Number
Lewiston	165
Auburn	83
Total	248

Source: Maine Sex Offender Registration

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# INTERVIEW SUMMARY

See Table 38 on the next page for a summary of the major points made by interviewees, organized by theme..

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Table 38: Interview Summary

Group affected or topic	Housing Problems	Discrimination	Recommendations
<i>Race, Color, National Origin, New Americans</i>	<ul style="list-style-type: none"> <li>• Landlords slow to respond to maintenance (heat), generally unresponsive</li> <li>• Two year wait for Section 8 vouchers</li> <li>• Lack of information on how Section 8 vouchers work (portability, etc.)</li> <li>• Lack of information on how leases work (leading to evictions), and cultures that are taught to “never close their” doors on someone in need</li> <li>• Poor quality housing</li> <li>• Lead paint</li> <li>• A non-profit inspects apartments before families move in – most apartments fail. The non-profit negotiates with the owner, who is unwilling to fix. Family moves in, then moves out (breaking the lease) when the apartment hasn’t been fixed – leading to a bad reference</li> <li>• Landlords blame new tenants for pre-existing bedbugs</li> <li>• Lead paint poisoning of children under 5</li> <li>• Residents evicted when they try to address apartment problems with landlord</li> </ul>	<ul style="list-style-type: none"> <li>• Landlords unwilling to rent to large families</li> <li>• Landlords charge excessive amounts for repairs – or wait until tenant moves out, then keep the deposit. Families afraid of losing housing if they don’t pay.</li> <li>• Tenants flee apartments with roaches and bedbugs, forfeiting their security deposit</li> <li>• Larger landlords like renting to new immigrants, most of the issues happen with smaller landlords</li> <li>• Difficulty communicating, even with clear cases of discrimination</li> <li>• Landlords exploit language barriers</li> </ul>	<ul style="list-style-type: none"> <li>• Tenant education (especially around utilities)</li> <li>• Increased code enforcement</li> <li>• Cultural sensitivity training for landlords, judges, code officers</li> <li>• Keep tearing down old buildings</li> </ul>
<i>Disability</i>	<ul style="list-style-type: none"> <li>• Lack of security deposit/first month rent funds</li> <li>• Poor credit/rental history</li> <li>• Housing needs to be on bus line</li> <li>• Not enough money in moderate rehab to help with handicapped housing</li> <li>• Hard to bring old mill buildings up to code – and very little rental housing built in the last 20 years</li> </ul>	<ul style="list-style-type: none"> <li>• Generally looked down upon by landlords</li> <li>• A non-profit sends about five calls a year to MHRC – mostly when landlords won’t allow accessible equipment to be installed</li> </ul>	<ul style="list-style-type: none"> <li>• Case management</li> <li>• Supportive housing</li> <li>• Tenant and landlord forums</li> <li>• More subsidized units</li> <li>• More vouchers</li> </ul>

	<ul style="list-style-type: none"> <li>• Housing, but no services – so many don’t succeed in housing</li> <li>• Tenant blacklists among landlords – if evicted once, likely to not get housing again for several years</li> <li>• Seniors in subsidized housing share buildings with youth with disabilities – groups don’t mix well, seniors feel overwhelmed/frightened</li> </ul>		
<p>Public Assistance</p>	<ul style="list-style-type: none"> <li>• Lack of funds for security deposit/first &amp; last month rent (which landlords often require when renting to this population) <i>(Auburn and Lewiston have security deposit programs for renters with vouchers, but not the rest of the community)</i></li> <li>• Landlords abandon buildings, don’t return security deposits, let oil run out</li> <li>• Don’t know how to be a good tenant</li> <li>• Hard to find safe rental properties that fit within General Assistance maximums</li> <li>• Poor housing stock</li> <li>• Families afraid to complain because they’re afraid of losing housing</li> <li>• Younger tenants (18-24) – Live in substandard units where landlords have lost their Section 8 status</li> <li>• Younger tenants (18-24) – Tenants live in “Pooling” situations, where they live in motels and pool resources like food stamps and TANF benefits (this has gotten worse in the past several years)</li> </ul>	<ul style="list-style-type: none"> <li>• Subtle discrimination based on color and income</li> <li>• DHHS has heard of landlords asking for sexual favors in exchange for rent</li> </ul>	<ul style="list-style-type: none"> <li>• Better communication with VA homeless program</li> <li>• Landlord and tenant awareness and education</li> <li>• Support programs like YouthBuild (teaches young adults how to get construction jobs)</li> <li>• Security deposit/first month rent programs</li> </ul>

<p><i>Landlords</i></p>	<ul style="list-style-type: none"> <li>• Housing expenses are increasing, but unable to raise rents to a level that helps them meet expenses (local jobs don't pay high enough wages)</li> <li>• Big Expenses: water/sewer fees, trash collection, and pest control (bed bugs)</li> </ul>	<ul style="list-style-type: none"> <li>• Some landlords don't like Somalis – not because of their race, but because they “get many government benefits, taking it away from our own citizens”</li> </ul>	<ul style="list-style-type: none"> <li>• City should increase inspections</li> <li>• Watch out for people cheating the public assistance system</li> <li>• Problems have been the same for 30 years – Lewiston struggles more than Auburn, but it's 10% of the tenants that are the problem – most are good, hard-working families</li> </ul>
<p><i>Sex Offenders</i></p>	<ul style="list-style-type: none"> <li>• Nobody wants to rent to a sex offender</li> <li>• People getting out of jail/prison – can only afford to live downtown, can't get away from the lifestyle they're trying to change</li> </ul>		<ul style="list-style-type: none"> <li>• More vouchers</li> <li>• Apartment inspections</li> </ul>
<p><i>Homeless</i></p>	<ul style="list-style-type: none"> <li>• Homeless vets and disabled can't find housing – lack references, assistance</li> <li>• Homeless need a location when applying for assistance</li> <li>• No homeless shelters in Auburn</li> </ul>		
<p><i>City Policies</i></p>	<ul style="list-style-type: none"> <li>• Transient populations seem to be encouraged</li> <li>• Transportation problem – plenty of affordable units on outer Lisbon or Sabbathus, but bus doesn't go out here</li> <li>• Seems like service providers want to keep tenants downtown</li> <li>• Cities looking for people with higher incomes to live in downtown areas</li> </ul>		<ul style="list-style-type: none"> <li>• Neighborhood Housing League is working on a citywide Rental Registry (Lewiston) that will require all landlords to register their property with the city, and will through ordinance require units to meet minimum housing standards. Will encourage GA, the housing authority, and other agencies to only pay for registered units that have met standards</li> </ul>

