

**LEWISTON CITY COUNCIL AGENDA  
CITY COUNCIL CHAMBERS  
APRIL 21, 2015**

**6:00 p.m. Budget Workshop:**

- A) Review of Nonprofit Requests**
- B) Revision to Special Events Policy**
- C) General Budget Discussions**

**7:00 p.m. Regular Meeting**

Pledge of Allegiance to the Flag.  
Moment of Silence.

Presentation of the Spirit of America Award to the Lewiston YWCA.  
Update from the Lewiston Youth Advisory Council.

Public Comment period - Any member of the public may make comments regarding issues pertaining to Lewiston City Government (maximum time limit is 15 minutes for all comments)

ALL ROLL CALL VOTES FOR THIS MEETING WILL BEGIN WITH THE COUNCILOR OF WARD 2.

CONSENT AGENDA: All items with an asterisk (\*) are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

- \* 1. Order Authorizing execution of a Municipal Quitclaim Deed for Real Estate located at 27 Stanley Street.
- \* 2. Order Authorizing execution of a Municipal Quitclaim Deed for Real Estate located at 58 Central Avenue.
- \* 3. Order Authorizing execution of a Municipal Quitclaim Deed for Real Estate located at 135 Summer Street.
- \* 4. Order Authorizing execution of a Municipal Quitclaim Deed for Real Estate located at 193 Rosedale Street.
- \* 5. Authorization to accept transfer of forfeiture funds.

REGULAR BUSINESS:

- 6. Public Hearing and First Passage regarding an amendment to the Parks & Recreation Ordinance to incorporate the new Riverside Greenway as a recognized city park.
- 7. Resolve Authorizing the City Administrator to Enter into Negotiations with Kevin Morin regarding the Disposition of City Right of Way adjacent to 117 Commercial Street.
- 8. Resolve Accepting the Donation of the Property at 8 Spofford Street.
- 9. Order authorizing the City Administrator to sign a Lease with the Lake Auburn Watershed Neighborhood Association (LAWNA) for the property to be used as a Tree Nursery.
- 10. Resolve Approving and Adopting the 2015-2109 CDBG Consolidated Plan.
- 11. Budget Recommendations from the Finance Committee regarding the proposed Fiscal Year 2016 Budget.

12. Reports and Updates.
13. Any other City Business Councilors or others may have relating to Lewiston City Government.
14. Executive Session to discuss Acquisition of Property of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.
15. Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

LEWISTON CITY COUNCIL  
WORKSHOP AGENDA  
TUESDAY, APRIL 21, 2015  
6:00 P.M.  
CITY COUNCIL CHAMBERS, LEWISTON CITY HALL

1. Budget Workshop –
  - a. Review of Nonprofit Requests
  - b. Revision to Special Events Policy
  - c. General Budget Discussions

FY2016	4.10.15			(1)Total Field charges	Total In-Kind Request	COMMENTS	ADMIN CASH RECOM	ADMIN IN-KIND	ADMIND TOT RECOM
	Cash Requests	Total all OT Costs	Park Charges	Misc,Perm,Licenses					
Advocates for Children - Children's Hol Fest	\$ -	\$ -			\$ -	50 tables only (Adv for C	\$ -	\$ -	\$ -
Alzheimer's Association Walk	\$ -	\$ 111.15	\$ 67.50	\$ 5.78	\$ 184.43		\$ -	\$ -	\$ -
American Heart Association	\$ -	\$ 407.55	\$ 67.50		\$ 475.05		\$ -	\$ -	\$ -
	\$ -	\$ -			\$ -	letter submitted without	\$ -	\$ -	\$ -
Dempsey Challenge - CMMC (1)	\$ -	\$ 3,088.02	\$ 864.00	\$ 3,069.02	\$ 7,021.04	\$3000 field impact charge	\$ -	\$ -	\$ -
Farmers Market	\$ -	\$ -		\$ 372.50	\$ 372.50		\$ -	\$ -	\$ -
Farmers Mobile Unit Market	\$ -	\$ -		\$ 34.00	\$ 34.00		\$ -	\$ -	\$ -
Great Falls Balloon Fest (1)	\$ -	\$ 10,529.92	\$ 864.00	\$ 3,541.00	\$ 14,934.92	\$3000 field impact charge	\$ -	\$ -	\$ -
Greater Andros. Humane Strutt Your Mutt Walk	\$ -	\$ -			\$ -	no city costs	\$ -	\$ -	\$ -
Joint Cities Holiday Celeb	\$ -	\$ 1,074.45			\$ 1,074.45		\$ -	\$ -	\$ -
Kennebec Behavioral - DENIED	\$ -	\$ -			\$ -	letter submitted without	\$ -	\$ -	\$ -
LA Arts Dufrense Plaza Concerts & Art Walk Series	\$ -	\$ -			\$ -	no park fees per policy	\$ -	\$ -	\$ -
LA Bridge Run - Triple Crown Series	\$ -	\$ 1,731.63	\$ 108.00		\$ 1,839.63		\$ -	\$ -	\$ -
L-A Vets Council(Mem/Vets/Flag Day Parades)	\$ -	\$ -			\$ -	application filed after de	\$ -	\$ -	\$ -
Liberty Festival (1)	\$ 10,000.00	\$ 3,889.82		\$ 3,078.00	\$ 16,967.82		\$ -	\$ -	\$ -
Life Flight - CASH - DENIED	\$ -	\$ -			\$ -	letter submitted without	\$ -	\$ -	\$ -
March of Dimes March for Babies	\$ -	\$ 148.20			\$ 148.20		\$ -	\$ -	\$ -
Margaret Murphy 5K Trot-Run Autism Fundraiser	\$ -	\$ 148.20			\$ 148.20		\$ -	\$ -	\$ -
McMahon School Tiger 5K Run	\$ -	\$ 185.25		\$ 13.26	\$ 198.51		\$ -	\$ -	\$ -
Museum LA - Band on the Run	\$ -	\$ 3,004.08	\$ 108.00	\$ 47.60	\$ 3,159.68		\$ -	\$ -	\$ -
Safe Voices Walk Fundraiser	\$ -	\$ 1,049.14	\$ 108.00	\$ 19.04	\$ 1,176.18		\$ -	\$ -	\$ -
Shriner Field Days	\$ -	\$ 3,911.90	\$ 216.00	\$ 50.00	\$ 4,177.90		\$ -	\$ -	\$ -
The Color Vibe - CANCELED	\$ -	\$ -			\$ -	organizer canceled event	\$ -	\$ -	\$ -
The Progress Center - CASH ONLY	\$ 10,000.00	\$ -			\$ 10,000.00	cash donation only	\$ -	\$ -	\$ -
United Way Run Like Hell 5K	\$ -	\$ 291.54	\$ 108.00		\$ 399.54		\$ -	\$ -	\$ -
YMCA Fit Test - Triple Crown Series	\$ -	\$ 1,620.48	\$ 108.00		\$ 1,728.48		\$ -	\$ -	\$ -
	\$ -	\$ -			\$ -		\$ -	\$ -	\$ -
	\$ -	\$ -			\$ -		\$ -	\$ -	\$ -
	\$ -	\$ -			\$ -		\$ -	\$ -	\$ -
	\$ -	\$ -			\$ -		\$ -	\$ -	\$ -
<b>TOTAL REQUESTS</b>	<b>\$ 20,000.00</b>	<b>\$ 31,191.33</b>	<b>\$ 2,619.00</b>	<b>\$ 10,230.20</b>	<b>\$ 64,040.53</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
(1) Dempsey, Great Falls Balloon Festival, Liberty Festival all reflect \$3,000 field charge for possible rain damaged fields									

## Summary & Special Notes on Municipal Dues and Donations Budget

FY2015	3.29.13				COMMENTS	ADMIN CASH RECOM	ADMIN IN-KIND RECC	ADMIND TOT REC
	Cash Requests	Total all OT Costs	Total Misc,Perm,Lic	Total In-Kind Requested				
Advocates for Children - Children's Hol Fest	\$ -	\$ -	\$ 118.00	\$ 118.00		\$ -	\$ -	\$ -
Alzheimer's Association Walk	\$ -	\$ 404.00	\$ 211.00	\$ 615.00		\$ -	\$ -	\$ -
American Heart Association	\$ -	\$ 412.00	\$ 135.00	\$ 547.00		\$ -	\$ -	\$ -
Back40 Night of the Liv Dead LHS/EL Fund	\$ -	\$ 67.00	\$ 27.00	\$ 94.00	NOT ELIGIBLE 501C3	\$ -	\$ -	\$ -
Bridge Foundation/LA Bridge Run	\$ -	\$ 1,114.00	\$ 81.00	\$ 1,195.00		\$ -	\$ -	\$ -
Cemetery Flags	\$ 4,625.00	\$ -	\$ -	\$ 4,625.00		\$ 4,625.00	\$ -	\$ 4,625.00
CMMC - Dempsey Challenge (1)	\$ -	\$ 6,568.00	\$ 3,790.00	\$ 10,358.00		\$ -	\$ -	\$ -
Community Partners	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00		\$ -	\$ -	\$ -
Great Falls Balloon Fest (1)	\$ -	\$ 9,555.00	\$ 5,847.00	\$ 15,402.00		\$ -	\$ -	\$ -
Hillside Riders	\$ 3,490.00	\$ -	\$ -	\$ 3,490.00		\$ 3,490.00	\$ -	\$ 3,490.00
Joint Cities Holiday Celeb	\$ -	\$ 2,352.00	\$ 1,066.00	\$ 3,418.00		\$ -	\$ -	\$ -
LA Arts-Dufrense Plaza Outdoor Concerts	\$ -	\$ -	\$ 266.00	\$ 266.00		\$ -	\$ -	\$ -
L-A Vets Council(Mem/Vets/Flag Day Parades)	\$ -	\$ 1,155.00	\$ -	\$ 1,155.00		\$ -	\$ -	\$ -
Lewiston Farmers Market	\$ -	\$ -	\$ 908.00	\$ 908.00		\$ -	\$ -	\$ -
Liberty Festival (1)	\$ 10,000.00	\$ 4,833.00	\$ 3,593.00	\$ 18,426.00		\$ 8,600.00	\$ -	\$ 8,600.00
M Murphy 5K Trot-Run Autism Fundraiser	\$ -	\$ -	\$ 16.00	\$ 16.00		\$ -	\$ -	\$ -
MS Society Walk	\$ -	\$ 417.00	\$ 50.00	\$ 467.00		\$ -	\$ -	\$ -
Museum LA - Band on the Run	\$ -	\$ 3,336.00	\$ 3,217.00	\$ 6,553.00		\$ -	\$ -	\$ -
Safe Voices Walk Fundraiser	\$ -	\$ 217.00	\$ 80.00	\$ 297.00		\$ -	\$ -	\$ -
Trinity Church Greek Festival	\$ -	\$ -	\$ 43.00	\$ 43.00		\$ -	\$ -	\$ -
YMCA Fit Test	\$ -	\$ 1,287.00	\$ 77.00	\$ 1,364.00		\$ -	\$ -	\$ -
Walks which will not require OT & min staff costs	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
NEW-Chamber of Commerce Bates Student Dntwn Init.	\$ -	\$ -	\$ 53.00	\$ 53.00		\$ -	\$ -	\$ -
NEW-Common Ties Block Party fundraiser	\$ -	\$ -	\$ 27.00	\$ 27.00		\$ -	\$ -	\$ -
NEW-Community Concepts cash request	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00		\$ -	\$ -	\$ -
NEW-Community Health & Counseling cash request	\$ 665.00	\$ -	\$ -	\$ 665.00		\$ -	\$ -	\$ -
NEW-Garcelon Cemetery cash request	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00		\$ -	\$ -	\$ -
NEW-March of Dimes March for Babies	\$ -	\$ -	\$ 195.00	\$ 195.00		\$ -	\$ -	\$ -
NEW-Museum LA cash request	\$ 42,500.00	\$ -	\$ -	\$ 42,500.00		\$ -	\$ -	\$ -
NEW-Root Cellar event waiver & cash request	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00		\$ -	\$ -	\$ -
NEW-Team 207 car show	\$ -	\$ -	\$ -	\$ -	NOT ELIGIBLE 501C3-F	\$ -	\$ -	\$ -
<b>TOTAL REQUESTS</b>	<b>\$ 77,780.00</b>	<b>\$ 31,717.00</b>	<b>\$ 19,800.00</b>	<b>\$ 129,297.00</b>		<b>\$ 16,715.00</b>	<b>\$ -</b>	<b>\$ 16,715.00</b>

(1) Dempsey, Great Falls Balloon Festival, Liberty Festival, Museum LA B andson the Run, all assessed new \$3,000 field charge for possible rain damaged fields



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The Office of  
Deputy City Administrator  
Phil Nadeau  
**MEMORANDUM**

TO: Mayor and City Council

FR: Phil Nadeau

CC:

RE: Proposed Special Events Policy Amendment

DT: April 21, 2015

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Administration is submitting amended language to the Special Events Policy in response to several issues which have arisen following the City Council's adoption of the new Special Events Policy.

Recently, the Veterans Council submitted their Special Events Application for the 3 annual veteran events that have become traditions here in Lewiston: 1) the Memorial Day Parade (typically held on the Saturday of Memorial Day weekend in May); 2) the Flag Day flag disposal ceremony held every June at Veterans Park; and 3) the November Veterans Day Review which takes place at the Lewiston Armory.

The application for the FY16 Veterans Day events were submitted after March 1<sup>st</sup> and have caused the events that are organized by the Veterans Council to be scheduled as a stand-alone agenda item for the City Council to review and approve. Secondly, it appears that the Veterans Council has no formal non-profit status and may have been organized solely as an incorporated entity here in Maine but not formally filed as an approved non-profit by the IRS. This and the fact that the Veterans Council will have annually difficulties in raising money to cover liability insurance for three separate events each year has resulted in Administration re-thinking the events sponsored by both the Veterans Council and the committee that organizes the Joint Cities Holiday Celebration.

The proposed amendment recognizes the veterans and the holiday celebration events as "officially sponsored" city events. This will do three very important things:

- It will establish all these events as city sponsored activities and relieve these organizations of the liability and funding for any permitting/licensing for the events.
- Though these events will be official city events, the funding for these events will require that they be processed through the charitable contributions budget process. The City Council will review all these events annually and must approve what is proposed through the application process each year.

- City staff will prepare the applications for these events in consultation with the Veterans Council, who will remain the sole contact for organizing these events, and will work with the Joint Cities Holiday committee who is currently charged with the event.

Only the current Veterans Council events and the Joint Cities Holiday Celebration have gained this “officially sponsored” recognition in the proposal. New events that are proposed by either group will require that the Council both approve the events as an amendment to the Policy and approve the funding as part of the annual budget review process.

# LEWISTON CITY COUNCIL

## MEETING OF APRIL 21, 2015

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 1**

**SUBJECT:**

Order Authorizing execution of a Municipal Quitclaim Deed for Real Estate located at 27 Stanley Street.

**INFORMATION:**

The Council is asked to approve a municipal quitclaim deed for the property located at 27 Stanley Street. The quitclaim deed will release any interest the City may have by virtue of undischarged real estate tax liens or utility liens on this property.

Please see the memorandum from Finance Director Heather Hunter for additional information.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.

*EAB/kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Order authorizing execution of a municipal quitclaim deed for real estate located at 27 Stanley Street.



**City of Lewiston Maine  
City Council Order  
April 21, 2015**

**Order, Authorizing Execution of a Municipal Quitclaim Deed – Real Estate Located at  
27 Stanley Street.**

**WHEREAS**, the owner, Diane Y. Jones, failed to pay her real estate tax bills on a timely basis at 27 Stanley Street (Tax Map 119, Lot 7, Parcel 00-006038); and

**WHEREAS**, a tax lien was filed on June 13, 2012 (Book 8417 Page 21) and matured on December 13, 2013 in the amount of \$1,872.91; and

**WHEREAS**, a tax lien was filed on June 19, 2013 (Book 8699 Page 297) and matured on December 19, 2014 in the amount of \$1,867.28; and

**WHEREAS**, a tax lien was filed on June 18, 2014 (Book 8934 Page 206) in the amount of \$1,917.05; and

**WHEREAS**, payment was received in full on March 3, 2015;

**NOW, THEREFORE, BE IT ORDERED by the CITY COUNCIL of the CITY of  
LEWISTON**

That a quitclaim for 27 Stanley Street be issued to release the City's interest in the property to the owner.



## Finance Department



Heather Hunter  
Director of Finance/Treasurer  
hhunter@lewistonmaine.gov

**TO:** Mayor Robert E. Macdonald  
And Members of the City Council

**FROM:** Heather Hunter, Finance Director/Treasurer

**SUBJECT:** **Quitclaim Deeds**

**DATE:** April 15, 2015

One of the most powerful collection tools in a municipality's arsenal is the ability to lien properties for delinquent taxes (real and special only), water and sewer balances, and, most recently, stormwater balances. Once a lien is recorded, eighteen months must lapse without payment before the lien matures. Prior to maturity, the City Council may waive the right to foreclose on a maturing lien as you have done in the past. If the lien is permitted to mature, the municipality may elect to foreclose on the property or, if subsequent payment is received, return the property to its owner via a quitclaim deed.

At your April 21<sup>st</sup> meeting, there will be quitclaim deeds requiring your action for the following properties dealing with matured liens. The property liens in the amount noted have been paid.

Former Owner: Diane Y. Jones  
Deed Released to: Diane Y. Jones  
Address: 27 Stanley Street

Tax Map: 119 Lot 7	Parcel: 00-006038
Type of Lien: Tax Lien	Filed: 6/13/12 (B8417 P21)
Matured: 12/13/13	Paid: 3/3/2015 Amount: \$1,872.91
Type of Lien: Tax Lien	Filed: 6/19/13 (B8699 P297)
Matured: 12/19/14	Paid: 3/3/2015 Amount: \$1,867.28
Type of Lien: Tax Lien	Filed: 6/18/14 (B8934 P206)
Matured:	Paid: 3/3/2014 Amount: \$1,917.05

Former Owner: Derek Bates  
Deed Released to: Derek Bates  
Address: 58 Central Avenue

Tax Map: 194 Lot 107	Parcel: 00-003435
Type of Lien: Tax Lien	Filed: 6/19/13 (B8699 P60)
Matured: 12/19/14	Paid: 3/9/2015 Amount: \$2,780.12

Former Owner: Venise Langlois  
Deed Released to: Venise Langlois  
Address: 135 Summer Street  
Tax Map: 205 Lot 25 Parcel: 00-005593  
Type of Lien: Tax Lien Filed: 6/13/12 (B8417 P238)  
Matured: 12/13/13 Paid: 4/14/2015 Amount: \$2,226.71

Former Owner: Paul Russell P/R  
Deed Released to: New Owner at Closing  
Address: 193 Rosedale Street  
Tax Map: 177 Lot 207 Parcel: 00-007607  
Type of Lien: Tax Lien Filed: 6/17/11 (B8181 P281)  
Matured: 12/17/12 Paid: At closing Amount: \$1,808.89  
Type of Lien: Tax Lien Filed: 6/13/12 (B8418 P50)  
Matured: 12/13/13 Paid: At closing Amount: \$2,110.91  
Type of Lien: Tax Lien Filed: 6/19/13 (B8700 P125)  
Matured: 12/19/14 Paid: At closing Amount: \$2,113.52  
Type of Lien: Tax Lien Filed: 6/18/14 (B8935 P47)  
Matured: Paid: At closing Amount: \$2,177.63  
Type of Lien: Sewer Lien Filed: 3/2/12 (B8348 P238)  
Matured: 9/1/13 Paid: At closing Amount: \$120.08  
Type of Lien: Sewer Lien Filed: 12/21/12 (B8567 P348)  
Matured: 6/22/14 Paid: At closing Amount: \$137.24  
Type of Lien: Sewer Lien Filed: 8/29/13 (B8760 P254)  
Matured: 2/28/15 Paid: At closing Amount: \$512.12  
Type of Lien: Water Lien Filed: 8/29/13 (B8760 P146)  
Matured: 2/28/15 Paid: At closing Amount: \$241.27  
Type of Lien: Water Lien Filed: 6/19/14 (B8936 P189)  
Matured: Paid: At closing Amount: \$231.67  
Type of Lien: Sewer Lien Filed: 6/19/14 (B8936 P104)  
Matured: Paid: At closing Amount: \$321.76  
Type of Lien: Stormwater Lien Filed: 6/19/14 (B8936 P315)  
Matured: Paid: At closing Amount: \$105.18

At this time, I am requesting you approve the quitclaim orders for the above accounts so the property can be released from the City to the owner.

Please feel free to contact me with any questions or concerns you may have. I will also be available at the meeting to address comments.

# LEWISTON CITY COUNCIL

MEETING OF APRIL 21, 2015

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 2**

**SUBJECT:**

Order Authorizing execution of a Municipal Quitclaim Deed for Real Estate located at 58 Central Avenue.

**INFORMATION:**

The Council is asked to approve a municipal quitclaim deed for the property located at 58 Central Avenue. The quitclaim deed will release any interest the City may have by virtue of undischarged real estate tax liens or utility liens on this property.

Please see the memorandum from Finance Director Heather Hunter for additional information.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.

*EAB/kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Order authorizing execution of a municipal quitclaim deed for real estate located at 58 Central Avenue.



**City of Lewiston Maine  
City Council Order  
April 21, 2015**

**Order, Authorizing Execution of a Municipal Quitclaim Deed – Real Estate Located at 58 Central Avenue.**

**WHEREAS**, the owner, Derek Bates, failed to pay his real estate tax bills on a timely basis at 58 Central Avenue (Tax Map 194, Lot 107, Parcel 00-003435); and

**WHEREAS**, a tax lien was filed on June 19, 2013 (Book 8699 Page 60) and matured on December 19, 2014 in the amount of \$2,780.12; and

**WHEREAS**, payment was received in full on March 9, 2015; and

**NOW, THEREFORE, BE IT ORDERED by the CITY COUNCIL of the CITY of LEWISTON**

That a quitclaim for 58 Central Avenue be issued to release the City's interest in the property to the owner.

# LEWISTON CITY COUNCIL

## MEETING OF APRIL 21, 2015

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 3**

**SUBJECT:**

Order Authorizing execution of a Municipal Quitclaim Deed for Real Estate located at 135 Summer Street.

**INFORMATION:**

The Council is asked to approve a municipal quitclaim deed for the property located a 135 Summer Street. The quitclaim deed will release any interest the City may have by virtue of undischarged real estate tax liens or utility liens on this property.