## DATA ON DISCRIMINATION

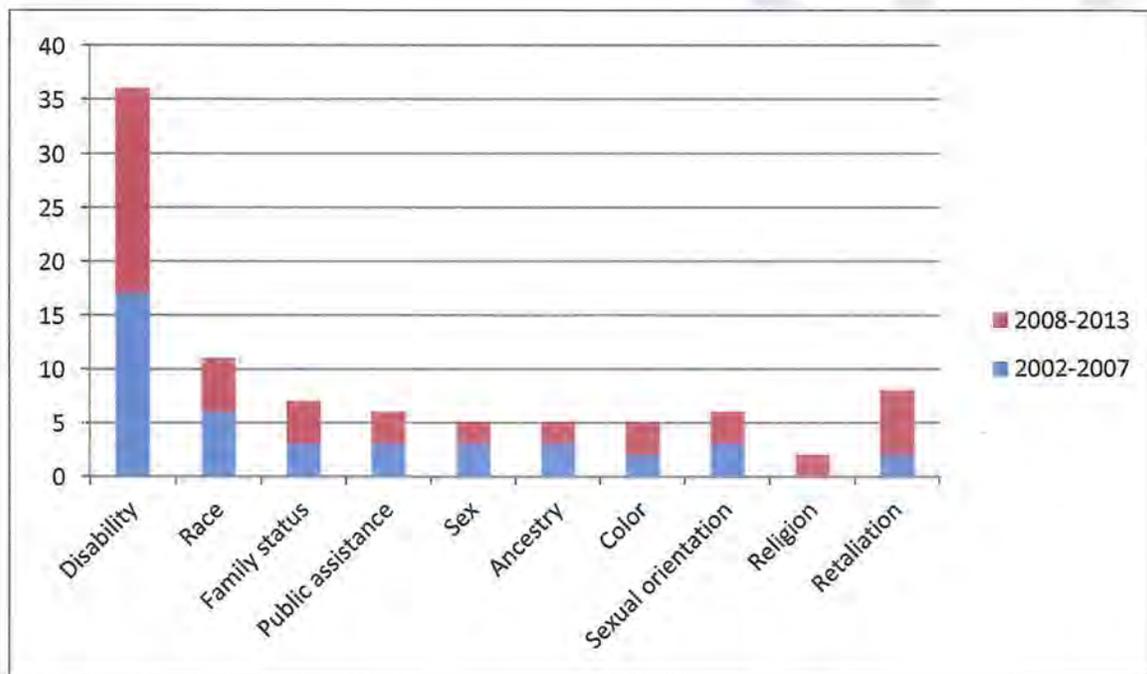
There are two sources of data on housing discrimination in Lewiston and Auburn. The first is from complaints that are filed with the Maine Human Rights Commission or HUD. The second is from “testing” that takes place under the auspices of Pine Tree Legal Assistance.

### *Maine Human Rights Commission*

The most common basis for fair housing complaints from tenants in Lewiston and Auburn is disability. Some of the reason for this is administrative: the Disability Rights Center and other legal services provide representation to this group not always available to other groups.

Some of these cases have to do with misunderstandings about the role of service animals. In one case, a landlord charged the tenant a fee for a service animal as if it were a pet. The landlord was not aware that under Maine law, it is illegal to charge extra fees for service animals.

Figure 3: Housing Discrimination Complaints, Lewiston-Auburn, 2002-2013



Source: Maine Human Rights Commission

Others may have to do with making access improvements to the units, or dealing with mental illnesses. In general, landlords are not well informed about their responsibilities (and rights) under the law.

**Table 39: Maine Human Rights Commission Lewiston-Auburn  
Disability Housing Complaints, 2002-2013 (based on residence of complainant)**

Nature of disability	# of complaints
Alzheimers	2
Cancer	1
Depression	3
Diabetes	1
Guide Dog, Support Animal	7
Handicap, Not ADA	3
Hearing Impairment	2
Heart, Cardiovascular	3
Manic Depression, Bi-polar	1
Nonparalytic Orthopedic Impairment	2
Orthopedic Structural Back Impairment	7
Other Anxiety Disorder	5
Other Disability	12
Other Psychiatric Disorders	4
Other Pulmonary, Respiratory	3
Post-Traumatic Stress Disorder	1
Relationship, Association	1
Vision Impairment	1

Source: Maine Human Rights Commission

It is not always easy to tell from the data in what city the complaint arose. The Maine Human Rights Commission has records of the landlord's address (which may be out of town) and the complainant's address (who may have moved to another city since the incident). In about half of the cases, both addresses were in Lewiston or Auburn.

**Table 40: Geography of Complaints and Responses, 2002-2013**

	2002-2007	2008-2013
Only complainant's address in L-A	6	8
Only respondent's address in L-A	8	11
Both complainant's and respondent's address in LA	13	21
Total Cases	29	38

Source: Maine Human Rights Commission

Complaints are resolved in a variety of ways in front of the Maine Human Rights Commission. Sometimes the complainant doesn't follow up; sometimes the Commission finds no merit in the complaint; sometimes the differences are mediated. Cases are categorized as a "merit closure" when either the Commission finds for the complainant, or the complainant settles with the landlord and receives some benefits. In both situations, the original complaint is assumed to have "merit." In Lewiston-Auburn fair housing cases, about half of the complaints result in

merit closures. Statewide, in all cases (many of which are employment-related), only a third result in merit closures.