Please see the memorandum from Finance Director Heather Hunter for additional information.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.



**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Order authorizing execution of a municipal quitclaim deed for real estate located at 135 Summer Street.



**City of Lewiston Maine  
City Council Order  
April 21, 2015**

**Order, Authorizing Execution of a Municipal Quitclaim Deed – Real Estate Located at 135 Summer Street.**

**WHEREAS**, the owner, Venise Langlois, failed to pay her real estate tax bills on a timely basis at 135 Summer Street (Tax Map 205, Lot 25, Parcel 00-005593); and

**WHEREAS**, a tax lien was filed on June 13, 2012 (Book 8417 Page 238) and matured on December 13, 2013 in the amount of \$2,226.71; and

**WHEREAS**, payment was received in full on April 14, 2015;

**NOW, THEREFORE, BE IT ORDERED by the CITY COUNCIL of the CITY of LEWISTON**

that a quitclaim be issued for 135 Summer Street to release the City's interest in the property to the owner.

**LEWISTON CITY COUNCIL**  
**MEETING OF APRIL 21, 2015**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 4**

**SUBJECT:**

Order Authorizing execution of a Municipal Quitclaim Deed for Real Estate located at 193 Rosedale Street.

**INFORMATION:**

The Council is asked to approve a municipal quitclaim deed for the property located at 193 Rosedale Street. The quitclaim deed will release any interest the City may have by virtue of undischarged real estate tax liens or utility liens on this property.

Please see the memorandum from Finance Director Heather Hunter for additional information.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.

*EAIBKMM*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Order authorizing execution of a municipal quitclaim deed for real estate located at 193 Rosedale Street.



**City of Lewiston Maine  
City Council Order  
April 21, 2015**

**Order, Authorizing Execution of a Municipal Quitclaim Deed – Real Estate Located at  
193 Rosedale Street.**

**WHEREAS**, the owner, Paul Russell, failed to pay his real estate tax and utility bills on a timely basis at 193 Rosedale Street (Tax Map 177, Lot 207, Parcel 00-007607); and

**WHEREAS**, a tax lien was filed on June 17, 2011 (Book 8181 Page 281) and matured on December 17, 2012 in the amount of \$1,808.89; a tax lien was filed on June 13, 2012 (Book 8418 Page 50) and matured on December 13, 2013 in the amount of \$2,110.91; a tax lien was filed on June 19, 2013 (Book 8700 Page 125) and matured on December 19, 2014 in the amount of \$2,113.52; and a tax lien was filed on June 18, 2014 (Book 8935 Page 47) in the amount of \$2,177.63; and

**WHEREAS**, a sewer lien was filed on March 2, 2012 (Book 8348 Page 238) and matured on September 1, 2013 in the amount of \$120.08; a sewer lien was filed on December 21, 2012 (Book 8567 Page 348) and matured on June 22, 2014 in the amount of \$137.24; a sewer lien was filed on August 29, 2013 (Book 8760 Page 254) and matured on February 28, 2015 in the amount of \$512.12; and a sewer lien was filed on June 19, 2014 (Book 8936 Page 104) in the amount of \$321.76; and

**WHEREAS**, a water lien was filed on August 29, 2013 (Book 8760 Page 146) and matured on February 28, 2015 in the amount of \$241.27; and a water lien was filed on June 19, 2014 (Book 8936 Page 187) in the amount of \$231.67; and

**WHEREAS**, a stormwater lien was filed on June 19, 2014 (Book 8936 Page 315) in the amount of \$105.18; and

**WHEREAS**, payment will be received in full upon the sale of the property closing;

**NOW, THEREFORE, BE IT ORDERED by the CITY COUNCIL of the CITY of LEWISTON**

that a quitclaim for 193 Rosedale Avenue be issued to release the City's interest in the property to the new owner.

# LEWISTON CITY COUNCIL

## MEETING OF APRIL 21, 2015

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 5**

**SUBJECT:**

Authorization to accept transfer of forfeiture funds.

**INFORMATION:**

The Lewiston Police Department is requesting that the City Council authorize the acceptance of funds, in the amounts outlined below, as reimbursement for costs associated with assisting in a criminal investigation.

The funds are available to the Lewiston Police Department due to its substantial contribution to the investigation of this or a related criminal case.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.



**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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That pursuant to Title 15, Maine Revised Statutes Annotated, Section 5824(3) and Section 5822(4)(A), the City Council hereby acknowledges and approves of the transfer of \$1,298.00, less administrative fees, or any portion thereof, in the case of State of Maine vs. James Winbrone, CR-13-3423; the transfer of \$1,082.00, less administrative fees, or any portion thereof, in the case of State of Maine vs. Mustafa Abdi, CR-15-274; the transfer of 8.5% of \$6,010, less administrative fees, or any portion thereof, in the case of US Department of Justice Drug Enforcement Administration vs. CE-13-0038, 14-DEA-602300; the transfer of 10% of \$7,629 less administrative fees, or any portion thereof, in the case of the US Department of Justice Drug Enforcement Administration vs. CE-14-0040, 14-DEA-603429; the transfer of 14% of \$5,124, less administrative fees, or any portion thereof, in the case of the US Department of Justice Drug Enforcement Administration vs. CE-14-0038, 14-DEA-603433; and the transfer of 4% of \$18,900, less administrative fees, or any portion thereof, in the case of the US Department of Justice Drug Enforcement Administration vs. CE-14-0013, 14-DEA-593826. Being funds forfeited pursuant to court process. It is further acknowledged that these funds shall be credited to the 'City of Lewiston Drug Enforcement Program'.

STATE OF MAINE  
Androscoggin, ss

DISTRICT COURT  
Criminal Action  
Docket No. CR-13-3423

State of Maine	}	
	}	
v.	}	Municipality of Lewiston
	}	Approval of Transfer
James Winbrone	}	15 M.R.S.A. §5824(3) & §5822(4)(A)
Defendant;	}	
	}	
And	}	
	}	
\$1,298.00 U.S. Currency	}	
Defendant(s) In Rem	}	

NOW COMES the municipality of Lewiston, Maine, by and through its municipal officers, and does hereby grant approval pursuant to 15 M.R.S.A. § 5824(3) & §5826(6) to the transfer of the above captioned Defendant(s) in Rem, or any portion thereof, on the grounds that the Lewiston Police Department did make a substantial contribution to the investigation of this or a related criminal case.

WHEREFORE, the municipality of Lewiston, Maine does hereby approve of the transfer of the Defendant(s) In Rem, or any portion thereof, pursuant to 15 M.R.S.A. § 5824(3) & §5826(6) by vote of the Lewiston municipal legislative body on or about

Dated: \_\_\_\_\_

\_\_\_\_\_  
Municipal Officer  
Lewiston, Maine  
(Impress municipal legislative body seal here)

STATE OF MAINE  
Androscoggin, ss

SUPERIOR COURT  
Criminal Action  
Docket No. CR-15-274

State of Maine	}	
	}	Municipality of Lewiston
v.	}	Approval of Transfer
	}	15 M.R.S.A. §5824(3) & §5822(4)(A)
Mustafa Abdi	}	
Defendant;	}	
	}	
And	}	
	}	
\$1,082.00 U.S. Currency	}	
Defendant(s) In Rem	}	

NOW COMES the municipality of Lewiston, Maine, by and through its municipal officers, and does hereby grant approval pursuant to 15 M.R.S.A. § 5824(3) & §5826(6) to the transfer of the above captioned Defendant(s) in Rem, or any portion thereof, on the grounds that the Lewiston Police Department did make a substantial contribution to the investigation of this or a related criminal case.

WHEREFORE, the municipality of Lewiston, Maine does hereby approve of the transfer of the Defendant(s) In Rem, or any portion thereof, pursuant to 15 M.R.S.A. § 5824(3) & §5826(6) by vote of the Lewiston municipal legislative body on or about

Dated: \_\_\_\_\_

\_\_\_\_\_  
Municipal Officer  
Lewiston, Maine  
(Impress municipal legislative body seal here)



# MEMO



Date: April 3, 2015  
To: Kathy Montejo, City Clerk  
From: Michael Bussiere, Chief of Police  
Re: Forfeiture funds

The following investigations are pending in federal court and upon a favorable final disposition, the funds in the cases listed below will be released to the Lewiston Police Department. Please make the necessary notifications to the City Council that would allow them to address the issue and consent to the acceptance of these funds.

Please credit these funds to the Federal Drug Forfeiture Account, number 5902-351450.

Case #	Asset #	Asset
CE-13-0038	14-DEA-602300	8.5% less adm fee of \$6,010
CE-14-0040	14-DEA-603429	10% less adm fee of \$7,629
CE-14-0038	14-DEA-603433	14% less adm fee of \$5,124
CE-14-0013	14-DEA-593826	4% less adm fee of \$18,900

**LEWISTON CITY COUNCIL**  
**MEETING OF APRIL 21, 2015**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 6**

**SUBJECT:**

Public Hearing and First Passage regarding an amendment to the Parks & Recreation Ordinance to incorporate the new Riverside Greenway as a recognized city park.

**INFORMATION:**

This is a housekeeping matter to add the new bike path/walking path along the Androscoggin River to the list of recognized city parks and recreational areas. The name of the new path is the Riverside Greenway and it opened last fall.

Note: Underlines are additions and strike-outs are ~~deletions~~.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.

*EAB/kmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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That the proposed amendment to the City Code of Ordinances, Chapter 54 "Parks and Recreation" regarding the addition of Riverside Greenway to the list of city parks, receive first passage by a roll call vote and that the public hearing on said ordinance be continued to the next regularly scheduled City Council meeting.

**AN ORDINANCE PERTAINING TO PARKS AND RECREATION**

**THE CITY OF LEWISTON HEREBY ORDAINS:**

Chapters 54 of the Code of Ordinances of the City of Lewiston, Maine are hereby amended as follows:

**CHAPTER 54**

**PARKS AND RECREATION**

**Sec. 54-8. Public drinking of alcoholic beverages prohibited.**

(a) *Definitions.* As used in this section, the following terms have the following meanings:

*Liquor* means and includes any alcoholic, spirituous, vinous, fermented or other alcoholic beverage or combination of liquors and mixed liquors, intended for human consumption, which contains more than one-half of one percent of alcohol by volume.

*Open container* means not having a cap, stopper or other cover in place.

*Public park, playground or recreational facility* means any of the following city-owned or operated public fields, parks, playgrounds and recreational facilities:

- Chasey Park;
- Child's Park;
- Couture Park;
- Farwell School grounds;
- Franklin Pasture Athletic Complex;
- Gaslight Park;
- Holy Family athletic field;
- Judge Armand A. Dufresne, Jr. Plaza;
- Kennedy Park;
- Knox Street Park;
- Leeds Park;
- Lewiston Athletic Park;
- Lewiston Memorial Armory;
- Lincoln Street Boat Launch and Park;
- Lionel Potvin Park;
- Longley School grounds;

Marcotte Park;  
Mark W. Paradis Park;  
Martel School grounds;  
Mayer Park;  
McMahon School grounds;  
Montello School grounds;  
Pettengill School grounds;  
Randall Road Softball Complex;  
Raymond Park;  
Ricker Park;  
Riverside Greenway;  
Simard-Payne Police Memorial Park;  
Smiley Park;  
St. Mary's playground (Oxford Street);  
Sunnyside Park;  
Veterans Memorial Park.

- (b) *Penalty.* A person is guilty of public drinking if he drinks liquor while at any public park or playground, unless at specific events authorized by the city council.
- (c) *Evidence.* The possession of an open container of liquor at a public park or playground is prima facie evidence of a violation of this section.

NOTE: Additions are underlined; deletions are ~~struck-out~~.

# LEWISTON CITY COUNCIL

## MEETING OF APRIL 21, 2015

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 7**

**SUBJECT:**

Resolve Authorizing the City Administrator to Enter into Negotiations with Kevin Morin regarding the Disposition of City Right of Way adjacent to 117 Commercial Street.

**INFORMATION:**

Kevin Morin has expressed interest in acquiring excess City street right of way for the purpose of expanding Morin's Machine Shop located at 117 Commercial Street. See attached request and map. The City property consists of about 19,000 square feet located outside of the paved travel lanes of Ferry Road and Commercial Street. Technically, the property in question could constitute a developable lot. However, the road setback requirements are such that the area for a building and associated parking is highly limited. As a result, its highest potential value is as an addition to the adjacent Morin lot to allow that business to expand.

The City's normal practice is to issue requests for proposals for developable lots. In this instance, however, it is highly unlikely that any party other than Morin's would be interested in purchasing it. As a result, the City Administrator has recommended that direct negotiations be held with Mr. Morin for this property. This is authorized by Section 5.6 of the City's property disposition policy.

This has been reviewed by the Planning Board. Please see the attached summary of their recommendation along with a background memo prepared by City Planner David Hediger.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Resolve Authorizing the City Administrator to Enter into Negotiations with Kevin Morin regarding the Disposition of City Right of Way adjacent to 117 Commercial Street.



## COUNCIL RESOLVE

Resolve, Authorizing the City Administrator to Enter Into Negotiations with Kevin Morin Regarding the Disposition of City Right of Way adjacent to 117 Commercial Street.

Whereas, Kevin Morin of Morin's Machine Shop has expressed interest in acquiring excess City-owned street right of way adjacent to the machine shop's property at 117 Commercial Street; and

Whereas, the City property consists of about 19,000 square feet located outside of the paved travel lanes of Ferry Road and Commercial Street and is in excess of the City's needs for street right of way; and

Whereas, this request been reviewed by the Planning Board which supported disposition of this property subject to several conditions; and

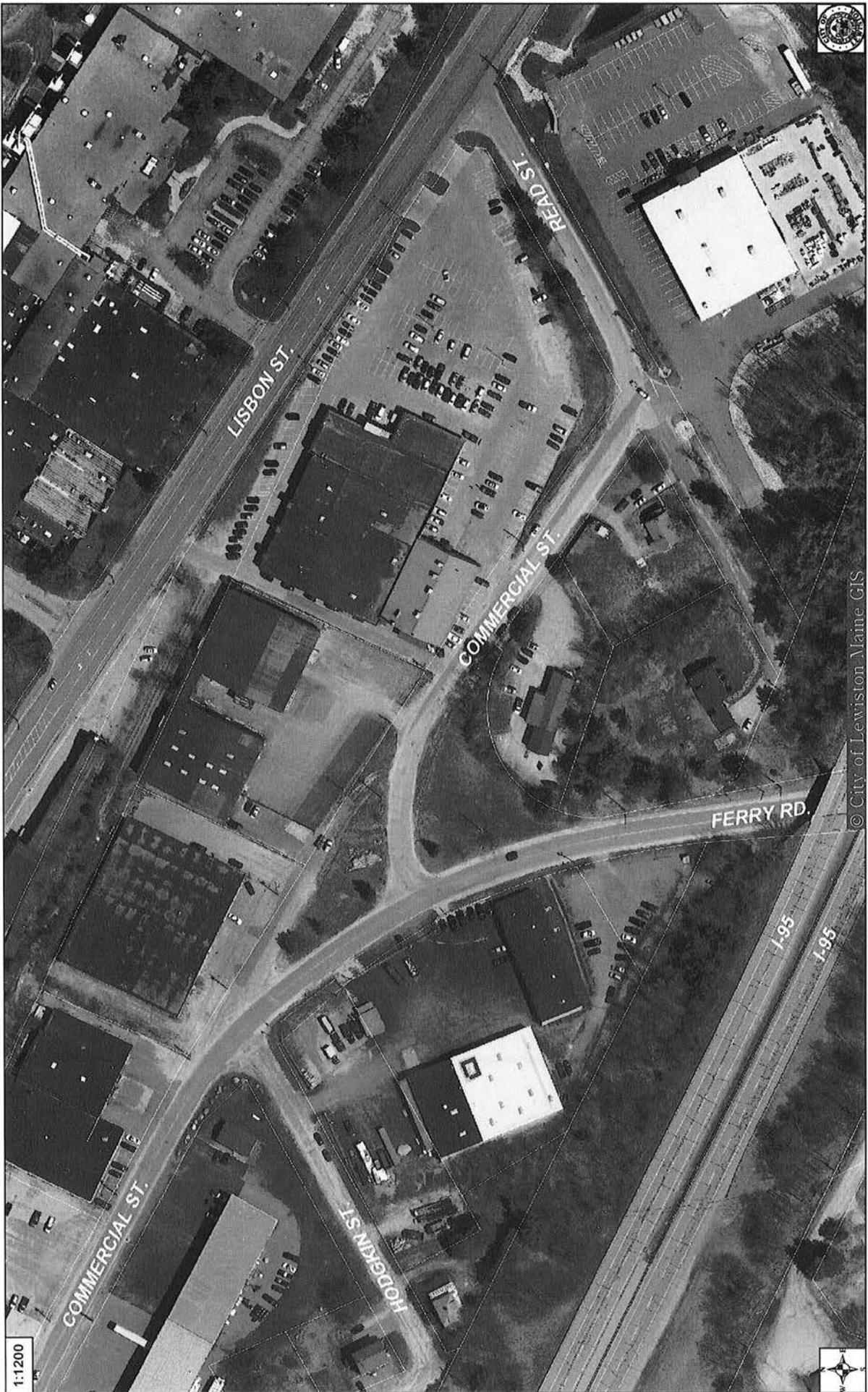
Whereas, while this property could accommodate a separate development, the road set back requirements are such that the area for a building and associated parking is highly limited; and

Whereas, as a result, its highest potential value is as an addition to the adjacent Morin lot to allow that business to expand; and

Whereas, given this, the City Administrator recommends that direct negotiations, as authorized by section 5.6 of the City's Property Disposition Policy, take place with Kevin Morin;

**Now, therefore, be it Resolved by the City Council of the City of Lewiston that**

The City Administrator is hereby authorized to enter into direct negotiations with Kevin Morin of Morin's Machine Shop regarding the potential sale of excess City right of way located adjacent to the machine shop's property at 117 Commercial Street and to report back to the Council and the Planning Board on the potential terms and conditions of such a sale.



1:1200



© City of Lewiston, Maine GIS



Wed 3/11/2015

Dear Mr. Barrett,

I am writing on behalf of Morin's Machine Shop located at 117 Commercial Street, owned by Marcel and Carol Morin. We are currently considering options for expanding our business in 2015. In order to better understand our location, please refer to the attached map image, taken from the Lewiston GIS website. The 2013 aerial view map shows the current extent of our building. As you can see, we have nearly exhausted the buildable limits of our site. The only feasible option is to expand to the west of the current building. To the north, we must maintain access to the building, access to our septic system, and parking for guests and employees. To the east, we must maintain the space for full size tractor trailer trucks to deliver materials. Last week, I spoke with Mr. Arsenault in the Planning Department about the options available to us. We discussed that the odd configuration of the site creates a very large amount of frontage on our property, and greatly restricts the amount of buildable land on our site due to setback requirements. Both the property line along Commercial Street and the curved property line abutting the empty field at the corner of Commercial and Ferry are considered frontage. The best solution would be for Morin's Machine Shop to acquire the empty triangular field at the corner of Commercial and Ferry. This would allow us to add the square footage we desperately need, would create greater visibility for our company, would add unused land to the city's tax roll, and the added capacity would allow us to add employees.

Morin's Machine Shop is currently in the fortunate position of having a tremendous amount of work, and could add much more work, but we have exhausted our building both in the amount of equipment that fits inside and the number of employees needed to run that equipment. If able to expand to our full potential, we would add square footage as well as employees. We never expected to outgrow our current site, but we have and finding another property and/or building would present a great hardship to the business. Moving the large heavy equipment we own would cost tens of thousands of dollars. Expanding the building to the maximum extent allowed on our current site would be economically unfeasible because we would outgrow that amount of space almost immediately.

It is for the above reasons that we respectfully ask the city of Lewiston to consider our request to acquire the aforementioned plot of land at the corner of Commercial and Ferry. We are looking to begin our expansion as quickly as possible.

Thank you for your time and consideration on this matter.

**Kevin Morin**



## CITY OF LEWISTON

### Department of Planning & Code Enforcement



**TO: Mayor and City Council**  
**FROM: David Hediger, City Planner**  
**DATE: March 30, 2015**  
**RE: Disposition of city right-of-way abutting 117 Commercial Street**

Staff has been directed to request a recommendation from the Planning Board for the disposition of city right-of-way abutting 117 Commercial Street. Administration received a request in March 2015 from the Kevin Morin of Morin's Machine Shop at 117 Commercial Street to acquire an unused portion of city right-way so that they may expand their business. The area in question consists of approximately 19,000 square feet of right-of-way outside the paved travel area of Ferry Road and Commercial Street and is located in the Urban Enterprise (UE) district. Since this is land located within the city right-of-way, no assessed value has been assigned. However, the City Assessor believes \$5,000 to \$10,000 would be a fair price for an abutter purchase.

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the Planning Board voted to send a favorable recommendation to the City Council for the disposition of city right-of-way abutting 117 Commercial Street subject to the following conditions:

1. All requisite codes must be met and satisfied.
2. The city must retain sufficient land area to the satisfaction of Lewiston Public Works to establish new right-of-way boundaries for Ferry Road and Commercial Street ensuring adequate width for existing and proposed travel way improvements.
3. The disposition process shall be initiated and proposals on use of this land must be returned to the Planning Board subject to their review and positive recommendation.
4. The City Council needs to revisit the potential fair market value as referenced being \$5,000 to \$10,000

Should it be determined the property be sold, it will be subject the City's policy for disposition of surplus property that is potentially developable and that the city may market the property through a Request of Proposals (RFP), broker, formal bid, self-brokerage, and/or direct negotiation. The City Administrator shall recommend to the City Council the disposition method or methods to be used at the time the Council is asked to approve disposition of the property. It worth noting that with setbacks taken into consideration, the developability of this lot is significantly limited.



City of Lewiston  
Planning & Code Enforcement  
Gil Arsenault, Director



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## MEMORANDUM

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**To:** Ed Barrett, City Administrator  
City Clerk's Office  
City Council Members  
Mayor Robert E. Macdonald

**From:** David Hediger  
**Date:** March 30, 2015  
**Subject:** Planning Board Action: Disposition of city right-of-way abutting 117 Commercial Street

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The Planning Board took the following action at their public meeting held on March 23, 2015 regarding the disposition of city right-of-way abutting 117 Commercial Street.

The following motion was made:

- MOTION:** by **Walter Hill** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of city right-of-way abutting 117 Commercial Street subject to the following conditions:
1. All requisite codes must be met and satisfied.
  2. The city must retain sufficient land area to the satisfaction of Lewiston Public Works to establish new right-of-way boundaries for Ferry Road and Commercial Street ensuring adequate width for existing and proposed travel way improvements.
  3. The disposition process shall be initiated and proposals on use of this land must be returned to the Planning Board subject to their review and positive recommendation.
  4. The City Council needs to revisit the potential fair market value as referenced being \$5,000 to \$10,000.

Second by **Kevin Morissette**.

**VOTED:** 7-0 (Passed)

c: Planning Board Members

**LEWISTON CITY COUNCIL**  
**MEETING OF APRIL 21, 2015**

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 8**

**SUBJECT:**

Resolve Accepting the Donation of the Property at 8 Spofford Street.

**INFORMATION:**

The owner of the property at 8 Spofford Street has offered to donate this vacant 100 by 100 foot lot to the City. The lot is adjacent to Garcelon Bog and is undevelopable. The property may have value for future mitigation of wetlands impacts and therefore the Planning Board and city staff recommend that the offer of land be accepted.

Please see the attached material for additional information.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.



**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Resolve Accepting the Donation of the Property at 8 Spofford Street.



## COUNCIL RESOLVE

Resolve, Accepting the Donation of the Property at 8 Spofford Street.

Whereas, the owner of the property located at 8 Spofford Street, Charlotte Deschense, has offered to donate this vacant 100 by 100 foot lot adjacent to the Garcelon Bog to the City; and

Whereas, this property is assessed at \$2,640, has no road frontage or access, and portions of it are restricted by shoreland zoning; and

Whereas, as a result, this property is effectively undevelopable; and

Whereas, the City, which owns a large part of the Bog, has placed its property in a conservation easement as mitigation for wetland impacts related to development in the Exit 80 industrial area; and

Whereas, this property may have value for future mitigation of wetland impacts elsewhere in the community or in the immediate area of the Bog; and

Whereas, the Planning Board has reviewed this offer and recommends that it be accepted;

**Now, therefore, be it resolved by the City Council of the City of Lewiston that**

The donation of 8 Spofford Street is hereby accepted and the City Administrator is directed to take the necessary steps to transfer its ownership to the City.



## EXECUTIVE DEPARTMENT

**Edward A. Barrett, City Administrator**  
**Phil Nadeau, Deputy City Administrator**

### CONFIDENTIAL MEMORANDUM

April 1, 2015

To: Honorable Mayor and Members of the City Council  
Fr: Edward A. Barrett  
Su: 8 Spofford Street

The owner, Charlotte Deschense, has offered to donate this lot to the City. It is an undeveloped 100 by 100 foot lot adjacent to the Garcelon Bog assessed at \$2,640. It has no road frontage or access and portions of it are restricted by shoreland zoning. As a result, it is effectively undevelopable.

The City owns a large part of the Bog, and this property has been placed in a conservation easement as mitigation for wetland impacts related to development in the Exit 80 industrial area.

As was the case with a similar donation on Fenwick Street last year, the property may have value for future mitigation of wetland impacts elsewhere in the community or in the immediate area of the Bog. Over the last several years, the City has been working with property owners who abut the city's bog property and who have a variety of incursions onto the City's conserved property. Many of the easier incursions have been rectified. This includes things like mowing or storing vehicles or equipment on the City's property. We are still working, however, to resolve a number of more serious incursions including paved parking areas and semi-permanent structures and fences. Resolving these issues could potentially be expensive to the affected property owners.

One option is to swap other land adjacent to or in the bog for the incursion property. For example, the owner of a parking area on City conservation land could seek to acquire ownership of that land in return for conserving land elsewhere.

The City's conservation easement involves a number of parties including the Androscoggin Land Trust, the holder of the easement. ALT is amenable to the land swap approach. The Maine Department of Environmental Protection is a guarantor of the easement, so any land exchanges would have to be acceptable to DEP. It would also have to be acceptable to the US Corps of Engineers, which is the federal agency that approved the original mitigation plan for wetland impacts at the Gendron Business Park. Given the various organizations that are involved, any adjustments to the conservation boundaries should only be sought once.

Once the snow has cleared, we plan to begin meeting with the property owners with more significant incursions to determine their level of interest in such an approach. Once determined, we can then

seek other owners in the area who might be willing to sell sufficient property to meet DEP and Corps requirements, which are likely to exceed 1 to 1, i.e., requiring that 8 acres be conserved for every one acre removed from conservation.

I provide this background because the Planning Board has suggested that we approach the abutters of the Spofford Street property to see if any of them are interested in acquiring this property. While this may be appropriate at some point in the future, our current recommendation is to retain this property as potential land to be used to mitigate any incursions that cannot be easily resolved.

Please note that we fully anticipate that the property owners who have extended their properties onto City owned land should be expected to bear any and all costs associated with resolving their "trespass," including paying the City for any land that they might wish to add to their properties and for any additional land acquired to mitigate their incursion.

We would recommend your acceptance of this donation and support for retaining this property until the major incursion issues have been resolved. Should we find that this property is not required for this purpose, we would then return to you to determine whether your preference is to retain this property or offer it to its abutters.

Please see the attached additional background information.



## CITY OF LEWISTON

### Department of Planning & Code Enforcement



**TO:** City Council  
**FROM:** David Hediger, City Planner  
**DATE:** March 30, 2015  
**RE:** Acquisition of 8 Spofford Street

Staff has been directed to request a recommendation from the Planning Board for the acquisition of 8 Spofford Street. Administration received a request from the current owner Charlotte Deschense to donate this land to the city. This 100' x 100' property is located in the Neighborhood Conservation "A" (NCA district), has no frontage, and is partially impacted by shoreland zoning. The current assessed value on this property is \$2,640. Having no frontage or access, it is undevelopable unless acquired by an abutter. There are three abutters, one of which is the City owning 180+ acres associated with Garcelon Bog.

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the Board voted on March 23, 2015 to acquire 8 Spofford Street in the form of a donation subject to the condition that acquisition must occur by no later than March 23, 2016 and if not, must come back to the Planning Board for their reconsideration and that within 30 days of the City's acquisition that the City approach the abutters to see if they are interested in purchasing any of the property.



City of Lewiston  
Planning & Code Enforcement  
Gil Arsenault, Director



## MEMORANDUM

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**To:** Ed Barrett, City Administrator  
City Clerk's Office  
City Council Members  
Mayor Robert E. Macdonald

**From:** David Hediger

**Date:** March 30, 2015

**Subject:** Planning Board Action: Acquisition of 8 Spofford Street

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The Planning Board took the following action at their public meeting held on March 23, 2015 regarding the acquisition of 8 Spofford Street.

The following motion was made:

**MOTION:** by **Walter Hill** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition in the form of a donation of 8 Spofford Street subject to the condition that acquisition must occur by no later than March 23, 2016 and if not, must come back to the Planning Board for their reconsideration.  
Second by **Sandra Marquis**.

**VOTED:** 6-1 (Passed)  
Darcy Opposed

The following motion was made:

**MOTION:** by **Darcy Reed** that within 30 days of the City's acquisition that the City approach the abutters to see if they are interested in purchasing any of the property. Second by **Sandra Marquis**.

**VOTED:** 7-0 (Passed)

c: Planning Board Members

1:720

FIRM Flood Map Panel 23001C0327E  
Effective July 8, 2013

RE00005837  
55 HAROLD ST  
(Addr Pt ID 3844)

RE00007049  
61 HAROLD ST  
(Addr Pt ID 1136)

RE00001448  
67 HAROLD ST  
(Addr Pt ID 4253)

RE00011043  
175 FARWELL ST  
(Addr Pt ID 499)

Zoning  
NCA

RE00006556  
8 SPOFFORD ST  
(Addr Pt ID 938)

RE00010257  
167 FARWELL ST  
(Addr Pt ID 1757)

Shoreland Zoning Overlay District

RE00002566  
6 GOULET ST  
(Addr Pt ID 7066)

RE00002584  
157 FARWELL ST  
(Addr Pt ID 9344)

RE00000248  
10 GOULET ST  
(Addr Pt ID 9349)

NWL TYPE PERMIT  
FIRM Flood Zone  
AE

RE00004533  
12 GOULET ST  
(Addr Pt ID 9145)



# LEWISTON CITY COUNCIL

MEETING OF APRIL 21, 2015

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 9

**SUBJECT:**

Order authorizing the City Administrator to sign a Lease with the Lake Auburn Watershed Neighborhood Association (LAWNA) for the property to be used as a Tree Nursery.

**INFORMATION:**

Due to severe budget constraints in recent years, the city has reduced tree planting programs to the extent that we are not keeping up with removals. During the Council planning session in 2014, the Council identified establishing a tree nursery as a City priority. A nursery will allow us to grow our own stock of replacement trees at a significantly lower cost than purchasing trees from private nurseries.

The City Forester has been working with the Lewiston Auburn Community Forestry Board to locate and develop a nursery. The current plan is to establish a nursery in Auburn on a parcel located near Lake Auburn. It would allow us to plant 300 saplings that could produce \$45,000 worth of trees for use in city parks and rights of way within five to six years. A lease agreement has been negotiated between the Cities of Lewiston and Auburn and LAWNA and is attached for your approval.

A grant was sought from and has been approved by the State's Project Canopy program to assist in establishing this nursery. The Lewiston City Forester will act as lead person organizing and scheduling the effort, and the Tree Board will be greatly involved.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.



**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Order authorizing the City Administrator to sign a Lease with the Lake Auburn Watershed Neighborhood Association (LAWNA) for the property to be used as a Tree Nursery.



## COUNCIL ORDER

Order, Authorizing the City Administrator to sign a lease with Lake Auburn Watershed Neighborhood Association (LAWNA) for property to be used as a Tree Nursery.

Whereas, due to severe budget constraints, the cities of Lewiston and Auburn have reduced tree replacement and planting programs to the extent that replacements are not keeping track with removals; and

Whereas, developing a tree nursery will allow us to grow our own stock of replacement trees at a significantly lower cost; and

Whereas, the plan is to establish a nursery that will allow us to plant 300 saplings that, within five to six years will produce \$45,000 worth of trees for transplanting into city parks, open space, and rights of way; and

Whereas, starting a tree nursery was among the priorities established by the 2014 City Council in its planning session held shortly after taking office; and

Whereas, the City Council approved a resolve accepting a Project Canopy grant in the amount of \$7,366.40 at their March 17, 2015 meeting; and

Whereas, LAWNA offered to provide property for the Tree Nursery at no cost at their property located at 115 North Auburn Road in Auburn; and

Whereas, the final lease documents were developed, reviewed, and agreed to (including a review by the City's attorney) by LAWNA, the City of Auburn and City of Lewiston;

**Now, therefore, be it ordered by the City Council of the City of Lewiston that**

The City Administrator is authorized to execute the lease documents for the land upon which the Tree Nursery will be located with no cost to the City.

## LEASE

This lease ("Lease") made this \_\_\_\_\_ day of April, 2015, by and between the **Lake Auburn Watershed Neighborhood Association** ("LAWNA"), a Maine nonprofit, public benefit corporation with a principal place of business in Auburn, County of Androscoggin, State of Maine, ("LAWNA") and the **City of Lewiston** and the **City of Auburn** (collectively, the "Cities"), municipalities organized under Maine law, which by mutual agreement maintain the Lewiston Auburn Community Forest Board, a conservation board, ("LACFB"). Whereas both LAWNA and the Cities, by and through the LACFB, seek to encourage conservation in and around the Lake Auburn Watershed, the parties agree as follows:

1. **Premises:** LAWNA leases to the Cities a certain right-of-way and property located near Lake Auburn, in Auburn, Maine as described in **Exhibit A** (the "Premises").
2. **Term:** This Lease shall be for a term of **20** years, beginning as of April \_\_\_\_, 2015.
3. **Use of Premises:** The Cities shall use the Premises for the purposes of planting, maintaining, and removing live trees to be used along rights of way in Auburn and Lewiston ("Use").
4. **Well Access:** As described in **Exhibit A**, the Cities shall also have the right to access and draw water from a well on the property of LAWNA adjacent to the Premises (such well depicted on the diagram in **Exhibit B**) provided that the Cities shall draw water from the well solely for the Use described in Section 3 of this Lease.
5. **Equal Use:**
  - a. The Cities shall Use the Premises equally. The Cities shall equally share the costs associated with planting and maintaining live trees from the Premises, and each City shall have the right to remove an equal number of live trees from the Premises.
  - b. If either City breaches Section 5(a) of this Lease, the Lease shall not terminate. The Cities shall resolve any dispute regarding Section 5(a) amongst themselves through binding arbitration pursuant to Section 14.
6. **Maintenance and Repair:** The Cities shall keep the Premises clean and clear of all litter, repair any damage caused by them to the Premises, and, at the termination of this Lease, shall return the Premises to the condition it was in at the beginning of the Term, unless the Premises cannot be returned to the condition it was in at the beginning of the Term for reasons beyond the control of the Cities.
7. **Hours of Operation:** The Cities shall not access the Premises outside the hours of **8:00 a.m. to 8:00 p.m.**, **seven** days per week, absent the express written consent of LAWNA.

8. **Assignment:** The Cities may not assign this Lease, nor sublet any part of the Premises without the prior written consent of LAWNA, which consent may be withheld for any reason at the sole discretion of LAWNA.
9. **Insurance:** The Cities shall, upon request of LAWNA, provide proof of worker's compensation insurance coverage in amounts and forms consistent with Maine state law, covering their employees during the term of this Agreement.
10. **Termination:**
  - a. Except as provided in Section 5, LAWNA or the Cities may terminate this lease for cause upon written notice of the breach to the other party, and the breaching party shall have **30** days after receipt of the notice (the "Notice Period") to cure the violation.
  - b. If the breaching party does not cure the violation during the Notice Period, the Lease shall terminate at the end of the Notice Period.
  - c. For a period of **two years** following the termination of this Lease, the Cities shall have a continuing right to maintain and remove trees from the Premises.
11. **Limits of this Lease:** This Lease is meant only to permit the Cities to Use the Premises. The Cities at all times are entities separate and distinct from LAWNA and are solely responsible for the provision of any services as described within this Lease. Nothing in this Lease shall be deemed to create any partnership, joint venture, or other business relationship between LAWNA and the Cities, except as specifically described in this Lease.
12. **Fire and Casualty:** If all or substantially all of the Premises is destroyed or seriously damaged by fire or other casualty, or is taken by eminent domain, then either party may terminate their future obligations under this Lease upon notice to the other party.
13. **Compliance:** Both parties shall comply with all applicable laws and regulations.
14. **Governing Law and Dispute Resolution:** This Lease shall be governed by Maine law. The invalidity of any of the provisions of this Lease shall not affect any of the remaining provisions of this Lease. Any dispute arising out of this Lease shall be resolved by binding arbitration before a single arbitrator, at the office of Brann & Isaacson, 184 Main Street, Lewiston, Maine, under the JAMS Streamlined Arbitration Rules. Upon a demand for arbitration, the parties shall select an arbitrator. If the parties have not selected an arbitrator within **30** days, either party may ask that the Androscoggin County Superior Court appoint the arbitrator. The prevailing party shall be entitled to recover reasonable attorney fees and costs. This Section shall survive the expiration or termination of this Lease.

15. **Notices:** Notices under this Lease shall be effective upon receipt or refusal when delivered in writing to a party in person, by certified mail, return receipt requested, or overnight delivery service with proof of delivery.
16. **Modifications:** This Lease may not be modified or waived except in writing. Any waiver by either party in regards to the terms of this Agreement shall constitute a waiver only of that specific occurrence, and shall not be deemed a waiver of any other covenants, promises, or agreements contained herein.
17. **Successors or Assigns:** All covenants, promises, and agreements contained in this Lease shall be binding upon and shall inure to the benefit of the respective successors or assigns of the parties of this Lease.
18. **Entire Agreement:** This Lease is the complete and entire agreement between the parties.

IN WITNESS WHEREOF, the undersigned, representing that they are duly authorized to act, have caused this instrument to be duly executed this \_\_\_\_\_ day of April 2015.

LAKE AUBURN WATERSHED  
NEIGHBORHOOD ASSOCIATION (LAWNA)

\_\_\_\_\_  
By: \_\_\_\_\_  
Its \_\_\_\_\_

STATE OF MAINE  
\_\_\_\_\_, ss

April \_\_, 2015

Now appeared before me the above named \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, and acknowledged the foregoing to be h\_\_ free act and deed in said capacity and the free act and deed of the Lake Auburn Watershed Neighborhood Association.

\_\_\_\_\_  
Notary Public/Attorney at Law  
Print Name: \_\_\_\_\_

CITY OF LEWISTON

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

CITY OF AUBURN

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

## City of Auburn and City of Lewiston-Tree Nursery Easement

A certain right-of-way and tree nursery easement, situated on the easterly side of North Auburn Road, so-called, in the City of Auburn, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar, capped "Buker 2397" on the easterly right-of-way line of North Auburn Road, at the northwesterly corner of land now or formerly of Joan Prince and John F. Hutchinson (Book 2702, Page 70), said rebar being one thousand three hundred eighty (1,380) feet, more or less, from the intersection of said North Auburn Road and West Auburn Road;

Thence, from the Point of Beginning, North 19 degrees-18 minutes -58 seconds East, along said easterly right-of-way line of North Auburn Road, a distance of sixteen (16) feet, more or less, to a point;

Thence, South 54 degrees-51 minutes -07 seconds East, through said land of the Grantor herein, a distance of two hundred eighty-five (285) feet, more or less, to a point at the intersection of the last described line and the projection of an interior stonewall, said line being fifteen (15) feet and parallel at all points, from the southerly boundary line of the Grantor herein;

Thence, North 22 degrees-51 minutes -46 seconds East, through said land of the Grantor herein and partially along said interior stonewall, a distance of two hundred thirty-one (231) feet, more or less, to a point on the northerly line of the Grantor herein and the southerly boundary line of land now or formerly of Michael P. Joseph Trust (Book 8057, Page 194);

Thence, South 50 degrees-19 minutes -55 seconds East, along said land now or formerly of Michael P. Joseph Trust, a distance of three hundred thirty (330) feet, more or less, to a point on a stonewall;

Thence, South 47 degrees-27 minutes -10 seconds West, along said stonewall, a distance of two hundred nineteen (219) feet, more or less, to a point on a stonewall on the northerly boundary line of said land now or formerly of Joan Prince and John F. Hutchinson;

Thence, North 54 degrees-51 minutes -07 seconds West, along said land now or formerly of Joan Prince and John F. Hutchinson, a distance of five hundred fifteen (515) feet, more or less, to a 5/8 inch rebar, capped "Buker 2397" and the Point of Beginning.

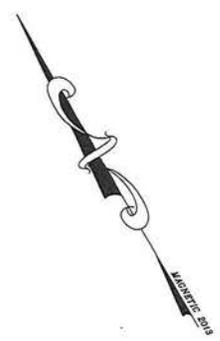
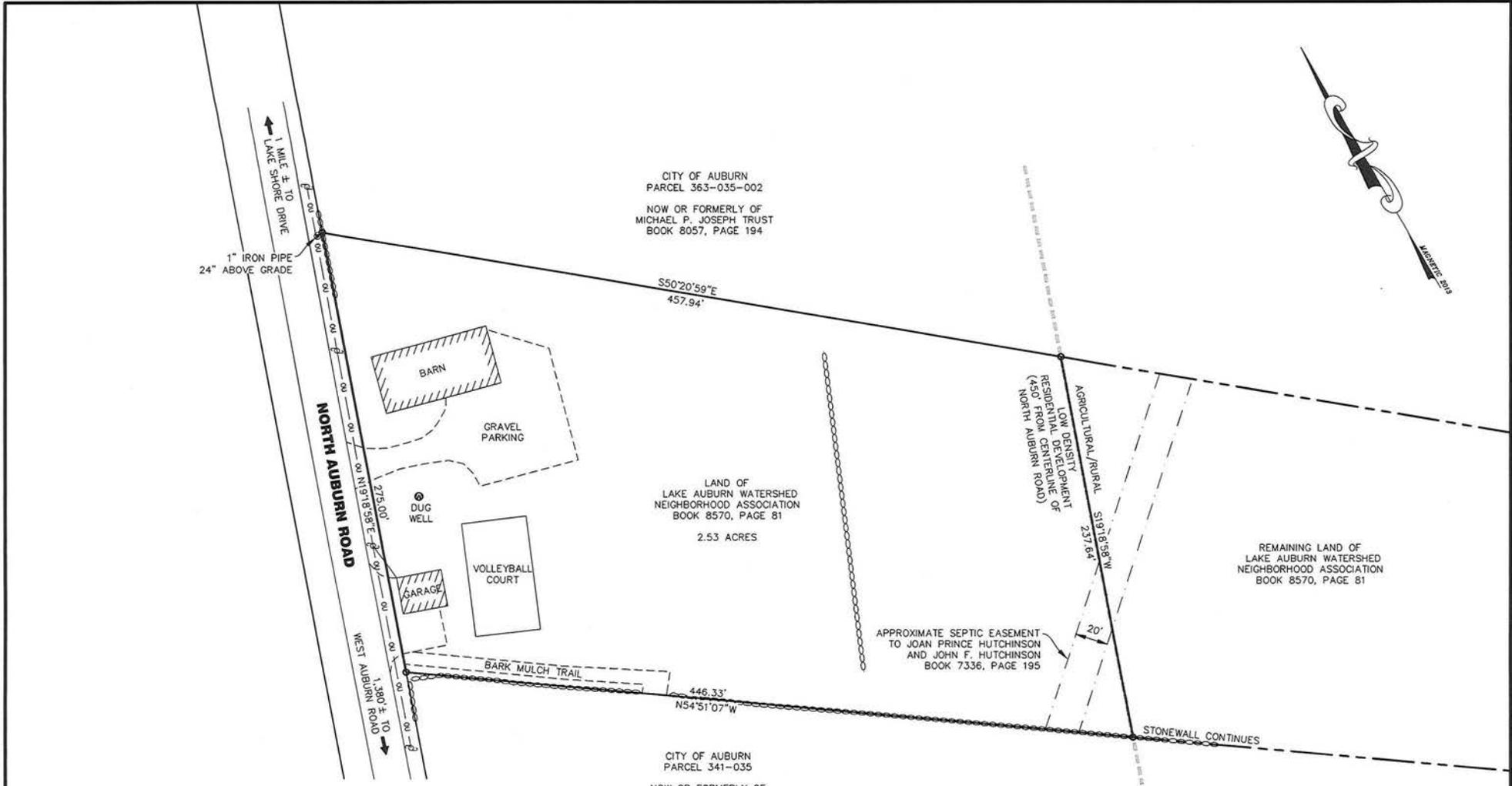
The above-described easement contains 1.6 acres, more or less.