**Table 41: Merit Closures among Lewiston and Auburn Housing Cases, 2002-2013  
(by city of origin of complainant)**

	Merit closures	Total cases	% merit closures
Color	1	8	13%
Disab: Alzheimers	2	2	100%
Disab: Cancer	1	1	100%
Disab: Depression	2	2	100%
Disab: Diabetes	1	3	33%
Disab: Guide Dog, Support Animal	2	5	40%
Disab: Handicap, Not ADA	2	3	67%
Disab: Hearing Impairment	1	1	100%
Disab: Heart, Cardiovascular	3	3	100%
Disab: Manic Depression, Bi-polar	0	1	0%
Disab: Nonparalytic Orthopedic Impairment	0	1	0%
Disab: Orthopedic Structural Back Impairment	4	7	57%
Disab: Other Anxiety Disorder	4	5	80%
Disab: Other Disability	5	11	45%
Disab: Other Psychiatric Disorders	1	3	33%
Disab: Other Pulmonary, Respiratory	1	2	50%
Disab: Post-Traumatic Stress Disorder	1	1	100%
Disab: Relationship, Association	0	1	0%
Disab: Vision Impairment	1	2	50%
Familial Status	6	10	60%
Natl Origin Arab, Afghani, Mid-Eastern	0	3	0%
Natl Origin Other	0	5	0%
Other	0	1	0%
Race Black	0	7	0%
Race Other (old code)	0	1	0%
Race White	1	5	20%
Religion: Other	1	1	100%
Retaliation	4	9	44%
Sex Female	0	5	0%
Sex Male	0	1	0%
Sexual Orientation	3	3	100%
Source of Income	4	6	67%
<b>Total Allegations</b>	<b>51</b>	<b>119</b>	<b>43%</b>

Source: Maine Human Rights Commission

The highest number of merit closures was for familial status cases. A typical family status case is described by a Maine Human Rights Commission staff as follows:

One of the familial status discrimination cases involved a couple who were told, soon after the Respondent found out that the woman was pregnant, that “It would be best for you to find another place to live,” because “We don’t feel comfortable with children in our apartments.” The couple did not move out and, a few months later after the baby was born, Respondent raised the rent by \$10 per week and sent a note saying, “It would be best for you to find another place. Shared living is not a good situation with children involved...” Here again, a voluntary, confidential agreement was reached to resolve the complaint.

### *Pine Tree Legal Assistance*

Pine Tree Legal Assistance conducts fair housing “tests” of the Lewiston and Auburn markets under a grant from HUD. A “test” consists of a white individual or household member following up on an ad for an apartment, as well as an individual or household member from a protected class of citizens. If the two inquirers are treated differently, there could be discrimination involved.

This year Pine Tree has performed fourteen tests in Lewiston. Ten tests were testing for racial discrimination. Two tested for disability discrimination. The remainder were tests for discrimination against families. In two of the tests, the results have not returned.

As a result of the Lewiston tests, Pine Tree lawyers have four complaints with the Maine Human Rights Commission. In one test there appeared to be racial discrimination. In the other test an individual with a service animal was treated poorly and in this same test there appeared to be evidence of race-based steering (directing whites and minorities to different geographic areas). The other two complaints were filed because the applications given to testers indirectly asked questions about family status and sexual orientation in violation of the Maine Human Rights Act, but not the Federal Fair Housing Act.

None of Pine Tree’s testers of color in the Lewiston area are “New Mainers/Americans.” The difficulty of recruiting testers from this community limits the ability to find discrimination.

Based on testing results in Portland, the Pine Tree lawyer believes that there is probably discrimination against people with foreign accents. For that matter, there is also discrimination against people with speech-related disabilities. Training for landlords (and all people) to learn how to speak with people with speech disabilities is an area of need. Training for how to deal with service animals, and other disability-related issues, is also desirable for the landlord community.

## SUMMARY OF IMPEDIMENTS

**Lack of Investment:** The combination of relatively modest rents, relatively old rental stock, and a relatively high vacancy rate, leads to a situation where landlords do not invest in maintaining their properties, deterioration occurs, and fires happen. In addition, it is expensive for landlords to bring older buildings up to code, especially for tenants with disabilities.

**Lead Paint & Pest Control:** Older housing is more likely to have lead paint, and the Lewiston target area has three times the state average of children with lead poisoning. Over 50% of lead poisoning in this area occurs among immigrant children, and 90% occurs in rental housing. New Americans might not know about U.S. pest-control methods, or the need to inspect donated mattresses and furniture for bedbugs.

**Landlord/Tenant Communications:** New Americans in this area may not be aware of tenant rights, or that a landlord is responsible for fixing housing problems - which decreases communication between the tenant and landlord.

**Bedroom Size:** The relatively low number of 7+ person households reported by the Census is a warning sign that Census counters are not fully capturing the New American community. But there are not enough 5+ bedroom units to meet even this understated demand.

**Abandoned Buildings/Fire Hazards:** A relatively large percent (7.6%) of housing in Lewiston's target area falls into the "other vacant" US Census category, which means that many units might be boarded-up.

**Lack of Sharia-Compliant Home Financing:** The 2010 incidence rate of mortgages among blacks is lower than other groups. Part of the reason for this may be that many black New Americans are from Somalia, and are Muslim, and local mortgage originators may not have loan products to meet their needs.

**High Rates of Disability:** Lewiston's disability rate is higher than Auburn's and the remainder of the county. The largest discrepancy between Lewiston and comparison areas is in youth disability; 15.1% of the population between 5 and 17 has a disability, and of these 85% have a cognitive disability. The most common basis for fair housing complaints from tenants in Lewiston and Auburn is disability. In general, landlords are not well informed about their responsibilities (and rights) under the law.