All bearings are referenced to Magnetic North 2013.

All Book and Pages refer to the Androscoggin County Registry of Deeds.

Meaning and intending to convey a right-of-way and tree nursery easement over a portion, and only a portion, granted to Lake Auburn Watershed Neighborhood Association, by a release deed from Daniel L. Bilodeau, dated December 25, 2012, and recorded in Book 8570 Page 81 on December 26, 2012.

Exhibit B



NOTES

1. ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2013.
2. OWNER OF RECORD AT TIME OF SURVEY: LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION (LAWNA): BOOK 8570, PAGE 81.
3. TOTAL AREA IN ZONE LOW DENSITY RESIDENTIAL DEVELOPMENT: 2.53 ACRES, MORE OR LESS.
4. ALL BOOK AND PAGES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
5. THIS PLAN SHOWS THE AREA THAT LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION OWNS WITHIN THE LOW DENSITY RESIDENTIAL DEVELOPMENT ZONE. NO ADDITIONAL SURVEY WORK WAS COMPLETED ON THE REMAINING LAND.

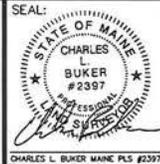
LEGEND

- ⊙ EXISTING MONUMENT, AS NOTED
- 5/8 REBAR CAPPED, "BUKER 2397", TO BE SET
- ⊕ UTILITY POLE & NUMBER
- OVERHEAD UTILITY LINES
- BOUNDARY LINE
- ZONE BOUNDARY LINE
- - - BOUNDARY LINE (NOT SURVEYED)
- - - ABUTTING PROPERTY LINE (APPROXIMATE)

PARTIAL BOUNDARY SURVEY PLAN OF  
**LAND OF LAKE AUBURN WATERSHED  
NEIGHBORHOOD ASSOCIATION**  
NORTH AUBURN ROAD, AUBURN, MAINE

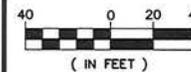
OWNER OF RECORD  
**LAND OF LAKE AUBURN WATERSHED  
NEIGHBORHOOD ASSOCIATION**  
115 NORTH AUBURN ROAD, AUBURN, MAINE 04210

MLDC NO. 13-150  
PROJ. MGR: CLB  
DRAWN BY: CLB  
CHECKED BY: T.J.G.  
REVISION NO. N/A  
SURVEY DATE: 09-11-2013  
ISSUE DATE: 09-12-2013  
ISSUED FOR: FINAL



REVISION NOTES:  
N/A

DRAWING SCALE:



1 INCH = 40 FT

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

42 CHURCH ST. LIVERMORE FALLS, MAINE  
Ph: (207) 897-6752 Fax: (207) 897-5404  
WWW.MAIN-LANDDCI.COM



# LEWISTON CITY COUNCIL

## MEETING OF APRIL 21, 2015

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 10**

**SUBJECT:**

Resolve Approving and Adopting the 2015-2019 CDBG Consolidated Plan.

**INFORMATION:**

Lewiston is a Community Development Block Grant (CDBG) Entitlement Community, and as such, must comply with federal requirements regarding the adoption of a 5 year Plan that outlines how CDBG funds will be invested during the term of the Plan. The Plan was prepared with the citizen CDBG Committee and involved significant public input and engagement during the development of the Plan.

The Council is asked to adopt the Plan which will be submitted to the US Department of Housing and Urban Development (HUD) for approval.

Please see the material from Lincoln Jeffers, Director of Economic and Community Development, for additional information.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.



**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To approve the Resolve Approving and Adopting the 2015-2019 CDBG Consolidated Plan.



**City of Lewiston Maine  
City Council Resolve  
April 21, 2015**



**Resolve**, Approving and Adopting the 2015 -2019 CDBG Consolidated Plan

Whereas, Lewiston is a Community Development Block Grant (CDBG) Entitlement Community; and

Whereas, as an Entitlement Community, Lewiston must comply with requirements contained in Title 24 CFR 570.302 regarding the adoption of a 5 year Consolidated Plan that outlines how CDBG funds will be invested during the term of the plan; and

Whereas, the proposed Consolidated Plan has been developed in concert with a seven member CDBG Citizen Advisory Committee that encouraged and realized significant public engagement throughout development of the Plan; and

Whereas, the Plan has met the requisite public notice and public comment requirements;

**Now, therefore, be It Resolved by the City Council of the City of Lewiston** that the 2015-2019 CDBG Consolidated Plan is hereby approved and adopted substantially in the form as presented and that the same be submitted to the U.S. Department of Housing and Urban Development for approval.

# Economic and Community Development

Lincoln Jeffers

Director

Lewiston



2007



**To:** Honorable Mayor and Members of the City Council  
**From:** Lincoln Jeffers  
**RE: CDBG 2015 – 2019 Consolidated Plan**  
**Date:** April 16, 2015

As a CDBG Entitlement Community, Lewiston is required to adopt a Consolidated Plan (ConPlan) every 5 years which articulates how the CDBG funds we receive over that period will be invested. The goals articulated in the plan provide a broad outline for how CDBG funds will be spent. Each year, the city publishes a Notice of Funding Availability which invites city departments and agencies that provide services or work with Lewiston's low/moderate income population to apply for funding. Requests for funds are evaluated for compliance with the ConPlan and are scored as to how well they meet the goals of the Plan. Funds are allocated based on those evaluations.

On March 13<sup>th</sup>, the Department of Economic and Community Development published notice that the ConPlan was available for review on the city web site and that a hard copy was available on the 3<sup>rd</sup> floor of City Hall. Public Comment was invited. The City Council held a workshop on the plan on March 17<sup>th</sup>. My memo for that workshop, which outlines Lewiston's CDBG program, some of HUD's requirements, the public process used in developing the ConPlan, and a summary of the plan, are attached. Also attached is the full draft of the ConPlan.

The public comment period ended on April 14<sup>th</sup>. The only public comments received occurred at the Council Workshop. Those comments have been incorporated into the ConPlan on pages 3 and 4.

Staff is requesting the City Council to approve and adopt Lewiston's CDBG 2015 - 2019 Consolidated Plan substantially in the form as presented.

# Economic and Community Development

Lincoln Jeffers  
Director



**To:** Honorable Mayor and Members of the City Council  
**From:** Lincoln Jeffers  
**RE: CDBG Consolidated Plan**  
**Date:** March 11, 2015

Congress created the Community Development Block Grant Program (CDBG) in 1974. It is a federal program administered by the Department of Housing and Urban Development (HUD) that provides funding used to provide decent housing, a suitable living environment, and opportunities to expand economic opportunities, primarily to low and moderate income persons.

As the second largest city in Maine, Lewiston was designated as a CDBG Entitlement Community at the program's inception. As such, the city receives an annual allocation of CDBG funds based on a program formula that is determined by Congress and the amount they appropriate each year. Over time the level of funding Lewiston receives has declined from \$1.3 million in 2000, to approximately \$777,000 in the upcoming program year. Lewiston's CDBG funding level has been relatively flat over the last several years.

As an Entitlement Community Lewiston has significant administrative and reporting requirements to HUD. Among those requirements is the drafting, every five years, of a 5 year strategic plan, known as the *Consolidated Plan* that outlines how CDBG funds will be utilized over the term of the plan.

Auburn is also an Entitlement Community and is drafting a new Consolidated Plan. Auburn and Lewiston are the two members of a HOME Consortium which was formed to receive funding from another HUD program, the HOME Investment Partnership, funding from which can only be used create affordable housing for low income households. Auburn is the managing partner of the HOME Consortium. By HUD rules each city must develop their own Consolidated Plan, but they need to be submitted electronically together under the HOME Partnership agreement, which Auburn will do as the managing partner. Because of the lean level of community development staffing in each city, and the fluidity of the populations served and the overlapping provision of services from social service agencies in LA, the City's jointly hired Planning Decisions to provide consulting services and assist in the drafting of the plans.

Public participation is an essential component of the development of a Consolidated Plan. Lewiston has a mayor appointed seven member CDBG Citizen Advisory Committee that, along with staff and consultant, has been engaged since the fall with six public meetings and interviews with stakeholder groups to identify the most critical eligible needs to which Lewiston's CDBG funds should be targeted.

A draft of Lewiston's Consolidated Plan is on the City's web site at <http://www.lewistonmaine.gov/index.aspx?nid=651> . The document runs 95 pages and has a 20 page appendix. The document follows HUD's electronic template and is full of charts and tables. Because the Consolidated Plans are being submitted jointly, much of the HUD electronically populated demographic information is combined for the two cities, which provides a broad demographic profile for the region. Appendix A was created to provide much of the same information, but for Lewiston alone, which will be more useful for tracking and reporting as the plan is implemented.

Attached is the Strategic Plan section of the report. It articulates the challenges and goals that became clear over the course of the public meetings, demographic research and committee discussions. Following is a brief summary of the highlights of that section of the Consolidated Plan.

The bulk of Lewiston's CDBG funds are invested in or to benefit the residents of a Target Area, Census Tracts 201 -204 (map attached). Historically the city has used its funds primarily on housing improvements, commercial loans and grants for economic development, infrastructure improvements in the Target Area, and social services. So long as the broad national goals of the program are met - *developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for persons of low and moderate income* – there is considerable flexibility in how the funds are spent. HUD rules limit spending to 20% for administration of the program and no more than 15% for social service agency funding.

The 2015 -2019 Consolidated Plan has 4 high priority, 3 medium priority and 1 low priority goals. They are:

High Priority

- A. Support people in their efforts to transition out of poverty
- B. Prevent homelessness
- C. Improve the safety and energy efficiency of the housing stock
- D. Reduce lead hazards in housing

Medium Priority

- A. Increase neighborhood pride through investment in infrastructure
- B. Promote jobs and economic growth
- C. Create more stable and diverse mixed income neighborhoods

Low Priority

- A. Support Fair Housing and increase housing choice.

## **Poverty/Homelessness**

The demographic data and Consolidated Plan planning process identify poverty and intergenerational poverty as significant issues in the Target Area. Two out of every three children under the age of 18 living in the Target Area are growing up in poverty, as compared to one out of every five in the rest of Lewiston. The plan encourages funding for social service agencies that address the issues of intergenerational poverty, especially for the whole family. The plan recommends social service funding that meets basic needs, as well as programs that provide services that help keep people from becoming homeless, or that move them from homelessness to a more stable living situation. The plan encourages a "housing first" strategy, which finds permanent housing for people as a first step towards making a better future. Programs that provide services that help people connect with education, job training, or work will be given preference over the creation of more emergency shelter beds. The plan encourages continuation of a security deposit program that helps people that are homeless or at risk of becoming homeless with the necessary funds to secure stable housing.

Poverty can be attributed to not having a job, as well as to a lack of education or the skill set needed to secure employment that pays a livable wage. At the time the demographic information was generated for the plan the unemployment rate for Lewiston outside the Target Area was 7%. The unemployment rate for Census Tracts 201 -204, which make up the Target Area, varied from 10% to 24% (Pg. 58). Education levels are much lower for residents age 16 to 65 in the Target Area, with a markedly higher proportion of residents without a high school degree, and a lower proportion with an Associate degree or higher (Pg. 59). The annual median earnings for someone who did not graduate college is \$22,321; for those with some college or an Associate's degree it is \$31,466; and for a Bachelor's degree \$40,132. (Pg. 60) To move people out of poverty they need to have the education, skill set and attitude that will allow them to secure more gainful employment.

In the last year of the prior Consolidated Plan the City funded a pilot of the *Bridges Out of Poverty* (BOP) program. BOP recognizes the significant difference in life experiences, world view, attitudes and motivations between people of lower, middle and upper income brackets. BOP maintains that the way people function in the world is governed by the unwritten rules of income class in which they were raised and live. Through its programming BOP endeavors to help people recognize and understand the rules by which they are living, and helps them to learn the rules to be able to function successfully in other economic classes. The BOP pilot program is underway. Early indications from participants have been positive. The plan calls for further evaluation of the BOP and to work to incorporate it more broadly and to a higher degree if it proves to be effective. The plan also calls for more workforce readiness and direct skills training.

In an effort to increase the number of jobs available to low/moderate income people, Lewiston's commercial loan and grant programs require one job to be created for every \$25,000 of funding provided for projects. The majority of the commercial funds are invested in the Target Area.

## **Improve Housing Stock**

Lewiston has approximately 15,000 housing units. Citywide 43% of them were built before 1950. For housing units occupied by renters, 60% were built before 1950, and 91% were built before 1980. Properties built before 1980 are at risk for containing lead paint. At the time of the 2005 -2009 American Community Survey (ACS) report Lewiston had 6,581 renter occupied housing units built before 1980. Of those 55% had children present. Testing has shown that Lewiston and Auburn children under age 6 have lead poisoning rates 3 times the state average.

In 2014 Lewiston received a total of \$3.4 million in Lead Hazard Control and Green and Healthy Homes Initiative grants to help address this problem. A total of 225 homes will be made lead safe, and of those, 160 homes will be made dry, clean, ventilated, free from pests and contaminants, well maintained and safe. The grants will help fund education programs for tenants and landlords designed to keep homes lead safe, as well as job training for lead remediation workers. The Consolidated Plan calls for \$70,000 to be allocated annually to meet match requirements for the \$3.4 million in federal lead and healthy homes funding.

The plan calls for continued funding of a dedicated code enforcement position dedicated to the Target Area; as well as continued capitalization of residential loan programs for housing that serves low and moderate income households. The loan funding is targeted to 1-4 unit properties, but also leaves the door open to fund programs for larger multi-family buildings if the Council wishes to authorize such a program. The plan allows funding to continue to flow for demolition, but also suggests the city partner with the private sector to rehabilitate derelict properties that are salvageable. Support for construction of new low/moderate income housing is also allowed.

## **Infrastructure**

The demographic and census data, as well as public meetings attended by landlords and tenants note the prevalence of and deleterious effect blight has on neighborhoods. The plan calls for investment in infrastructure that will help combat blight and poor public services. Investment in goals articulated in the City's Comprehensive Plan, Riverfront Island Master Plan and Downtown Neighborhood Action Plan are encouraged; as is using the funding to close gaps that will result in better implementation of the City's Complete Street Policy.

## **Stable and Diverse Mixed Income Neighborhoods**

Owner occupied housing accounts for 68% of the housing outside of the Target Area. The home ownership rate is only 15% in the Target Area. Owner occupancy of properties tends to increase stability, care taking and pride in neighborhoods. Civic engagement tends to increase with owner occupancy. The plan calls for loan programs that are focused on 1 -4 unit properties, which are more likely to be owned by owner occupants. Programs to assist with down payments and closing costs are encouraged. Cooperative housing, which is a form of home ownership that lowers the cost of entry and puts cooperative members in control of the condition and maintenance of their property are eligible for funding under the city's housing programs. The plan encourages

programs that will educate tenants and landlords about their rights and responsibilities.

The plan articulates that while market rate housing is welcome anywhere, it is most likely because of market and physical conditions to be developed in the Target Area west of Park Street running to the river. Several market rate projects have been developed in historic buildings there in recent years and each was filled before or shortly after completion. Workforce housing is more likely to be developed in the Target Area east of Park Street. The significant number of fires and demolitions in this area has left an often blighted landscape. Stability needs to be brought to this area of the city. Workforce housing and mixed income projects are encouraged east of Park Street. Mixed income and market rate housing is encouraged west of Park Street.

### **Fair Housing**

Federal law prohibits housing discrimination based on a person's race, color, national origin, religion, sex, familial status or disability. In 2013, City staff, in conjunction with Auburn, the Lewiston and Auburn Housing Authorities and a consultant researched and wrote an *Impediments to Fair Housing* report which identified fair housing issues in the community. The major findings of the study were a lack of knowledge among both tenants and landlords as to their rights and responsibilities. Also identified was the shortage of a local mortgage funding mechanism for borrowers whose religious beliefs don't allow the use of conventional mortgage financing. The plan calls workshops to address the educational needs identified, and for continuing to seek alternative funding mechanisms that could increase access to capital for those currently limited in their access by their belief system.

As noted early in this memo, public involvement is important to the development and approval of a Consolidated Plan that reflects the needs and desires of the community. More than 100 stakeholders have already been engaged in the plan development process through public meetings, surveys and dialogue. In addition to the public workshop being held on March 17<sup>th</sup>, the Consolidated Plan was posted on the City's web site on March 13<sup>th</sup> at the address:

<http://www.lewistonmaine.gov/index.aspx?nid=651>

Copies of the draft Consolidated Plan will be available for public review in the Economic and Community Development Department at City Hall (27 Pine Street, Lewiston) from 9:00 am – 3:00 pm Monday through Friday. There will be a 30 day public comment period starting on March 16, 2015. Written comments on the Consolidated Plan should be directed to: Lincoln Jeffers, Director, Economic and Community Development, City Building, 27 Pine Street, Lewiston, ME 04240.

I look forward to further discussion with the council about the Consolidated Plan at the March 17<sup>th</sup> workshop.

## Executive Summary

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

#### 1. Introduction

This is the 2015-2019 Consolidated Plan for the City of Auburn and City of Lewiston Community Development Block Grant (CDBG) Programs and HOME Investment Partnerships (HOME) Program. Each City administers its own CDBG program, and Auburn administers the HOME program for both cities (an arrangement referred to as a consortium).

The Economic and Community Development Department (ECDD) manages the federally funded programs for the City. The City of Lewiston is considered an Entitlement City by the Department of Housing and Urban Development and as such, has received an annual allotment of Community Development Block Grant (CDBG) funding since 1974 when the program began. Additionally, the City has been a member of the Auburn-Lewiston HOME Consortium since 2002. The City has utilized these major funding sources to generate revitalization efforts in targeted residential neighborhoods and commercial corridors in the downtown.

The City of Lewiston receives roughly \$780,000 thousand dollars per year from the Community Development Block Grant (CDBG) program, and about \$160,000 dollars a year from the HOME program.

The national purpose of the CDBG program is "... the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income." The national purpose of the HOME program is "to create affordable housing for low-income households."

CDBG funds are spent in a "target area" in the community in which there is a high proportion of low and moderate income people. Historically, the City has used its funds primarily on housing improvements, economic development, infrastructure improvements, and social services. So long as the national test is met, there is considerable flexibility in the use of the funds, although social service spending has a cap of 15% of available program funds.

## 2. Summary of the objectives and outcomes identified in the Plan

The City of Lewiston’s strategic plan has 4 high-priority, 3 medium-priority, and 1 low-priority goals.

1. The high-priority goals are to:

- A. Support People in their Efforts to Transition Out of Poverty
- B. Prevent Homelessness
- C. Improve the Safety and Energy Efficiency of the Housing Stock
- D. Reduce Lead Hazards in housing

2. The medium-priority goals are to:

- A. Increase Neighborhood Pride through Investment in Infrastructure
- B. Promote Jobs and Economic Growth
- C. Create more stable and diverse Mixed-Income Neighborhoods

3. The low-priority goal is to:

- D. Support Fair Housing and increase Housing Choice

For the complete summary of the City of Lewiston’s Strategic Plan, go to Section SP-05 Strategic Plan Overview.

## 3. Evaluation of past performance

The City has made great strides in meeting the goals articulated in the 2010-2014 Consolidated Plan having met or exceeded the goals and objectives to be accomplished by the fourth year. There were several new initiatives started this year that will continue into the next Consolidated Plan: 1) Lewiston-Auburn became the 17th partner in the National Green and Healthy Homes Initiative. This initiative has brought 16 collaborating partners together to align programs and funding that will improve outcomes in health and housing for families; 2) The City Council recapitalized the housing loan pool to offer low interest loans to owners ready to reinvest in their properties. The City has partnered with Community Concepts, Inc (CCI) to write specifications for the rehabilitations, bid the work and provide construction management services. In 2014, the final year of the Action Plan, the City has made 28 loans to owners needing improvements relating to weatherization, energy efficiency and to bring the units in compliance with the Property Maintenance Code. 3) The City funded a pilot called “Bridges out of Poverty” to address the issues of generational poverty and to affect change by teaching families mechanisms that will help them cope and think to the future. Five families have committed to take this journey for their future. Preliminary reports indicate that this makes sense for the community and will become a goal with strategies in the next consolidated plan.

#### 4. Summary of citizen participation process and consultation process

This strategic plan was developed by Lewiston’s Citizen’s Advisory Committee, which met 6 times between September, 2014, and January, 2015.

In addition to participating as a member of the committee, all Lewiston citizens were invited to attend the committee meetings, each of which included time for public comment. Agendas were posted on the City’s website a week before the meeting. Invitations to attend meetings on housing needs were mailed to 1,000 households in the target areas.

As part of the Consolidated Plan process, the City of Auburn and the City of Lewiston surveyed local providers and agencies about the needs of the community as a whole and specifically the needs of youth, families, the elderly, and people transitioning to employment. A consultation meeting with the Lewiston-Auburn Alliance for Services to the Homeless (LAASH) also informed the needs and priorities of the Consolidated Plan.

In addition to the Social Service and Homelessness Consultations, meetings of the Lewiston CAC included presentations about community needs to the CAC by a number of providers and agencies

#### 5. Summary of public comments

Public Notice was filed in a newspaper of general circulation and the City’s website on March 13, 2015. The public was notified that a City Council Workshop would be held discussing the Consolidated Plan 2015-2019 on March 17, 2015. At that meeting comments were made about the following DRAFT Consolidated Plan strategies: 1) homeless/ housing first strategy; 2) “sharia” compliant lending; and 3) City infrastructure improvements in the downtown.

1) With regard to the homeless/ housing first strategy, there was confusion regarding the definition of “housing first.” The comment was made that we did not need to build more housing for the homeless. The Citizens Advisory Committee (CAC) discussed the comment and thought that the commenter misunderstood the concept and that a definition of what is meant by a “housing first” approach should be clarified. The plan was amended accordingly.

2) The second comment questioned why and whether the city should get involved in Sharia compliant financing. It was noted the City has limited lending capacity and to create a loan product for one group seemed to be an inequitable use of resources. In the past when other immigrants moved to Lewiston they set up their own banking institutions within the structure of their religious or ethnic community. The Director explained that the City’s strategy was not to be the primary lender, but to support other private or non-profit financial institutions in their efforts to create Sharia compliant financing. The city

had worked with Coastal Enterprises Inc. on several Sharia acceptable commercial loans that have been made. The CAC discussed the issue and felt that the language should be less specific and changed to say “work with financial institutions to make alternative home buying products available to those who are not able to access conventional mortgage financing”.

3) The last comment questioned why CDBG funds would be spent in the downtown target area when the city has significant unmet infrastructure needs outside of the target area. No changes were made to the language in the Draft Consolidated Plan in that CDBG funds can only be spent on investment in infrastructure in Lewiston’s target area, where more than 51% of the population is low/moderate income. Also, as is the case throughout the city, infrastructure investments are only made when needed and warranted. Using CDBG to fund needed infrastructure improvements in eligible areas of the city places less demand on the General Fund and bonding capacity of the City when meeting its overall capital infrastructure demands.

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

At this time the City has accepted the comments and responded to them.

**7. Summary (not required)**

## The Process

### PR-05 Lead & Responsible Agencies - 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LEWISTON	
CDBG Administrator		City of Lewiston Economic & Community Development
HOPWA Administrator		
HOME Administrator		City of Auburn Community Development Department
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative** (not required)

#### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

As part of the Consolidated Plan process, the City of Auburn and the City of Lewiston surveyed local providers and agencies about the needs of the community as a whole and specifically the needs of youth, families, the elderly, and people transitioning to employment. Fifty agency representatives participated in the Social Service Consultation Survey (see Table 2, below). The survey results were presented at a joint meeting of the Lewiston and Auburn Citizen's Advisory Committees (CACs).

In addition to the Social Service Consultation Survey, meetings of the Lewiston CAC included presentations about community needs to the CAC by a number of providers and agencies, including:

- Presentation by the Lewiston Housing Authority on housing assistance and the needs of public housing residents
- Presentation by the Neighborhood Housing League, a local organization that empowers residents to get involved in advocating for fair, safe and affordable housing, on the needs of low-income renters
- Presentation by the Green and Healthy Homes Initiative, which is working to create healthy, safe (including lead-free), energy efficient, and sustainable homes
- Presentation by Lewiston Code Enforcement on the condition of housing
- Presentation by a local landlord on the challenges of owning multi-unit properties
- Presentation by Lewiston Economic Development on the City's economic development efforts
- Presentation by Lewiston Public Works on infrastructure needs and recent investments.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The Maine State Housing Authority works with homeless service providers and other organizations toward a shared goal of preventing and eliminating homelessness in Maine. Collaborative efforts include the Continuum of Care (COC) a group of service providers serving a particular geographic area who work together to develop programs that address homelessness. Lewiston and Auburn are part of the Maine Balance of State Continuum of Care.

Locally, providers who address the continuum of homeless services for the area collaborate through the Lewiston-Auburn Alliance for Services to the Homeless (LAASH). LAASH works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. The group meets monthly to focus on local homeless issues and provide a forum for educating its members. Lewiston and Auburn Community Development staff participate in LAASH, and a consultation meeting with LAASH informed the needs and priorities of the Consolidated Plan. The following agencies participated in the December 3, 2014 homelessness consultation:

<b>Social Service Consultation Survey Participants</b>		
<b>Agency</b>	<b>Type</b>	<b>Description</b>
Tedford Housing	Services-Homeless	
New Beginnings	Services-Homeless	
Safe Voices	Services-Victims of Domestic Violence	
Adult Education	Services-Education	
Lewiston Social Services	Other government - Local	Emergency Assistance
United Way	Other (Specify)	Community nonprofit funder
Catholic Charities	Other (Specify)	Faith based social services
Sexual Assault Prevention and Response Services	Services - Victims	
Preble Street - Veterans Housing Services	Services-Homeless	Ho
Auburn Social Services	Other government - Local	Emergency Assistance
Tri County Mental Health		

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

(Required only for ESG grant recipients)

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

<b>Social Service Consultation Survey Participants</b>		
<b>Agency</b>	<b>Type</b>	<b>Description</b>
Androscoggin Head Start	Services-Children	
Community Concepts	Services - Housing	
Catholic Charities	Other (Specify)	Faith based social services
Museum LA	Other (Specify)	Local history
American Red Cross	Services-Homeless	
Adult Education	Services-Education	
The Visible Community	Other (Specify)	Downtown
Lewiston Social Services	Other government - Local	
Tree Street Youth	Services-Children	
Restorative Justice Institute of Maine	Services-Children	
Health Androscoggin	Health Agency	
USM Lewiston Auburn College	Services-Education	
New Beginnings	Services-Homeless	Youth
Maine People’s Alliance	Other (Specify)	Advocacy
Auburn Recreation Dept	Services-Children	
Lewiston Career Center	Services-Employment	
CMMC	Services-Health	
Center for Women’s Wisdom	Services-Victims of Domestic	
Tedford Housing	Services-Homeless	
Tri County Mental Health	Services-Health	
Seniors Plus	Services-Elderly Persons	
LearningWorks	Services-Children	
Safe Voices	Services-Victims of Domestic Violence	
Western Maine Community Action	Services - Housing	
Horn of Africa Aid and Rehab	Other (Specify)	Immigrant
Advocates for Children	Services-Children	
YWCA	Services – Children’s	Women

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

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Lewiston Auburn 10 Year Plan to End Homelessness	City of Lewiston and City of Auburn	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Analysis of the Impediments to Fair Housing Choice, Lewiston and Auburn, Maine	City of Lewiston and City of Auburn	“
Lewiston (Draft) Comprehensive Plan	City of Lewiston	“
The Third Place: Downtown Neighborhood Action Plan	City of Lewiston	“
Riverfront Island Master Plan	City of Lewiston	“

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

**Narrative**

The Cities of Auburn and Lewiston have formed a consortium to qualify for HOME Investment Partnerships Program funds whereby the grant is shared by both cities. The 3-year HOME Consortium plan includes a consultation process with Maine State Housing Authority.

Lewiston and Auburn Community Development staff both participate in the Lewiston-Auburn Alliance for Services to the Homeless (LAASH), which meets monthly.

As part of the process to develop the 2015-2019 Consolidated Plan, the Lewiston and Auburn Citizens Advisory Committees held a joint meeting to discuss the results of the Social Service Consultation Survey and common goals and to consider opportunities to coordinate social service programs as appropriate. Lewiston and Auburn Community Development staff work closely on both the development and implementation of the plan.

## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Citizen Advisory Committee is one of the ways to ensure that our citizens are involved and have a voice in determining how the City's CDBG allocation is spent. The CAC is comprised of members from the community that are appointed by the Mayor to two year terms coinciding with the City's fiscal year. This seven member committee includes: One City Councilor, one representative from the Lewiston Planning Board, and one voting City Administration staff member. Of the remaining four members, at least two citizens must live in the CDBG target area (Census Tracts 201-204) and the others may be from the community at large. The CAC is staffed by the Economic and Community Development Department.

The committee is currently chaired by Pauline Gudas, and includes Councilor Nathan Libby, Richard White, Andy Choate, Sara Goodrich, Sue Charron, and Brian Wood.

In addition to participating as a member of the committee, all Lewiston citizens were invited to attend the committee meetings, each of which included time for public comment. Agendas were posted on the City's website a week before the meeting. Invitations to attend meetings on housing needs were mailed to 1,000 households in the target areas.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	March 13, 2015-Sun Journal and City Website	Non-targeted/broad community	<i>To be filled in</i>			
2	March 17, 2015 City Council meeting	Non-targeted/broad community	<i>To be filled in</i>			
3	04/09/2015 City Council budget hearing	Non-targeted/broad community	<i>To be filled in</i>			

Table 4 – Citizen Participation Outreach

DRAFT

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

HUD has identified four housing problems facing low income households:

- 1) lacking complete kitchen (substandard housing)
- 2) lacking complete plumbing facilities (substandard housing)
- 3) having more than 1 person per room (overcrowded)
- 4) paying more than 30% of gross income towards housing costs (cost burdened).

Severe housing problems as defined by HUD include having more than 1.5 persons per room (severe overcrowding) and paying more than 50% of gross income towards housing costs (severely cost burdened).

The following tables indicate that housing cost burden and severe housing cost burden are the greatest housing problem among extremely low (0-30% Household Area Median Family Income, or HAMFI), very low (>30-50% HAMFI), low (>50-80% HAMFI), and moderate income (>80-100% HAMFI) households in Auburn and Lewiston.

Households who pay more than 30% of their income for housing may have difficulty affording food, clothing, transportation and medical care.

Note that many of the data tables, provided by HUD, present combined household data for Auburn and Lewiston. See Appendix A for Lewiston-only household data.

# NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

## Summary of Housing Needs

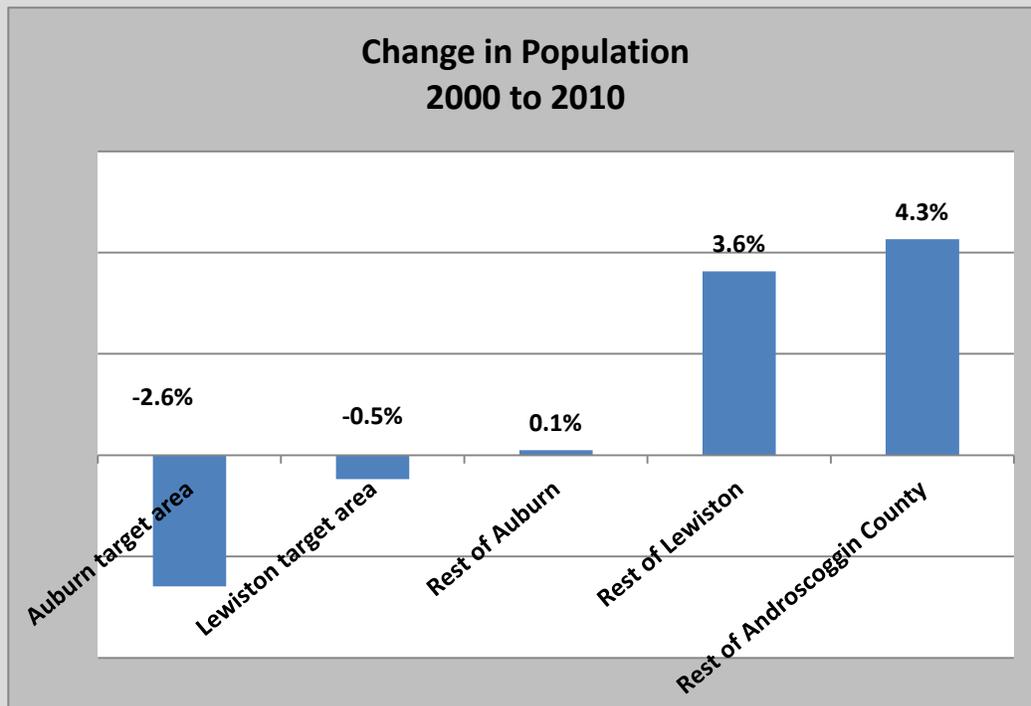
Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	58,893	59,963	2%
Households	25,085	25,188	0%
Median Income	\$0.00	\$0.00	

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

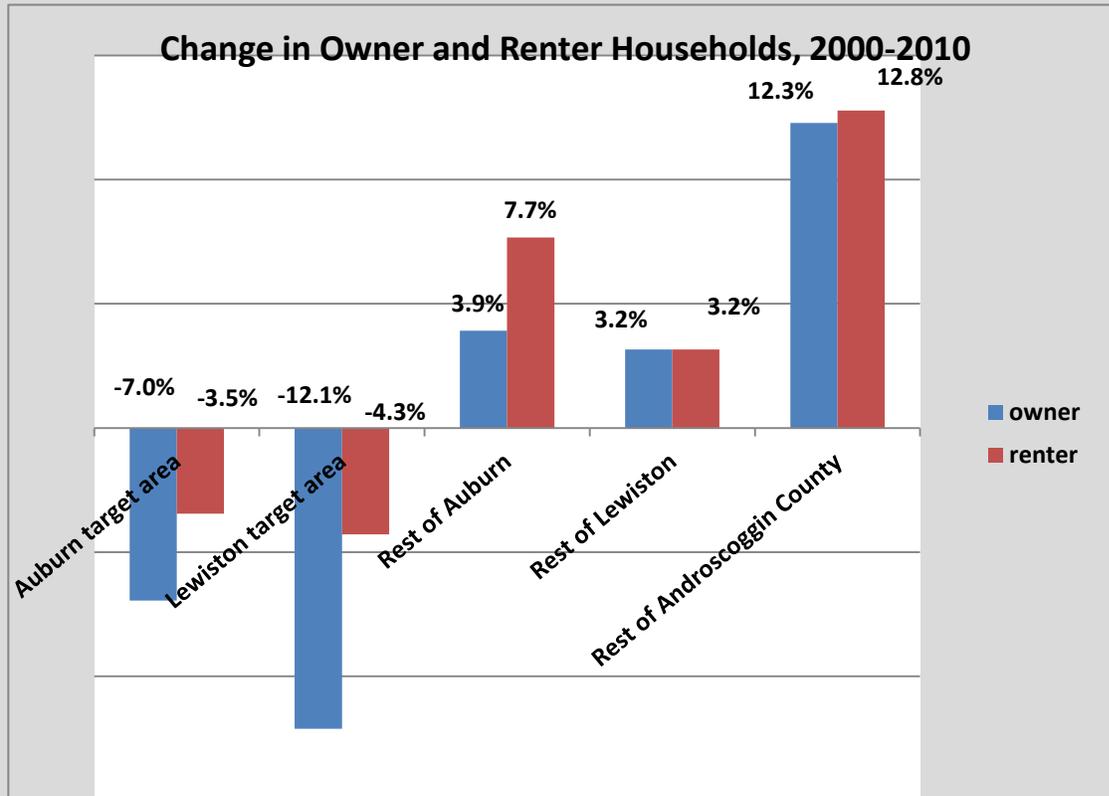
From 2000 to 2010, the Auburn and Lewiston target areas have been losing population while the remainder of the cities, and Androscoggin county, saw their populations increase.

The population decrease in the Lewiston target area was less than in the Auburn target area because downtown Lewiston has benefited from an influx of New Mainers. According to the 2013 Fair Housing Report, since 2001, approximately 4,000 immigrants (referred to as New Mainers) have moved to Lewiston and Auburn. "This new population is not evenly distributed; of the Black/African American population in Lewiston and Auburn (combined), 61% live in the target area."



Source: US Census

In particular, Auburn and Lewiston target areas have lost owner households.



Source: US Census

### Number of Households Table

	0-30% HAMFI*	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,395	3,295	4,155	2,675	11,660
Small Family Households *	975	955	1,220	1,015	6,270
Large Family Households *	140	45	190	145	540
Household contains at least one person 62-74 years of age	560	510	755	530	1,770
Household contains at least one person age 75 or older	550	830	765	280	774
Households with one or more children 6 years old or younger *	665	594	385	440	925

\* the highest income category for these family types is >80% HUD Area Median Family Income (HAMFI)

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	184	25	0	0	209	0	10	25	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	40	15	10	90	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	115	85	10	4	214	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	1,350	640	70	20	2,080	400	675	405	240	1,720
Housing cost burden greater than 30% of income (and none of the above problems)	530	725	1,005	85	2,345	40	255	555	580	1,430
Zero/negative Income (and none of the above problems)	125	0	0	0	125	60	0	0	0	60

**Table 7 – Housing Problems Table**

Data Source: 2006-2010 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,670	790	95	29	2,584	400	685	435	240	1,760
Having none of four housing problems	1,105	1,355	2,120	1,020	5,600	45	470	1,500	1,380	3,395
Household has negative income, but none of the other housing problems	125	0	0	0	125	60	0	0	0	60

Table 8 – Housing Problems 2

Data 2006-2010 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	840	545	370	1,755	75	295	315	685
Large Related	110	35	25	170	15	0	90	105
Elderly	465	365	175	1,005	260	410	315	985
Other	774	565	525	1,864	90	215	230	535
Total need by income	2,189	1,510	1,095	4,794	440	920	950	2,310

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	630	150	35	815	75	250	150	475
Large Related	90	10	0	100	15	0	25	40
Elderly	170	155	30	355	230	225	65	520
Other	670	335	10	1,015	80	195	165	440
Total need by income	1,560	650	75	2,285	400	670	405	1,475

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	145	65	25	14	249	0	0	0	0	0
Multiple, unrelated family households	4	60	0	0	64	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	149	125	25	14	313	0	0	0	0	0

Table 11 – Crowding Information - 1/2

Data 2006-2010 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

### **What are the most common housing problems?**

The most common housing problem facing extremely low to moderate income households in Auburn and Lewiston is cost burden.

Approximately one-third of extremely low to moderate income households have a housing cost burden greater than 30% of their income. Another one-third (primarily extremely low and very low income households) have a housing cost burden of greater than 50% of their income.

### **Are any populations/household types more affected than others by these problems?**

More renter households than owner households are affected by housing cost burden.

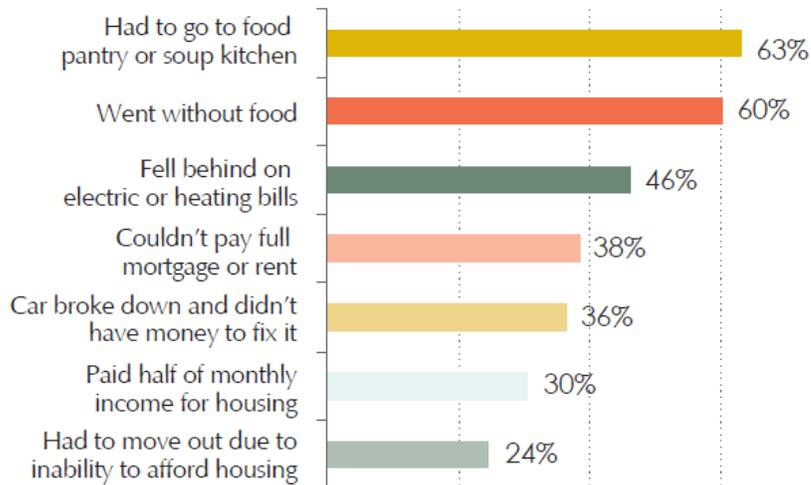
### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Life in poverty is a life in perpetual crisis. Life in crisis leads to some typical characteristics of family life in poverty:

- Live in the moment – no sense of future
- Jobs for “survival,” not for “career”
- Lack of order and organization
- Matriarchal structure
- Future implications of present actions rarely considered

(Source: *Bridges Out of Poverty*, pp. 53-55)

## Experiences of Hardship Among Mainers with Low Income in the Last 12 months



Source: Survey of 941 poor people in Maine, Summer of 2014, Maine Equal Justice Partners

Sometimes a life crisis among the poor results in homelessness.

At the December 3, 2014 homelessness consultation, agencies described the *many causes* of homelessness – domestic violence, health crisis, loss of job, fire, -- but *common solutions* to all --

1. Decent affordable housing to move to
2. In cases of intergenerational poverty – literacy, life skills help.

Despite the common need, services are very fragmented, and some ideas agencies recommended for solutions include:

- Connect homeless to range of services, through case managers who can individualize recovery program
- Mentoring (Bridges Out of Poverty model) and life skills training
- Local Housing Authorities setting aside vouchers for homeless
- Comprehensive approach funded by foundation and local match

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

When housing cost burden is high, an unexpected financial hardship can lead to homelessness.

Approximately one-third of extremely low to moderate income households have a housing cost burden greater than 30% of their income. Another one-third (primarily extremely low and very low income households) have a housing cost burden of greater than 50% of their income.

**Discussion (Use this answer to provide the following required information:)**

**Describe the number and type of single person households in need of housing assistance.**

One-third of households in L-A are single people, and their median income is half that of the average household; 47% of this population are renters.(source: US Census)

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

From July 1, 2013 to June 30, 2014 the non-profit Safe Voices provided shelter to 184 survivors of domestic violence in need of housing assistance.

## NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD has identified four housing problems facing low income households:

- 1) lacking complete kitchen (substandard housing)
- 2) lacking complete plumbing facilities (substandard housing)
- 3) having more than 1 person per room (overcrowded)
- 4) paying more than 30% of gross income towards housing costs (cost burdened).

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The tables below suggest that for households with housing problems, among 0-30% of AMI, American Indian Alaska Native and Hispanic households may have a disproportionately greater need; and among 30-50% AMI, 50-80% AMI, and 80-100% AMI, Asian households may have a disproportionately greater need.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small (between 10-50 households), so the margins of error are likely to be high. The data should be interpreted with caution.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,040	620	210
White	2,385	465	190
Black / African American	290	130	0
Asian	75	20	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	20	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,265	1,045	0
White	1,995	835	0
Black / African American	90	49	0
Asian	50	10	0
American Indian, Alaska Native	15	50	0
Pacific Islander	0	0	0
Hispanic	20	55	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,935	2,375	0
White	1,720	2,035	0
Black / African American	25	130	0
Asian	19	0	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	0	0
Hispanic	0	15	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	720	1,845	0
White	625	1,735	0
Black / African American	15	35	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD has identified four housing problems facing low income households:

- 1) lacking complete kitchen (substandard housing)
- 2) lacking complete plumbing facilities (substandard housing)
- 3) having more than 1 person per room (overcrowded)
- 4) paying more than 30% of gross income towards housing costs (cost burdened).

Severe housing problems as defined by HUD include having more than 1.5 persons per room (severe overcrowding) and paying more than 50% of gross income towards housing costs (severely cost burdened).

The following tables suggest that for households with severe housing problems, among 0-30% of AMI, Hispanic households may have a disproportionately greater need; among 30-50% AMI, Black/African American and Asian households may have a disproportionately greater need, and among 80-100% AMI, Asian households may have a disproportionately greater need.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small (less than 100 households) relative to the categories as a whole, so the margins of error are likely to be high. The data should be interpreted with caution.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,380	1,285	210
White	1,880	970	190
Black / African American	230	190	0
Asian	55	45	0
American Indian, Alaska Native	0	10	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Pacific Islander	0	0	0
Hispanic	20	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,260	2,050	0
White	1,065	1,765	0
Black / African American	90	49	0
Asian	40	20	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	0	0
Hispanic	20	55	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	525	3,785	0
White	465	3,280	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	25	130	0
Asian	0	19	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	0	0
Hispanic	0	15	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	130	2,435	0
White	120	2,245	0
Black / African American	0	50	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Discussion

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The most common housing problem facing extremely low to moderate income households in Auburn and Lewiston is cost burden.