## RECOMMENDATIONS

Lewiston and Auburn face different types of obstacles to fair housing:

1. **Informational:** Many landlords and renters don't understand their rights and responsibilities. This is especially true for New Mainers (who might be unaware of lease terms, or maintenance and overcrowding concerns) and tenants with disabilities (many landlords and renters don't understand what is considered a reasonable accommodation or modification).
2. **Language & Culture:** Landlords and New Mainer tenants may not be able to understand each other due to language and cultural differences.
3. **Physical:** Much of the apartment stock in in-town Lewiston and Auburn is old, and lacks accessibility for people with disabilities, enough bedrooms for new Americans, and essential safety and fire code compliance.
4. **Financial:** Local banks don't have mortgage products that meet Sharia standards for the local Muslim community, which discourages New Mainer families from buying homes in the two cities (which would also decrease the need for high-occupancy apartments). Several New Mainer families have approached the cities about home financing, but have not found a suitable solution.

Therefore, the cities of Lewiston and Auburn need to pursue a variety of strategies to overcome these barriers:

Issues & Impediments	Strategies	Year 1	Year 2	Year 3	Year 4	Year 5	Partners
<p><b>Information</b>  <i>Language and Culture (New Mainers):</i> Conflicts arise between tenant and landlord due to language &amp; cultural barriers, tenant lack of knowledge of rights and responsibilities.</p> <p><i>Reasonable Accommodation (Tenants with disabilities):</i> Small landlords unaware, confused by reasonable accommodations or modifications. Tenants also don't understand.</p> <p><i>Rights and Responsibilities (Young Tenants, 18-24):</i> Increase in young renters living in substandard housing, pooling resources, not knowing rights or responsibilities.</p> <p><i>Other Issues:</i> Tenants not caring for apartment unit, landlords neglecting unit, not collecting rent.</p>	<p><b>1. Landlord workshops:</b> Educate landlords about rights and responsibilities. Focus on established organizations. Include public safety officers, who respond to landlord or tenant complaints. Do event evaluations.</p> <p><b>2. Tenant Workshops:</b> Educate tenants about rights and responsibilities. Focus outreach to tenants of recently trained landlords. Target specific groups: New Mainers, young tenants, tenants with disabilities. Include public safety officers. Do event evaluations.</p> <p><b>3. School Outreach:</b> Mayors of both cities declare April "Fair Housing Month." City staff or partners visit one elementary schools in each city (each year) to provide activities that promote fair housing. Do event evaluations.</p> <p><b>4. Posters:</b> Create poster with basic information on tenant housing rights &amp; a complaint hotline (use local languages). Distribute to appropriate locations.</p>	<p><b>1. Landlord workshop</b> on disability rights and policies.</p> <p><b>2. Tenant workshop</b> targeted toward tenants with disabilities on disability rights and policies.</p> <p><b>3. Mayors of both cities</b> declare April "Fair Housing Month." Fair Housing Month event at a local elementary school in each city.</p> <p><b>4. Create Fair Housing posters</b> for distribution.</p>	<p><b>1. Landlord workshop</b> on cultural and language issues relating to New Mainers.</p> <p><b>2. Tenant workshop</b> targeted toward New Mainers on cultural and language issues, rights and responsibilities.</p> <p><b>3. Fair Housing Month event at a local elementary school</b> in each city.</p>	<p><b>1. Landlord workshop</b> on general issues.</p> <p><b>2. Tenant workshop</b> on general issues.</p> <p><b>3. Fair Housing Month event at a local elementary school</b> in each city.</p>	<p><b>1. Landlord workshop</b> on issues relating to younger tenants.</p> <p><b>2. Tenant workshop</b> targeted toward younger tenants.</p> <p><b>3. Fair Housing Month event at a local elementary school</b> in each city.</p>	<p><b>Evaluate progress,</b> prepare for next AI.</p>	<p><b>Cities of Auburn and Lewiston:</b> Community Development Departments; Housing Authorities, public safety officers, elementary schools, public transit.</p> <p><b>Community Groups:</b> Community Concepts, Ethnic-Based Community Organizations, Neighborhood Housing League, and other social agencies.</p> <p><b>Workshops:</b> Collaborative partnerships could include Maine Housing, Healthy Androscoggin.</p> <p><b>Landlord Workshops:</b> Landlord associations, County realtor conventions</p>

Issues & Impediments	Strategies	Year 1	Year 2	Year 3	Year 4	Year 5	Partners
<p><b>Home Financing</b>  <b>Sharia Lending:</b> Lack of Sharia-lending financing products in Lewiston and Auburn have prevented New Mainers from purchasing homes, which could also help ease the burden on the need for large rental units. Families may qualify for homeownership opportunities, but lending laws require interest on home loans.</p>	<p>1. Identify obstacles to Sharia-lending financing products by convening a group of local private and non-profit lenders, representatives from the New Mainer community, and other experts.</p> <p>2. Inform New Mainers about homeownership opportunities.</p>	<p>Convene homeownership lending group, identify obstacles and solutions.</p>	<p>Outreach to New Mainer community with information about Sharia-friendly homeownership loans.</p>			<p>Evaluate progress, prepare for next AI</p>	<p><b>Cities of Auburn and Lewiston:</b>                      Community Development Departments, Local Housing Authorities</p> <p>State Legislators</p> <p><b>Lenders/Experts:</b>                      Coastal Enterprises, HUD, National Sharia-lending organizations, Community Concepts</p> <p><b>Community:</b> Ethnic-Based Community Organizations, potential homeowners</p> <p><b>Education:</b>                      Bates College</p>

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## APPENDIX A: INTERVIEWS & PUBLIC PROCESS