The following tables suggest that Asian households may have a higher rate of housing cost burden.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small relative to the categories as a whole, so the margins of error are likely to be high. The data should be interpreted with caution.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,290	4,995	3,830	240
White	13,795	4,375	3,265	190
Black / African American	460	195	140	40
Asian	35	55	105	0
American Indian, Alaska Native	155	35	0	0
Pacific Islander	0	0	0	0
Hispanic	185	10	40	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

### Discussion

### **NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

**If they have needs not identified above, what are those needs?**

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

There are several income categories in which the data suggest that a racial or ethnic group may have a disproportionately greater need.

However, the household numbers for the racial or ethnic groups identified as having a disproportionately greater need are small (between 10-105 households) relative to the categories as a whole, so the margins of error are likely to be high. The data should be interpreted with caution.

## NA-35 Public Housing - 91.405, 91.205 (b)

### Introduction

The following HUD data is based on information provided to HUD by the Lewiston Housing Authority.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	173	579	1	577	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	14,924	11,511	6,120	11,526	0	0	
Average length of stay by year	0	0	5	3	4	3	0	0	
Average Household size	0	0	2	2	4	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	61	91	0	91	0	0
# of Disabled Families	0	0	50	293	0	292	0	0
# of Families requesting accessibility features	0	0	173	579	1	577	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	142	544	1	542	0	0	0
Black/African American	0	0	30	30	0	30	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	1	4	0	4	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	3	0	3	0	0	0
Not Hispanic	0	0	173	576	1	574	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

**How do these needs compare to the housing needs of the population at large**

**Discussion**

Wait lists for both Lewiston and Auburn Housing Authorities are long. Auburn reports more than 600 households on the waiting lists for both Housing Choice Vouchers and public housing units (with some duplication of the lists); Lewiston reports 611 families on the list, even though it has been closed for two years.

The need for accessible units appears to be met adequately, particularly with the fully accessible units in the newer (LIHTC) buildings.

Auburn and Lewiston Housing Authorities describes the most immediate needs of public housing residents and Housing Choice Vouchers holders as access to education/training and good paying jobs. Also supportive services for elderly and disabled residents.

Lewiston Housing Authority seeks to improve the living environment for its participants by linking

families to supportive services available in the community. To the greatest extent possible, Lewiston Housing Authority makes its community facilities available to partnering agencies so they can provide services on site. Appropriate social services can enable the elderly and disabled to remain independent and can place families on the path to economic self-sufficiency. To facilitate the provision of appropriate supportive services, Lewiston Housing Authority intends to designate Meadowview Apartments as housing for the elderly and Blake Street Towers as a mixed population development.

DRAFT

## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction:

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

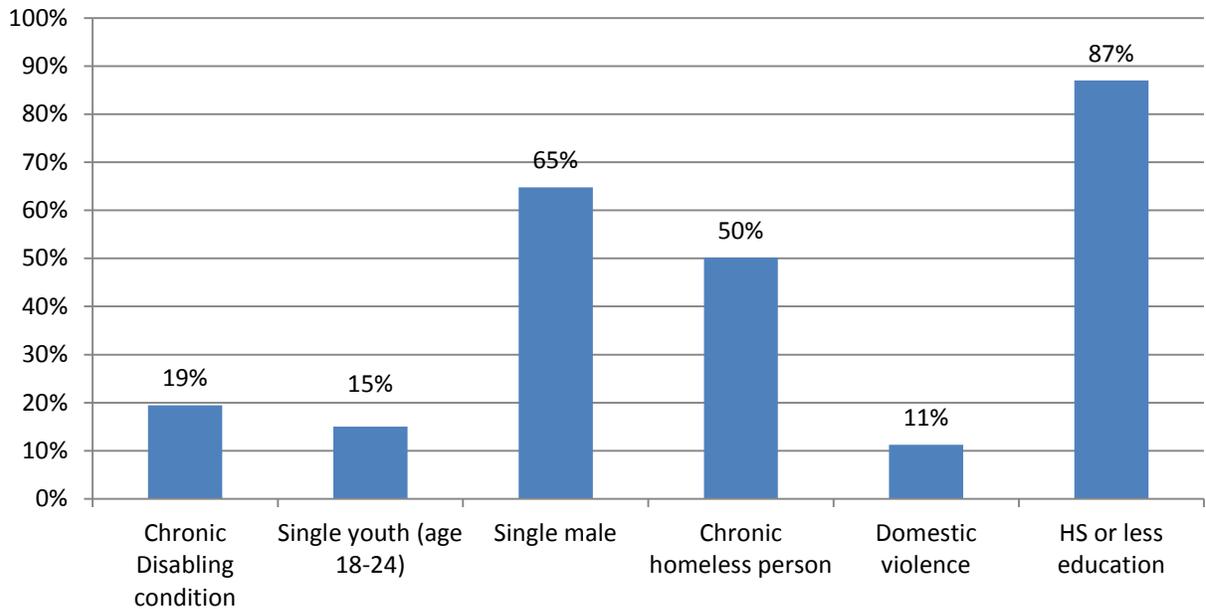
The 2009 Lewiston Auburn 10-Year Plan to End Homelessness describes a homeless population that is largely invisible. "There are about 100 people homeless on any given night in the two cities. They come from a larger group of over 1,300 who are homeless in any given year in the two communities. But these homeless are not visible to the general public. They are hidden in apartments, where they move from one friend's couch to another; or in available shelters; or in cars or campgrounds in the summer."

The plan goes on to describe a need that goes beyond housing. "The homelessness problem in Lewiston and Auburn is not, in the first place, primarily a problem of a lack of housing. Compared to other communities in Maine, there are more rents available at lower costs here. Instead, homelessness is a problem of insufficient income and resources, a lack of life skills, and health problems (primarily mental health and substance abuse). Sometime it is a combination. A fundamental underlying problem is the lack of good-paying jobs in the region, and the lack of attitudinal and work skills among homeless people to qualify for and hold such jobs."

From January 1, 2013 to January 1, 2014, there were 483 people in homeless shelters in Androscoggin County (source: Maine State Housing Authority). This number does not include the many more "invisible" homeless as described in the plan above. It also does not include any shelters that do not receive funding from the Maine State Housing Authority and so are not required to report.

65% were adult male individuals. Half (50%) could be described as chronically homeless, including persons who had been homeless for a year or more, or who had been homeless 4 times in the past three years. 15% were individual youth between the ages of 18-24.

## Among 483 in homeless shelters in Androscoggin County, 2013 (MSHA data)



In terms of length of stay in 2013, just over half (52%) were homeless for one week or less. Another 19% were homeless for more than one week, but less than a month. 12% were homeless for one to three months, 7% for more than three months but less than a year, and 9% for one year or longer.

In addition to those counted at shelters, the 2014 Unstably Housed Report found that during the annual Point-in-Time survey (conducted Jan 29, 2014), 52 unstably housed persons were encountered in Androscoggin County. Unstably housed persons do not meet the HUD definition of homeless (meaning they are sleeping in a shelter or in a place not meant for human habitation such as a car or a park) but would include those living in somebody else's home because of economic hardship, notified of eviction, living in a hotel, or leaving a health-care or mental health care facility.

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Among the 483 people in homeless shelters in Androscoggin County in 2013, 80 were households (not individuals) and included 49 children. 30 out of 483 were veterans.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Among the 483 people in homeless shelters in Androscoggin County in 2013, 3 (< 1%) were American Indian or Alaska Native, 69 (14%) were Black or African American, 410 (85%) were White, and 1 (<1%) was other multi-racial.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2009 Lewiston Auburn 10-Year Plan to End Homelessness describes a homeless population that is largely invisible. In addition to the 483 people in homeless shelters in Androscoggin County in 2013, hundreds more are hidden from public view: in apartments, where they move from one friend's couch to another; or in cars or campgrounds in the summer.

**Discussion:**

## NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

### Introduction

Describe the characteristics of special needs populations in your community:

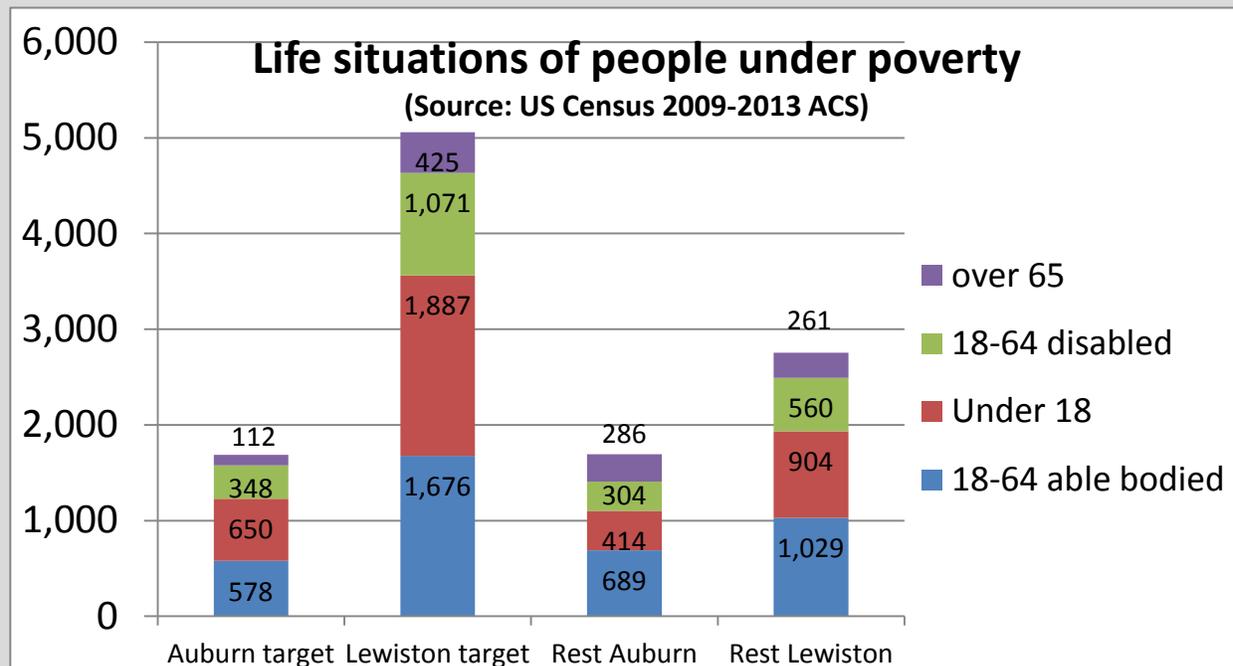
What are the housing and supportive service needs of these populations and how are these needs determined?

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area: (required only for HOPWA recipients)

### Discussion:

HUD defines non-homeless special needs populations to include the elderly, persons with a disability, and persons with a drug or alcohol addiction. There are approximately 57 subsidized housing units in Auburn for persons with a disability, and 91 in Lewiston (source: Maine Housing, 2013).

This plan focuses on people under poverty who do not have a disability. The majority of people under poverty are not of working age and healthy.



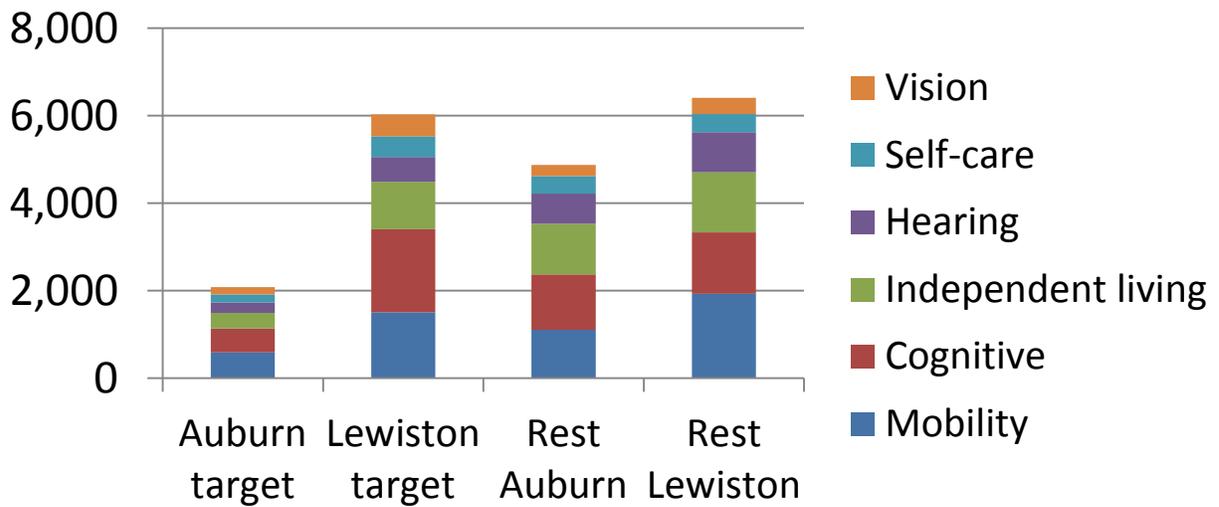
Many poor have a disability. Odds are 3.5 times greater to live in poverty if you have a disability.

- 35% of 18-64 year-olds in Androscoggin County with a disability live under poverty
- 10% of those 18-64 in Androscoggin without disability live under poverty.

Among disabilities, mobility and cognitive issues are most common.

### People with Disabilities (all incomes),

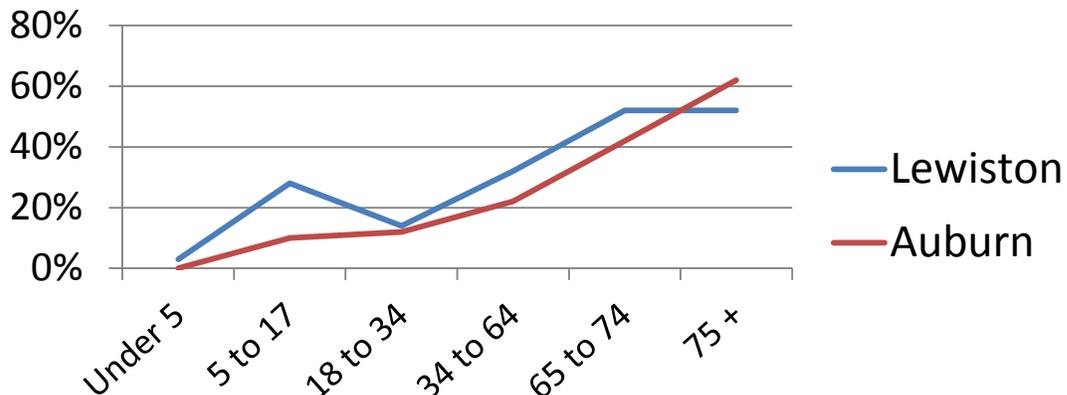
(Source: US Census 2009-2013 ACS)



As the Lewiston Auburn population ages in next 5 years, disability will become an even larger issue.

### Incidence of Disability by Age Auburn and Lewiston target areas

(Source: US Census 2009-2013 ACS)



## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

#### **How were these needs determined?**

The Downtown Neighborhood Action Plan (2009) was developed by the Downtown Neighborhood Task Force (DNTF), residents and stakeholders of Lewiston's Downtown Neighborhood. The plan includes several recommendations about parks and community spaces, including improvements to Kennedy and Pierce Street Parks, the development of an urban trail system, support for community gardens, maintaining vacant lots as attractive and clean, creating a dog park, expanding access to existing recreation and cultural programs, and establishing a youth center.

The (Draft 2014) Lewiston Comprehensive Plan recommends preserving, installing and maintaining street trees; creating "pocket parks" (< ¼ acre) with seating, play equipment and community gardens; investing in Kennedy Park to make it an "all day, every day" attraction for all Lewiston residents"; improving access to trail facilities with signage, parking and water and restroom facilities, and expanding recreational opportunities along the river.

### **Describe the jurisdiction's need for Public Improvements:**

#### **How were these needs determined?**

The Downtown Neighborhood Action Plan includes several recommendations about infrastructure, streetscape and transportation. Signage recommendations include using signage and streetscaping to provide a sense of place; enhancing existing wayfinding signage; and improving pedestrian safety with crosswalks and replacing the Yield sign at Spruce/Bates with a Stop sign. Trash and Litter recommendations include improving residential trash collection and recycling and additional public trash cans. Streetscape improvement recommendations include narrowing streets to create esplanades, wider sidewalks, bike lanes and slower traffic; and making improvements to high-crash locations. Sidewalk improvement recommendations include improving the condition and snow removal of sidewalks and removing hazards. Transportation recommendations include supporting the placement of bike racks and benches.

The (Draft 2014) Lewiston Comprehensive Plan recommends a "complete streets" approach. "Complete streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists, and transit riders of all ages and abilities must be able to safely move along and across a

complete street.” The plan recommends wider sidewalks, narrower vehicle lanes, street trees and more bike storage. The City adopted a Complete Street Policy in 2013.

A presentation to the Lewiston CAC as part of the consolidated planning process by Public Works described the city’s older infrastructure (streets as well as sewer/water) and limited city budgets, which have resulted in public infrastructure not being maintained or replaced at recommended intervals.

## **Describe the jurisdiction’s need for Public Services:**

### **How were these needs determined?**

A survey of social service providers conducted as part of the consolidated plan process had more than 50 responses. Providers described community challenges including

- Need for safe, affordable housing
- Limited reliable, accessible public transportation
- Lack of livable wage job opportunities
- Need for safe, affordable childcare
- Need for strong education system at all levels
- Food insecurity.

Providers also identified challenges for specific groups.

Youth need safe places and activities, stable home environments, Hope and aspirations and positive influences, and a flexible education system including alternative high school and affordable higher education opportunities.

Parents need life skills and parenting skills, community support, and coordinated services.

Elderly residents need to be able to stay in their homes, access to activities and community engagement, and to feel valued.

Providers also identified some of the keys to economic success. As a community, we need to ensure people have affordable child care, transportation, affordable housing, food, health care, and transitional support. Individuals need:

Work-ready skills (communication, professionalism, “soft skills”)

- Job training
- Life skills (financial literacy, time management)
- “meet people where they are at”
- Empowerment and hope.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. Many units are energy inefficient, and lead paint hazards are a problem.

Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent.

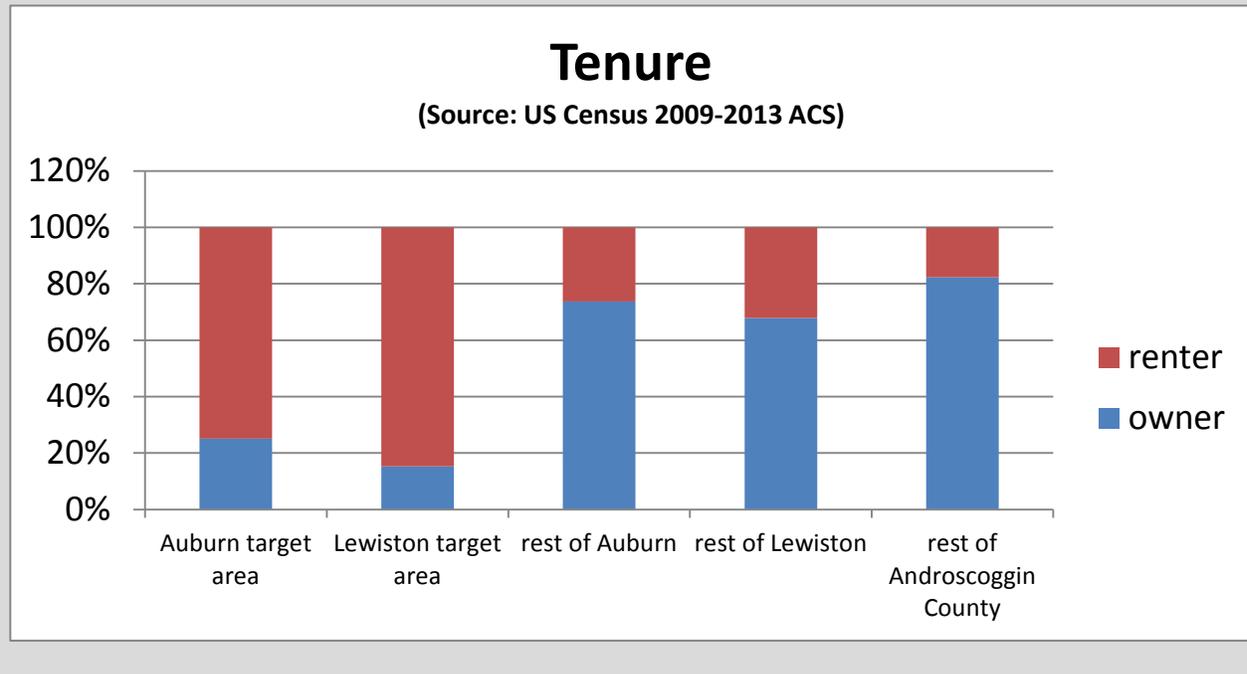
Note that many of the data tables below, provided by HUD, present combined household data for Auburn and Lewiston. See Appendix A for Lewiston-only household data.

DRAFT

## MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

### Introduction

Lewiston and Auburn target neighborhoods have a higher proportion of rental units compared to the rest of the jurisdiction and the rest of the county.



### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,216	48%
1-unit, attached structure	683	2%
2-4 units	6,825	25%
5-19 units	4,415	16%
20 or more units	1,538	6%
Mobile Home, boat, RV, van, etc	938	3%
<b>Total</b>	<b>27,615</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	19	0%	607	5%
1 bedroom	478	3%	3,554	32%
2 bedrooms	3,096	22%	4,322	39%
3 or more bedrooms	10,483	74%	2,629	24%
<b>Total</b>	<b>14,076</b>	<b>99%</b>	<b>11,112</b>	<b>100%</b>

Table 27 – Unit Size by Tenure

Data Source: 2006-2010 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

There are approximately 4,260 subsidized housing units in Lewiston and Auburn (source: Maine Housing, 2013)

Housing - Subsidized Units, 2013	Auburn	Lewiston
Disabled Units	57	91
Family Units	218	1,111
Housing Choice Vouchers	543	983
Senior Units	473	659
Special Needs Units	51	74
<b>Total</b>	<b>1,342</b>	<b>2,918</b>

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

No units are expected to be lost from the affordable housing inventory for any reason.