### Interviewed

Somali Bantu Youth Organization of Maine  
Downtown Neighborhood Action Committee  
Seniors Plus  
Neighborhood Housing League  
Auburn Police Department  
Department of Corrections  
United Somali Women of Maine  
City of Lewiston – Social Services  
Catholic Charities – Refugees and Immigration Services  
Tedford Housing  
Maine Veterans Services – Lewiston  
New Beginnings  
Safe Voices  
Lewiston/Auburn Landlord Association  
Alpha One  
DHHS – Lewiston Office  
Pathways, Inc.  
Goodwill Industries  
City of Auburn – General Assistance  
Landlord  
United Way of Androscoggin  
Trinity Episcopal Church  
City of Auburn General Assistance  
Common Ties Mental Health Coalition  
City of Lewiston – Planning  
City of Auburn – Planning  
Auburn Housing Authority  
Lewiston Housing Authority  
Pine Tree Legal Assistance  
Maine Human Rights Commission

### Responded to Survey Questions

Maine People's Alliance  
Neighborhood Housing League

## Report Analysis & Feedback

Reine Mynahan, Auburn Community Development  
Yvette Bouttenot, Auburn Community Development  
Jayne Jochem, Lewiston Economic & Community Development  
Lincoln Jeffers, Lewiston Economic & Community Development  
Jeanine Dubay, Lewiston Housing Authority  
Rick Porter, Auburn Housing Authority

## Public Meetings

Interviews with Stakeholders  
Lewiston City Council  
Auburn City Council

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Letters of Support for the "Night Train" linking Montreal to Boston via existing rail lines that crosses into NH on through to Bethel, So. Paris, Oxford, Mechanic Falls, Auburn (at the L/A Airport and to Portland connecting with the Downeaster.

Mr. Rebello has indicated that the project will be privately funded and he will negotiate an agreement to have Amtrak operate the train in both directions.

Send letters of support to:

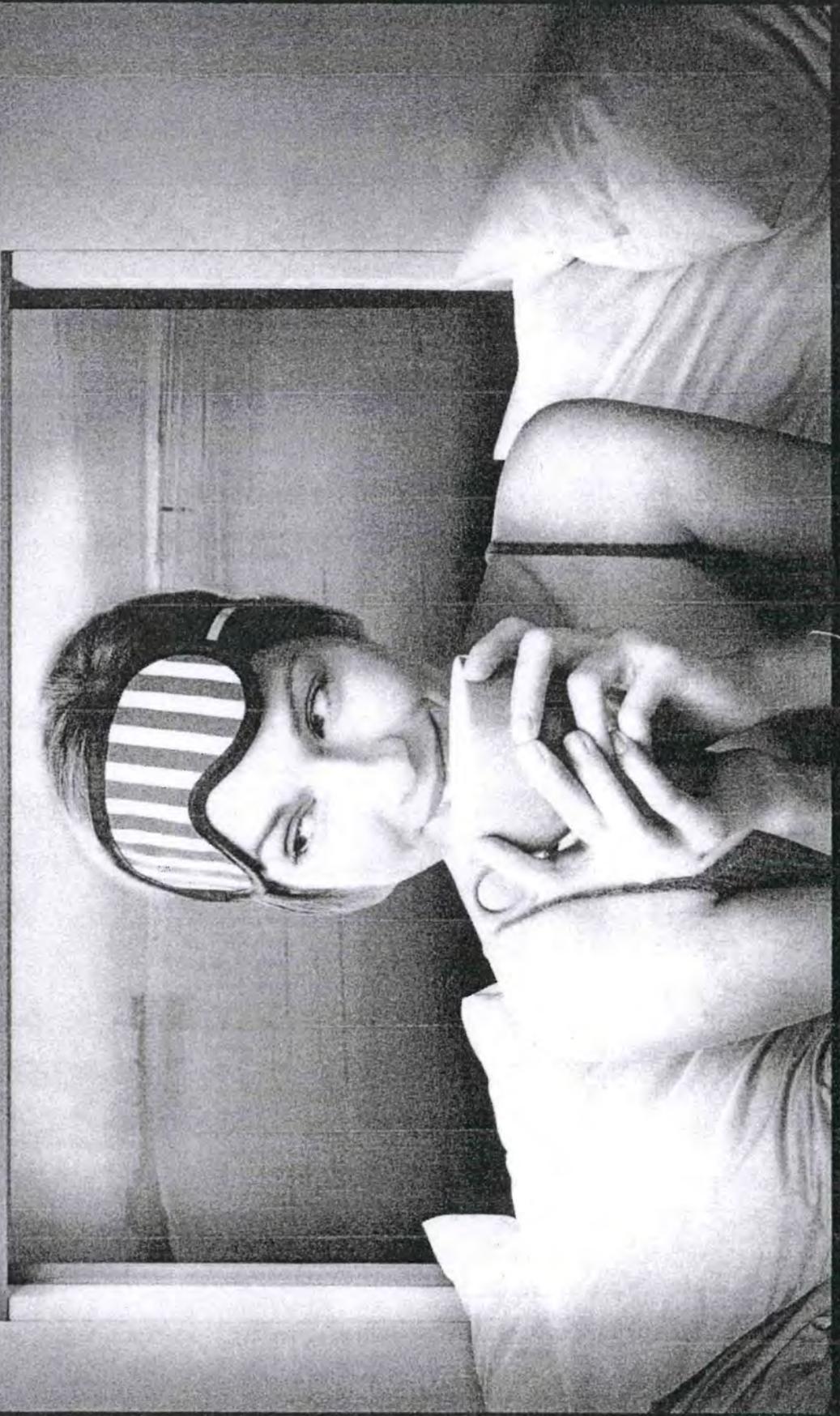
Mr. Francois Rebello  
President, Train- Hotel  
3886 St-Hubert,  
Montreal, Canada H2L4A5

Copies to be addressed to:

Androscoggin, Oxford, Coos counties Rail Committee  
[MPurcell@community-concepts.org](mailto:MPurcell@community-concepts.org)

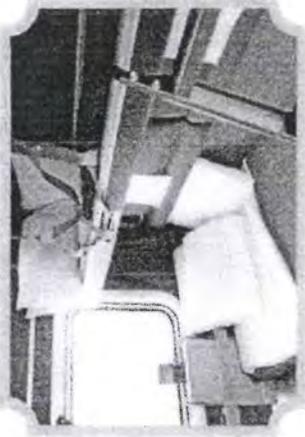
Copy to; [Thompson@avcog.org](mailto:Thompson@avcog.org) and  
[rgrandmaison@roadrunner.com](mailto:rgrandmaison@roadrunner.com)

Wake up at the Old Orchard Beach  
with the Train-Hotel

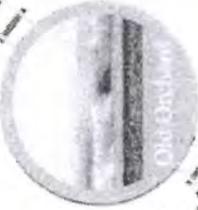


# HOW TO MAKE TIME DISAPPEAR?

You can go faster or you can sleep...



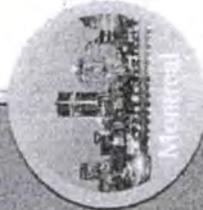
9 a.m.



7 a.m.



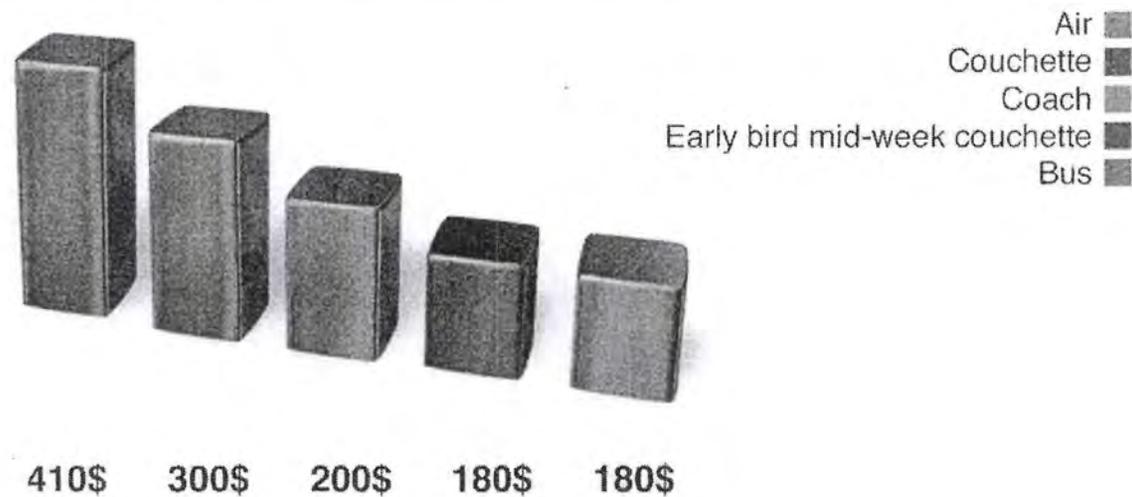
9 a.m.



6 p.m.



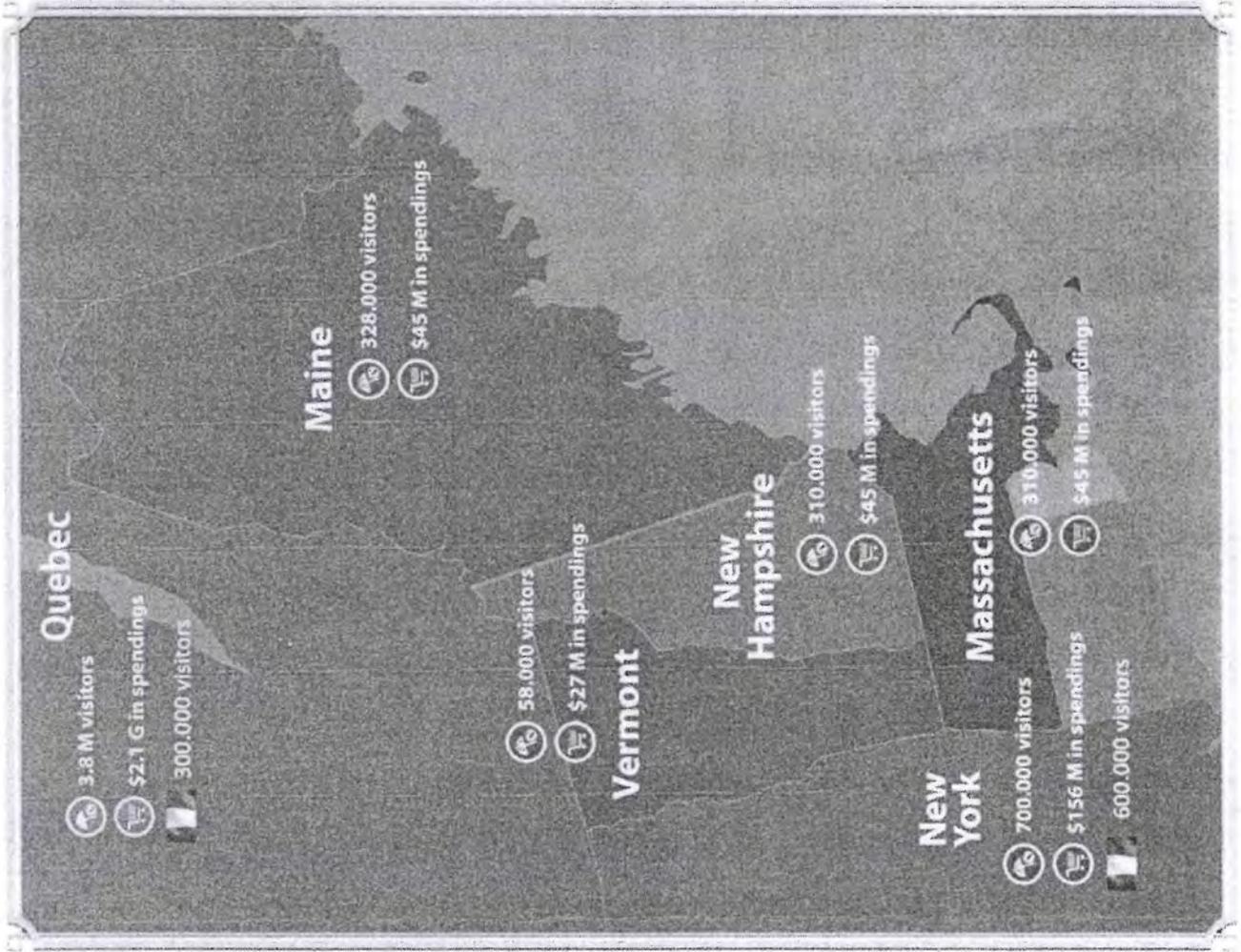
### TICKETS: Different prices for different classes