**Does the availability of housing units meet the needs of the population?**

**Describe the need for specific types of housing:**

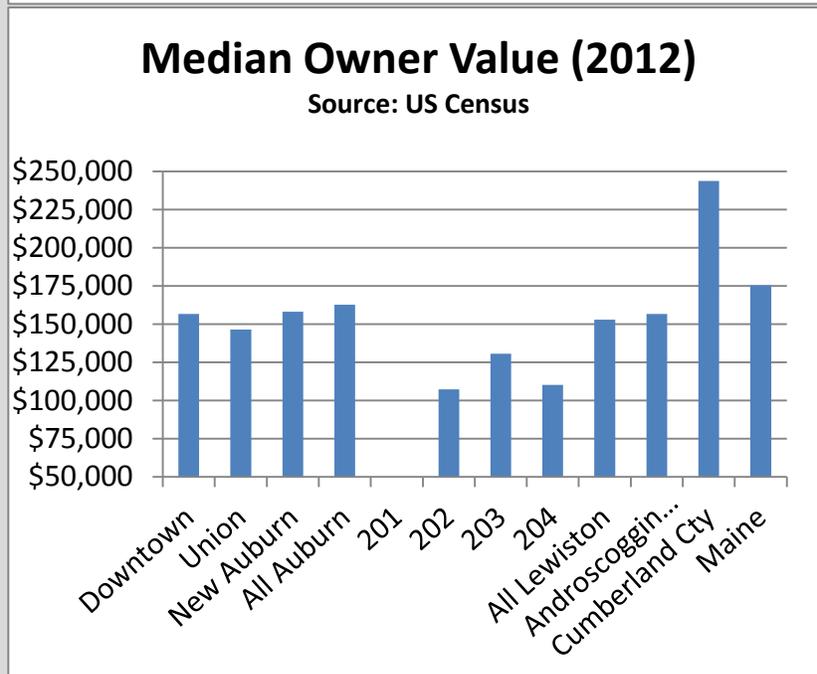
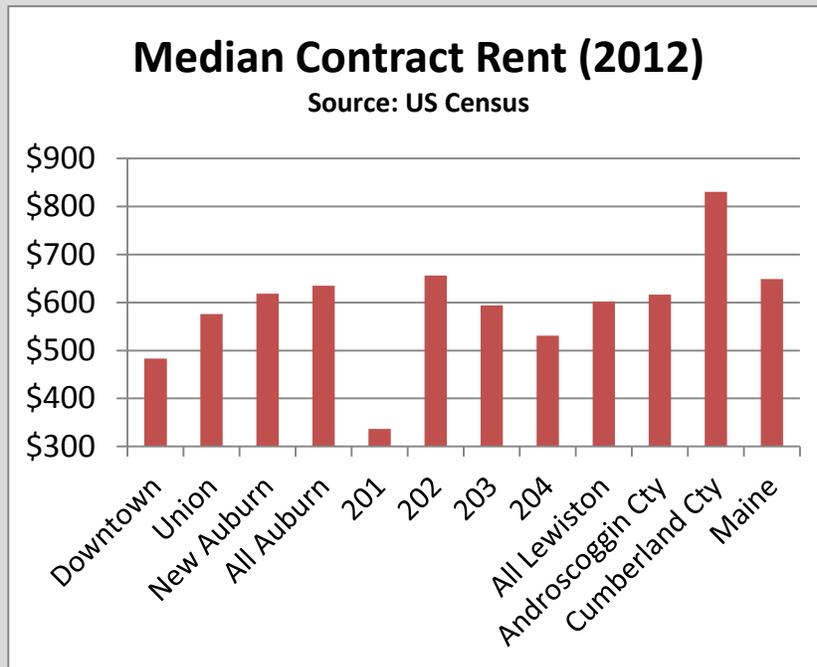
### Discussion

Both Auburn and Lewiston Housing Authorities report long wait lists for subsidized units and vouchers.

# MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

## Introduction

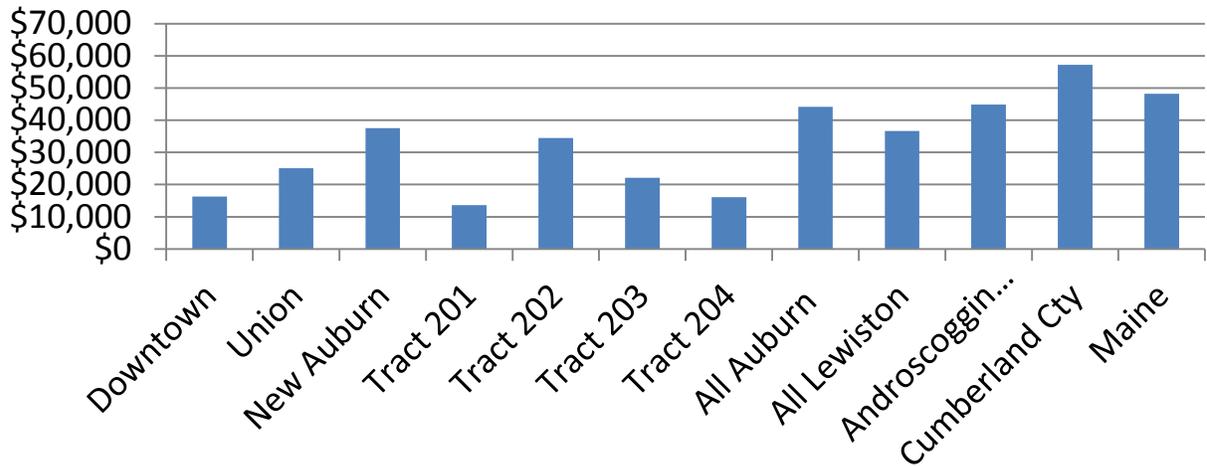
Rents and home values are relatively lower in the target areas, and lower in Lewiston and Auburn than in neighboring Cumberland County.



Yet despite lower rent levels, they are still hard for residents to afford. The reason is that incomes are lower, so that too many households pay too much of their incomes for rent.

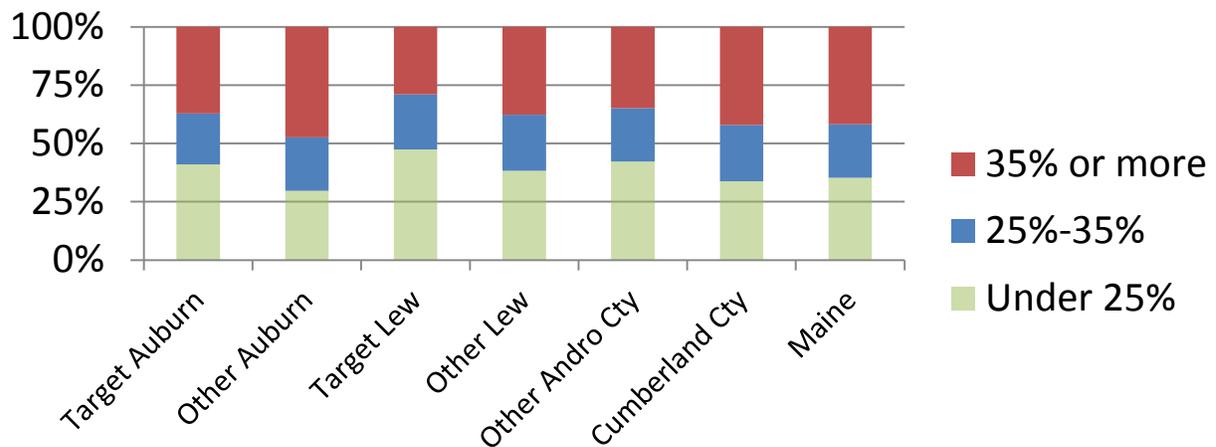
## Median HH Income (2012)

Source: US Census



The rental picture is complex: 1/3 of renter households are paying too much for rent in target areas, but even more paying too much outside target areas. This is likely because of voucher programs, which help more households in the target areas.

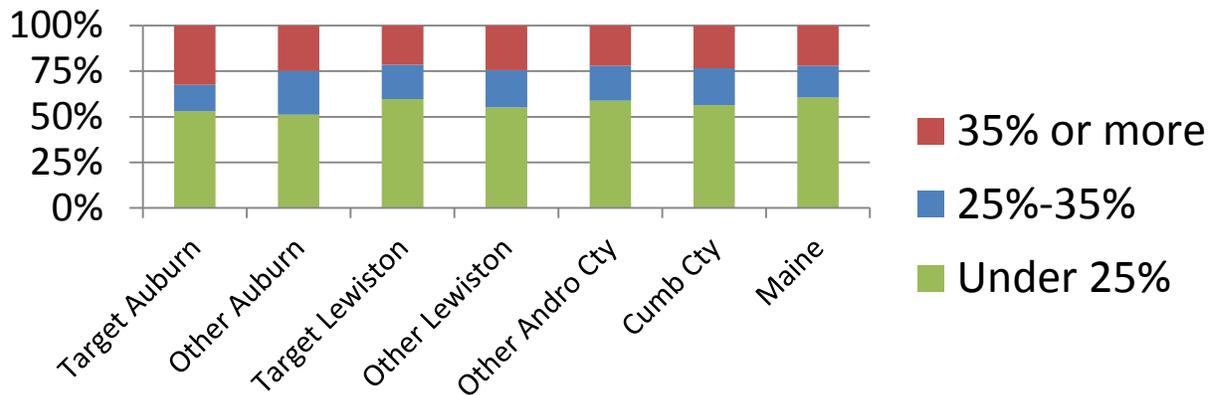
## Proportion paying 1/3 of income for rent, 2012 (Source: US Census)



In terms of owners, it's a different picture, with more affordability problems in the target areas.

## Proportion paying a third or more of income for owner housing, 2012

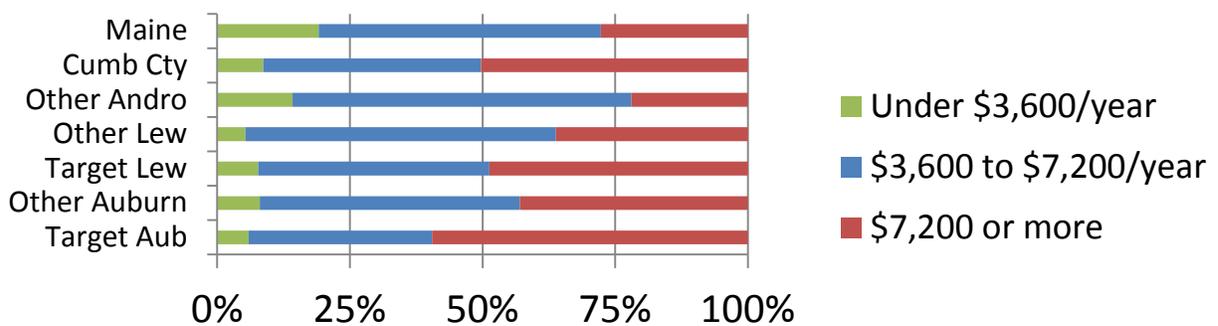
Source: US Census



Almost ½ of owner households (without mortgage) pay \$600+/month for expenses (including utilities, heat, taxes) in target areas. The high costs of heating old houses is likely a factor.

## Proportion of homeowners without a mortgage paying expenses over \$7,200/year or \$600/month

(Source: US Census)



## Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	85,800	148,996	74%
Median Contract Rent	408	688	69%

**Table 28 – Cost of Housing**

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year) Lewiston only

Rent Paid	Number	%
Less than \$500	4,505	40.5%
\$500-999	6,295	56.7%
\$1,000-1,499	223	2.0%
\$1,500-1,999	18	0.2%
\$2,000 or more	71	0.6%
<i>Total</i>	<i>11,112</i>	<i>100.0%</i>

**Table 29 - Rent Paid**

Data Source: 2006-2010 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,185	No Data
50% HAMFI	2,770	430
80% HAMFI	7,400	2,095
100% HAMFI	No Data	3,930
<i>Total</i>	<i>11,355</i>	<i>6,455</i>

**Table 30 – Housing Affordability**

Data Source: 2006-2010 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	534	632	826	1,041	1,105
High HOME Rent	534	632	822	940	1,029
Low HOME Rent	505	540	648	749	836

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

High HOME rents are defined as the lesser of Section 8 Fair Market Rents (FMRs) for existing housing OR 30% of the adjusted income of a family whose annual income equals 65% of the median income. Low HOME rents are defined as the following: for properties with five or

more HOME units, at least 20% of the HOME units must have rents no greater than 30% of the tenant's monthly adjusted income or 30% of the annual income of a family whose income equals 50% of the median income.

**Is there sufficient housing for households at all income levels?**

**How is affordability of housing likely to change considering changes to home values and/or rents?**

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

**Discussion**

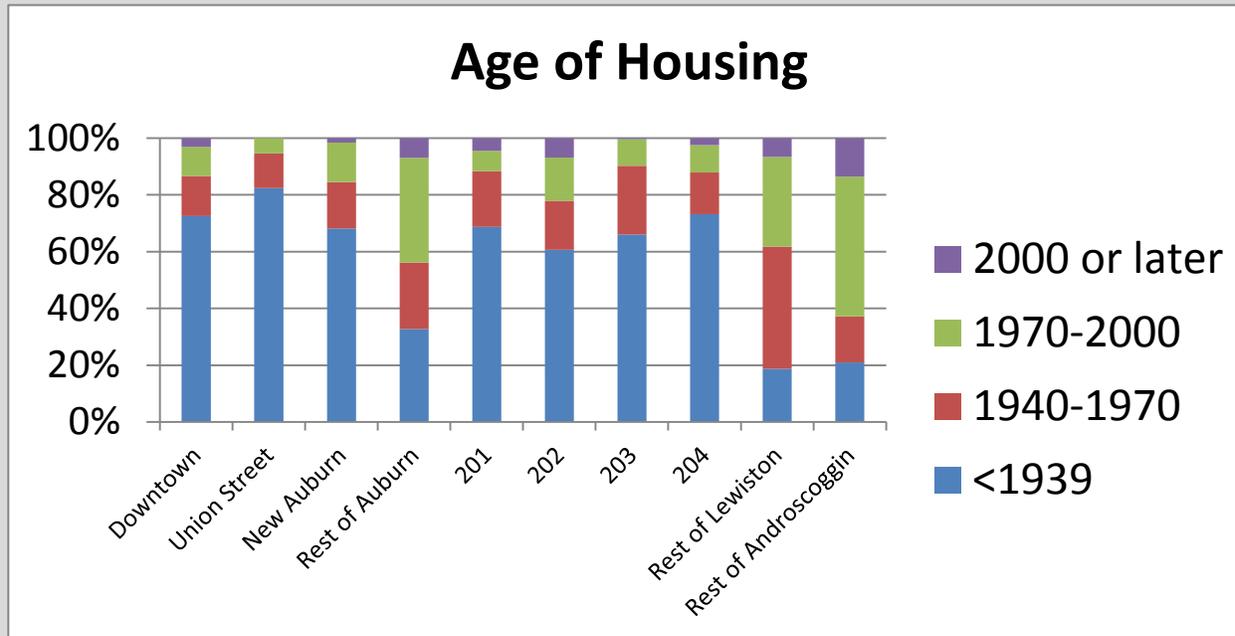
Rent levels in Auburn and Lewiston target areas are relatively low as compared to other Maine Counties. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. Many units are energy inefficient, and lead paint hazards are a problem.

Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent. Lewiston lacks the better quality workforce and market rate housing in the target area, and higher income executive style housing in the broader community. This lack of higher level housing often results in fewer professionals that work in Lewiston living in Lewiston. A lack of better quality market rate housing in the target area limits the number of recent graduates, young professionals just starting careers, and empty nesters looking to sell the larger house and move to a smaller apartment or condo who can find suitable housing options in the target area. The growing retail, restaurant, and entertainment option's in Lewiston's walkable downtown is becoming increasingly attractive for residents but for the lack of quality housing. The City recognizes that for the target area to evolve into a sustainable mixed income neighborhood a greater variety of housing options must be created. Market rate housing is welcome throughout the target area, but economic and demographic realities of the target area suggest that development of new workforce housing will occur east of Park Street and the development of market rate housing and some mixed income housing west of Park Street to the Androscoggin River.

## MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

### Introduction

Most of housing in the Auburn and Lewiston target areas was built before W.W. II.



**Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:**

The City of Lewiston has adopted the International Property Maintenance Code (PMC). Section 108 in the Code entitled "Unsafe Structures and Equipment" addresses several components under the Section 108.1.5 1-11 Dangerous structure or premises. City Code apply the PMC to assess the condition and make the determination of whether the structure can be rehabilitated. This is done on a case by case basis.

The following data table is local data that describes the number of properties that were evaluated by Code Enforcement and Fire to determine the condition. The time frame reflected is from 2011- 2013.

Condemned/ Vacant/Abandoned/Residential Buildings and Demolished by Property Type in the Downtown Census Tracts 201-204						
Property Type	Condemned/Vacant/ Abandoned <sup>1</sup>		Condemned/ Under Renovations <sup>2</sup>		Demolished <sup>3</sup>	
	Buildings	Units	Buildings	Units	Buildings	Units
Single Family	12	12	4	4	8	8
2-4 units	13	33	13	40	28	90
5-9 units	1	8	4	27	8	76
10-16 units	-	-	-	-	3	32
17-27 units	-	-	-	-	-	-
18-45 units	-	-	-	-	-	-
Totals	27	53	21	71	49	206

<sup>1</sup>**Condemned Vacant Abandoned Properties** – Properties that have been deemed by Code Enforcement to be uninhabitable.

<sup>2</sup>**Condemned and now under renovation:** Properties that were once condemned and thought to be uninhabitable were purchased by a private investor and are undergoing a total “gut” rehabilitation under the supervision of a Code Enforcement Officer.

<sup>3</sup>**Demolished:** Properties that were vacant and/or abandoned were condemned as unfit for habitation and/or considered a dangerous structure. The City Council formerly condemns the buildings through a public hearing process and orders their demolition. If the property owner does not comply with the order, the city demolishes the structure and places a tax lien on the property to recoup the expense. If the special lien remains unpaid after 18 months, the City tax acquires the properties under most circumstances.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,451	32%	4,501	41%
With two selected Conditions	20	0%	389	4%
With three selected Conditions	0	0%	78	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,605	68%	6,144	55%
<b>Total</b>	<b>14,076</b>	<b>100%</b>	<b>11,112</b>	<b>101%</b>

**Table 32 - Condition of Units**

Data Source: 2006-2010 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	807	6%	135	1%
1980-1999	2,688	19%	1,374	12%
1950-1979	5,786	41%	2,995	27%
Before 1950	4,795	34%	6,608	59%
<b>Total</b>	<b>14,076</b>	<b>100%</b>	<b>11,112</b>	<b>99%</b>

**Table 33 – Year Unit Built**

Data Source: 2006-2010 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,581	75%	9,603	86%
Housing Units build before 1980 with children present	6,750	48%	3,705	33%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units		53	53
Abandoned Vacant Units	71	206	277
REO Properties			
Abandoned REO Properties			

**Table 35 - Vacant Units Lewiston Data only**

**Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.**

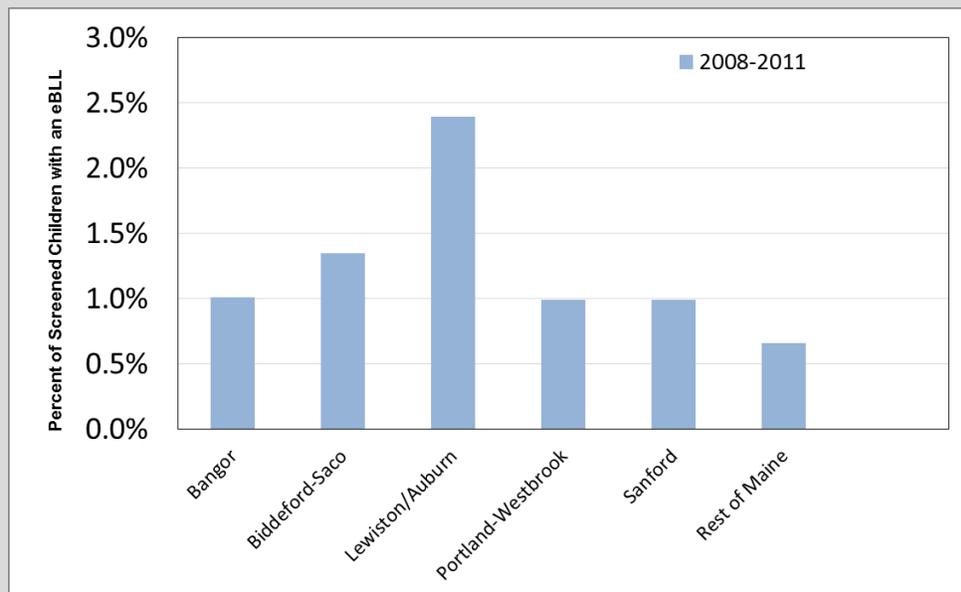
The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition. Many units are energy inefficient, structurally unsafe, need substantial rehabilitation and due to the dilapidated condition have lead paint hazards and other health and safety violations that need to be corrected.

**Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405**

**Discussion**

Lead poisoning is the leading health risk for children in Lewiston and Auburn. The two cities have lead poisoning rates three times as high as the rest of the state.