### SLEEPER CAR: 10 individual and 6 double bedrooms



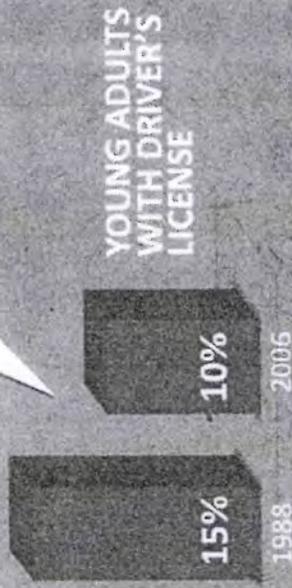
1st OPPORTUNITY:  
TRAVEL MARKET



QUEBEC VISITORS TO US

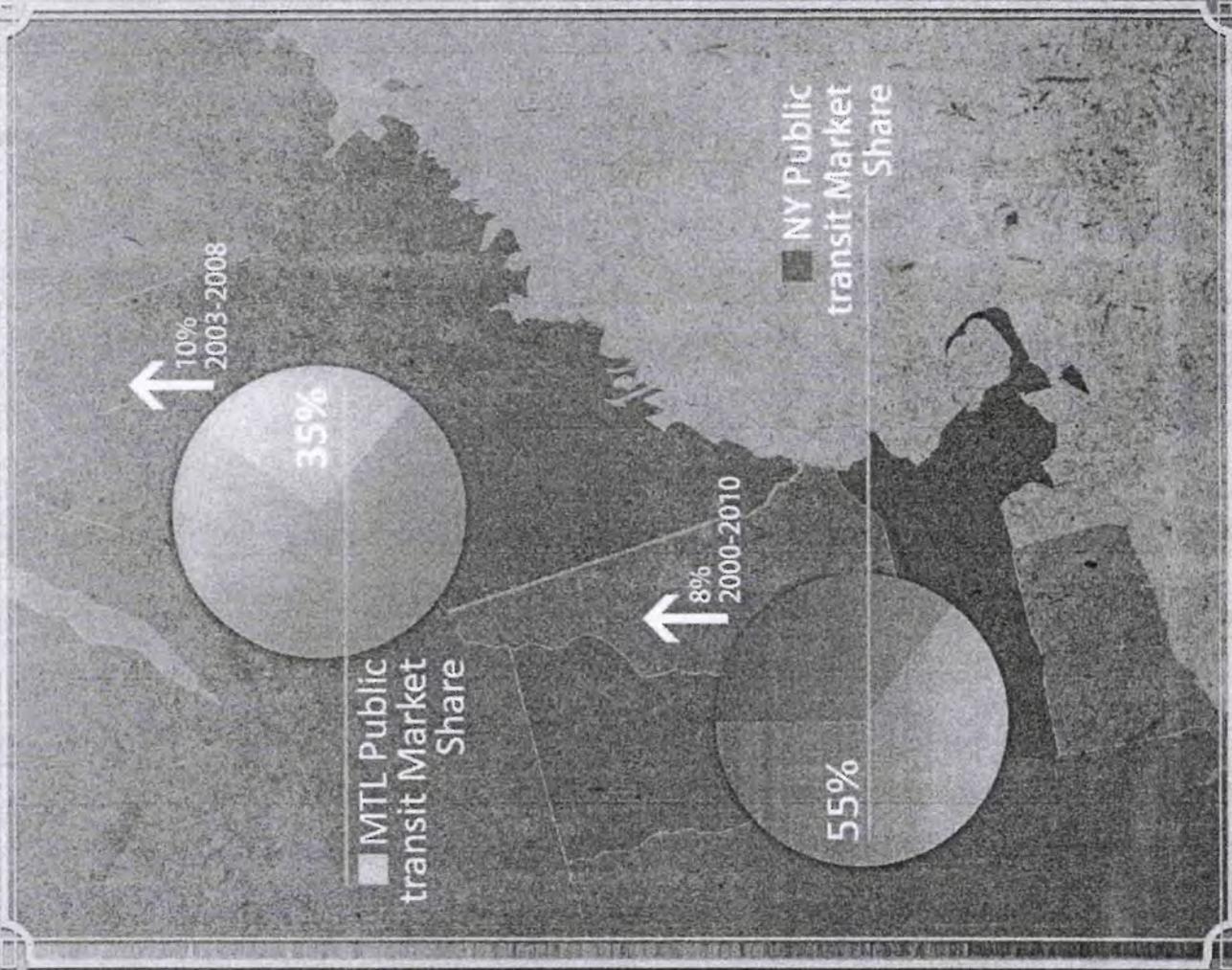
NORTHEAST US VISITORS TO MTL

2<sup>nd</sup> OPPORTUNITY:  
PUBLIC TRANSIT

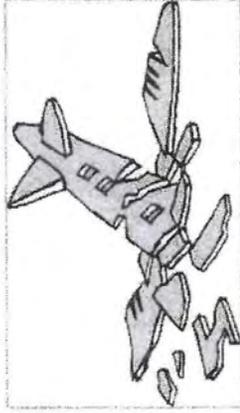
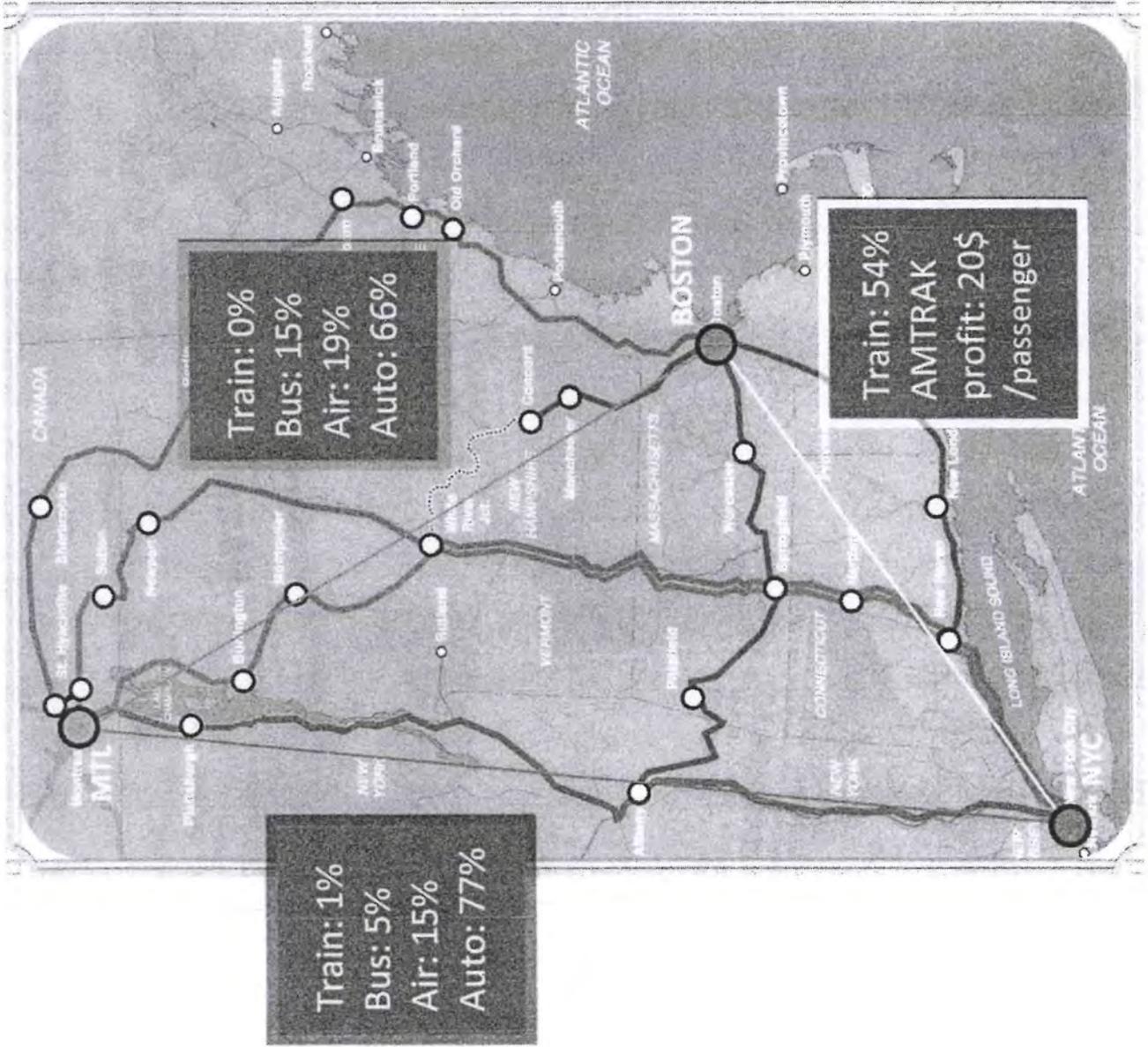


Top tier public transit clients  
with income

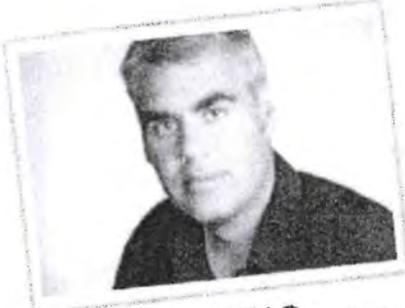
over 75 000\$/year  
= 20%



3rd OPPORTUNITY:  
**TRAIN POPULARITY**



Flying Phobia: 15 %  
 Flying Anxiety: 30 %  
 (Jonathan Bicker,  
 Washington University)



**FRANCOIS REBELLO**  
The entrepreneur former member  
of the quebec National Assembly

PLACE  
STAMP  
HERE  
55375



**DONALD HANNON**  
A former train director at the New York  
department of transportation

THE TEAM



**FRÉDÉRIC MORIN**  
The famous chef



**MARKUS DRESSLER**  
An award winner of marketing

## FRANCOIS REBELLO



Francois Rebello is a well-known entrepreneur and politician from Montreal, Quebec. From 2008 to 2012 he was elected as a member of the National Assembly of Quebec, representing the riding of La Prairie on the South shore of Montreal. As a member of Parliament, Rebello was active in the Council of State Government (CSG) where he had the opportunity to build close ties with a number of US states representatives and senators. He was particularly involved in the Transportation Commission promoting passenger rail in North America.

Prior to entering provincial politics, Rebello worked as an economist and founded Groupe Investissement Responsable in 2000, a company offering services for assessing the ethics of companies as well as the management of voting rights connected to shares held in the portfolios of many institutional investors. He sold his controlling position in 2007.

He was also a columnist for the monthly business magazine Commerce and finalist in the columnist category in the 2007 Grands Prix competition held by the Association québécoise des éditeurs de magazines, a magazine publishers' association.

Rebello is a graduate of the Université de Montréal. He holds a bachelor's degree in political sciences and a master's degree in economic sciences. He was elected as President of the Quebec Federation of University Students, from 1994 to 1996. He also founded the group Force Jeunesse, where he strongly defended youth issues and causes.

A REALISTIC TARGET

Summer:  
4000 Clients  
80% occupancy rate  
352 000 taxes  
for Maine