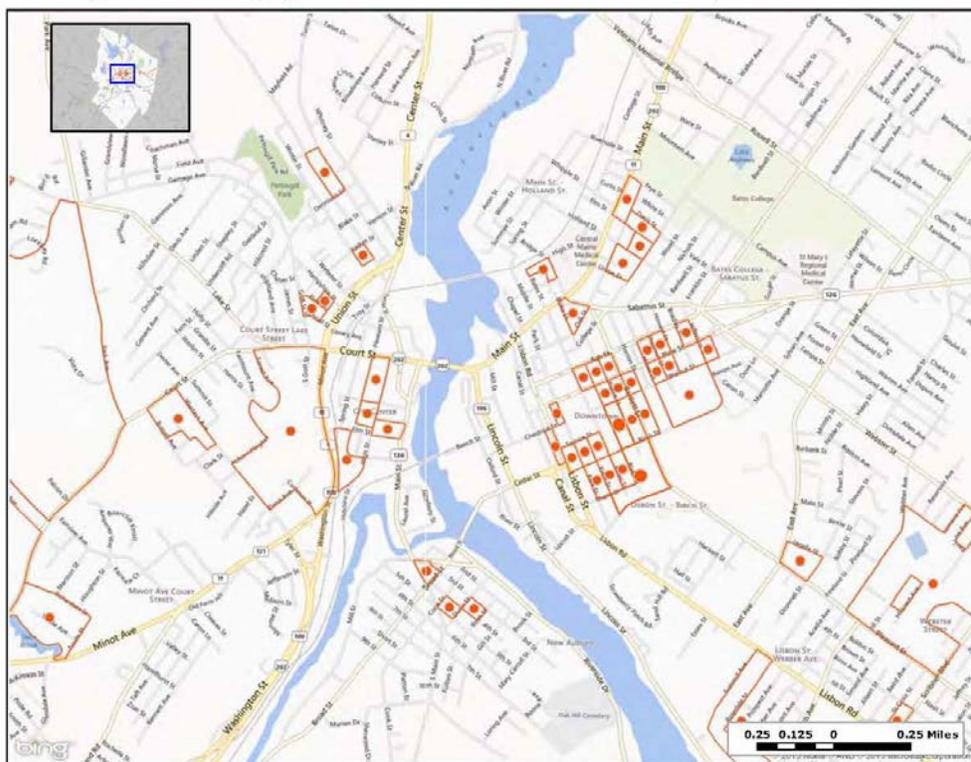
**Lead Poisoning Rates in Maine High Density Areas**



Source: Maine Childhood Lead Poisoning Prevention Program

From 2003-2012, among children under 6 years old, 171 Auburn children and 507 Lewiston children were poisoned by lead.

Number of children with an elevated blood lead test, among those screened, age 0-71 months, by Census Block in Auburn and Lewiston, Maine 2008-2012



Source: *Maine Childhood Lead Poisoning Prevention Program*

Several factors combine to put children Auburn and Lewiston at higher risk for lead poisoning: higher than average percentages of children under 5, a lower lead screening rate, a large proportion of pre-1950 housing, a higher proportion of multi-unit apartment buildings, and lower median household incomes.

In 2014, the Cities of Lewiston and Auburn received a \$3.4 million Lead-Based Paint Hazard Control Grant Program from HUD to make homes with low and very low income families lead safe.

The Lewiston Auburn Public Health Committee is currently considering the adoption of a strategic lead plan to reduce childhood lead poisoning through improved resource coordination and increased enforcement, outreach and blood testing.

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available	0	0	177	590	8	582	0	0	0
# of accessible units			17		8				

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 36 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

### Public Housing Condition

Public Housing Development	Average Inspection Score
Blake Street Towers	99
Hillview/Rosedale/Lafayette/ Park/Whipple/Ash Streets	88
Meadowview Park	95

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

**Discussion:**

Appropriate supportive services can enable the elderly and the disabled to remain independent and can place families on the path to economic self-sufficiency. To facilitate the provision of appropriate supportive services, Lewiston Housing Authority intends to designate Meadowview Apartments as housing for the elderly and Blake Street Towers as a mixed population development.

DRAFT

## MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

### Introduction

#### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	Abused Women's Emergency Shelter (17 beds)  Hope Haven Gospel Mission- (30 beds)		Abused Women's Recovery Center  597 Main St  97 Pierce St  VOA Transitional Living	10 units (Blake St)	0
Households with Only Adults	St. Martin De Porres (10 beds)		St Francis  Howe Street Dual Diagnosis	6 units (Franklin Street)	
Chronically Homeless Households					
Veterans					Veterans Inc.(20 beds)
Unaccompanied Youth	New Beginnings (12 beds) New Beginnings street outreach				

**Table 38 - Facilities Targeted to Homeless Persons**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Lewiston Auburn 10 Year Plan to End Homelessness identified difficulty locating assistance and navigating services (including for health, mental health, employment, and housing) as a problem for homeless persons, particularly for families and domestic violence survivors.

Homeless service providers describe the challenge of keeping people housed, and the need for case management to help with jobs, budgets and basic needs. For persons without a mental health or disability diagnosis, supportive services can be difficult to access unless there is a crisis.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Tedford Housing provides permanent supportive housing for individuals who have a disability and are experiencing homelessness at Franklin Apartments, Auburn. There are 6 1-bedroom units.

Tedford Housing provides permanent housing for homeless households with on-site supportive, case management services at Blake Street Family Apartments. There are 10 units including 1,2, and 3 bedrooms, and 2 mobility accessible units.

## MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

### Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future. At the December 3, 2014 homelessness consultation, agencies recommended the following:

- Connect homeless to range of services, through case managers who can individualize recovery program
- Mentoring (Bridges Out of Poverty model) and life skills training
- Local Housing Authorities setting aside vouchers for homeless
- Comprehensive approach funded by foundation and local match

Tedford Housing currently provides 16 units of supportive housing in Auburn and Lewiston. There is a need for additional supportive housing for chronically homeless.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

**Describe any negative effects of public policies on affordable housing and residential investment**

The 2013 Analysis of the Impediments to Fair Housing Choice identifies the lack of investment as a major impediment. “The combination of relatively modest rents, relatively old rental stock, and 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.”

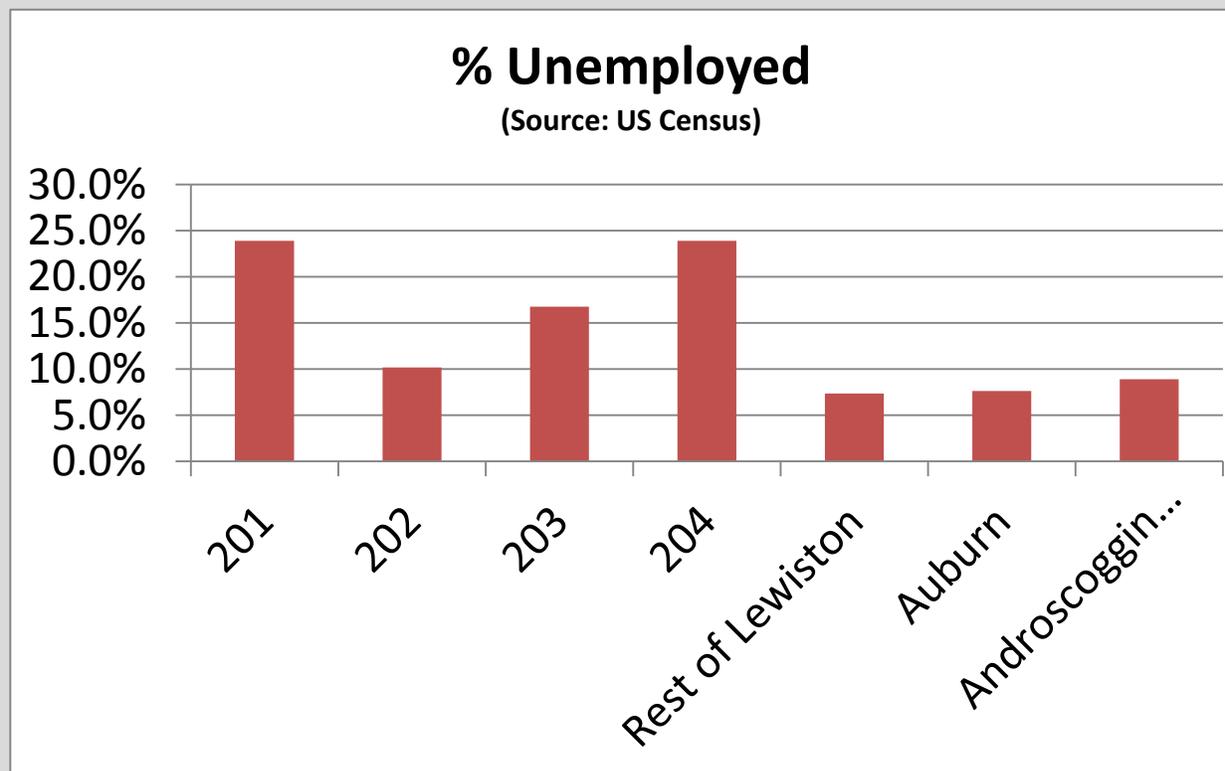
## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Lewiston’s target areas have higher rates of unemployment, lower levels of education, and lower incomes than the rest of the City.

Note that many of the data tables below, provided by HUD, present combined household data for Auburn and Lewiston. See Appendix A for Auburn-only household data.

Unemployment is high in the downtown areas.

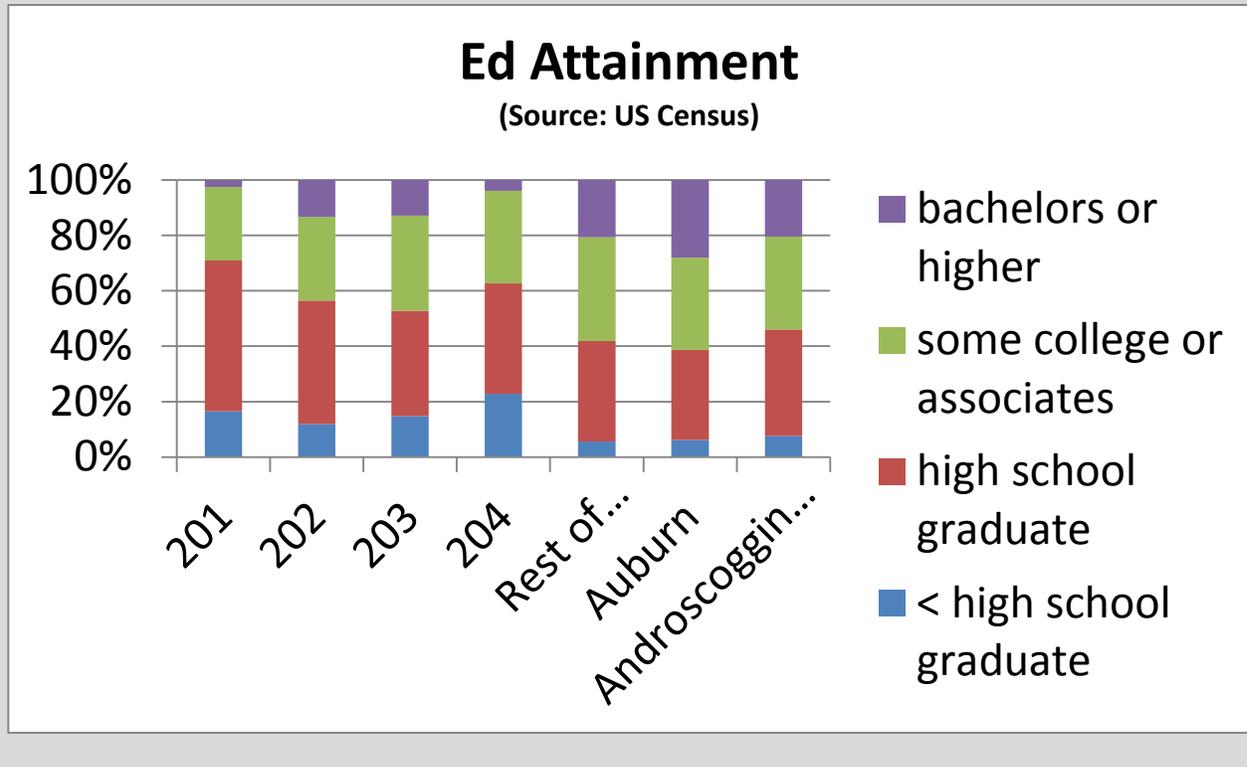


### Labor Force

Total Population in the Civilian Labor Force	12,340
Civilian Employed Population 16 years and over	11,366
Unemployment Rate	7.89
Unemployment Rate for Ages 16-24	42.35
Unemployment Rate for Ages 25-65	3.29

Table 39 - Labor Force

Residents of the downtown areas have lower levels of education.



**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	313	32	553
High school graduate (includes equivalency)	3,062	181	1,128
Some college or Associate's degree	3,071	146	583
Bachelor's degree or higher	3,172	62	413

**Table 40 - Educational Attainment by Employment Status**

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	9	29	31	203	369
9th to 12th grade, no diploma	276	188	128	319	505
High school graduate, GED, or alternative	604	876	1,237	2,260	1,582
Some college, no degree	828	552	840	1,221	437
Associate's degree	53	282	351	620	171
Bachelor's degree	120	884	542	1,013	230
Graduate or professional degree	0	60	462	698	219

**Table 41 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

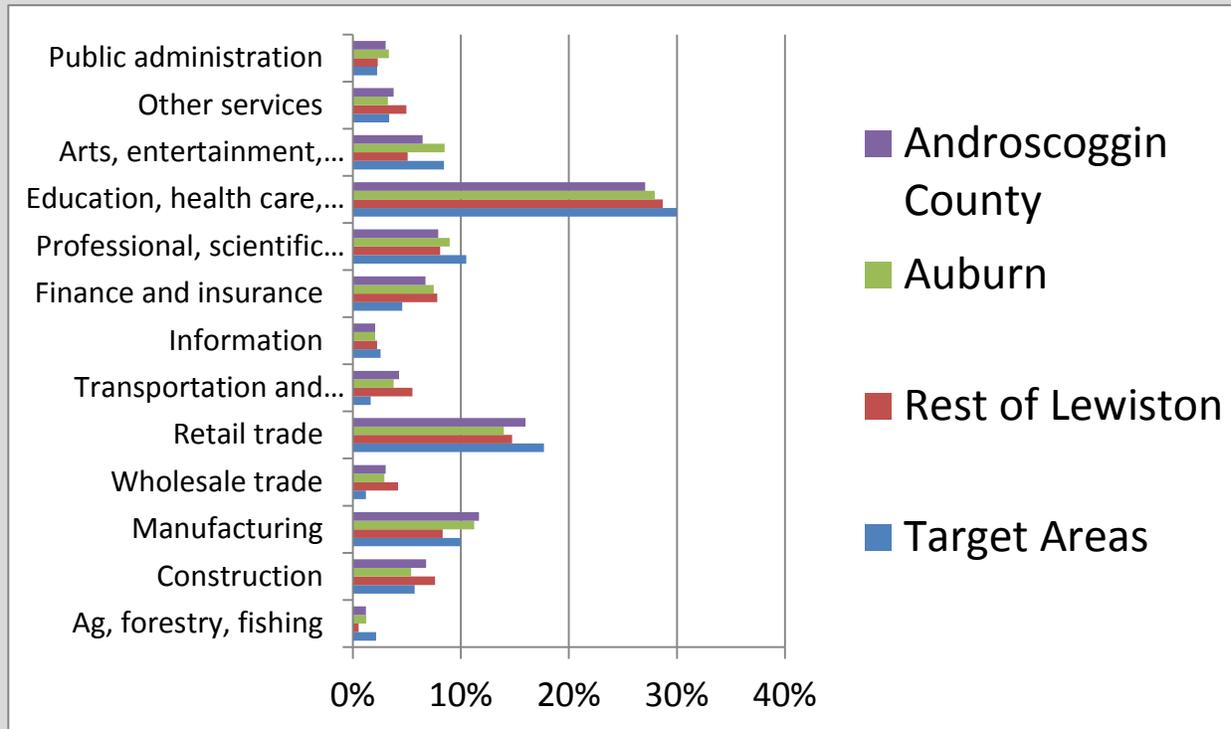
## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,321
High school graduate (includes equivalency)	27,140
Some college or Associate's degree	31,466
Bachelor's degree	40,132
Graduate or professional degree	55,531

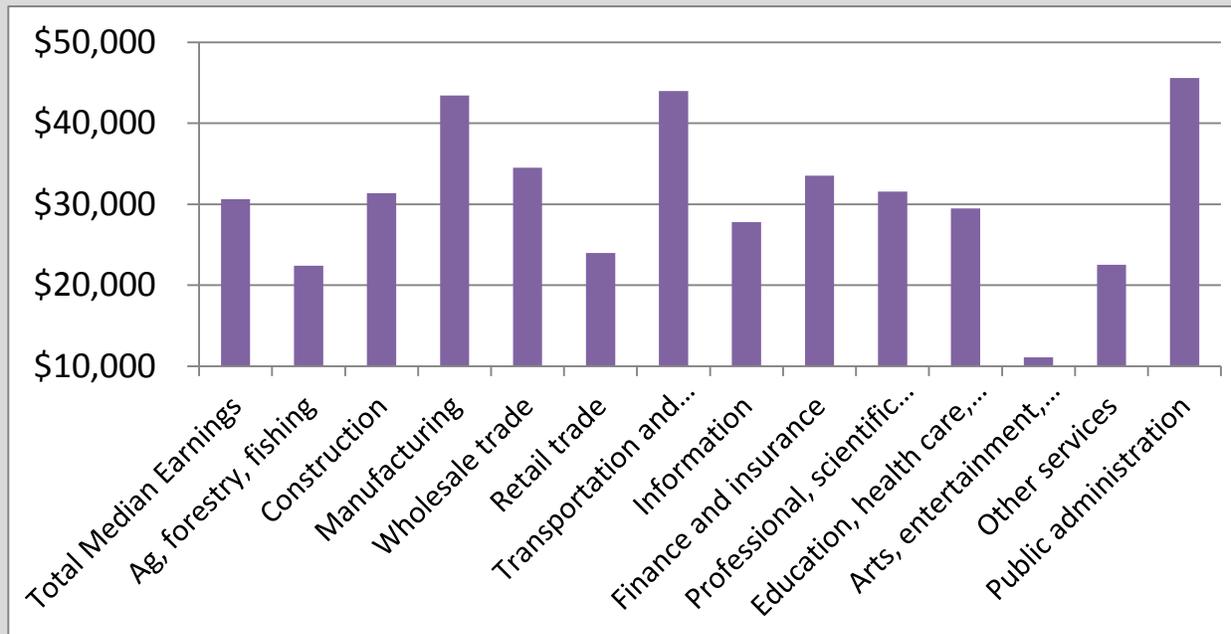
**Table 42 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

Higher percentages of employed in Retail sales but also Education, health care, social assistance and Professional, scientific and management.



Retail sales and Education, health care, social assistance are among the lower earning industries.



(Source: US Census)

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	51	12	1	0	0
Arts, Entertainment, Accommodations	869	1,404	9	10	1
Construction	437	672	5	5	0
Education and Health Care Services	2,289	1,921	24	13	-11
Finance, Insurance, and Real Estate	664	696	7	5	-2
Information	154	115	2	1	-1
Manufacturing	1,233	2,259	13	16	3
Other Services	270	517	3	4	1
Professional, Scientific, Management Services	627	908	7	6	0
Public Administration	45	12	0	0	0
Retail Trade	1,466	3,464	16	24	9
Transportation and Warehousing	390	905	4	6	2
Wholesale Trade	360	591	4	4	0
<b>Total</b>	<b>8,855</b>	<b>13,476</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 43 - Business Activity**

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Occupations by Sector	Number of People
Management, business and financial	2,468
Farming, fisheries and forestry occupations	500
Service	1,098
Sales and office	2,123
Construction, extraction, maintenance and repair	814
Production, transportation and material moving	480

**Table 44 – Occupations by Sector**

Data Source: 2006-2010 ACS

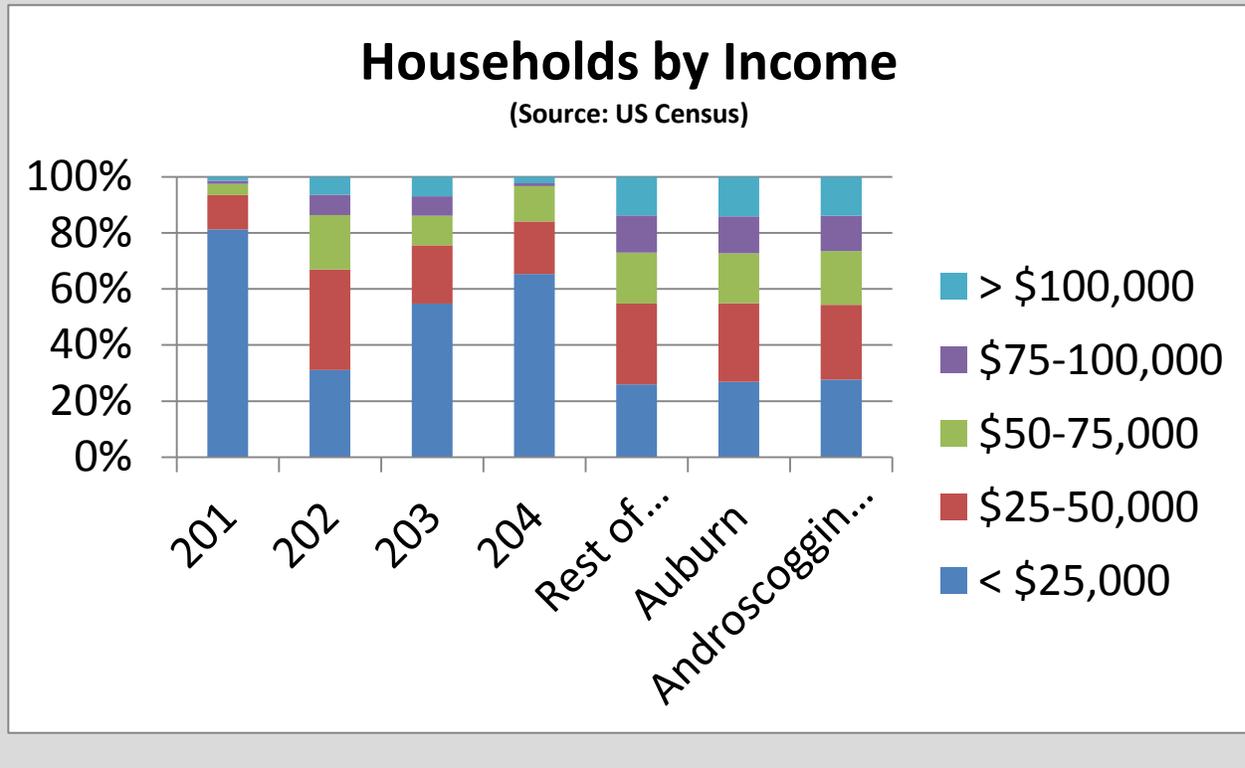
### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	8,292	76%
30-59 Minutes	2,224	20%
60 or More Minutes	336	3%
<b>Total</b>	<b>10,852</b>	<b>100%</b>

**Table 45 - Travel Time**

Data Source: 2006-2010 ACS

Higher unemployment and lower wage jobs means there are more households with lower incomes.



Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Describe the workforce and infrastructure needs of the business community:

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

### **Discussion**

The Lewiston (draft) Comprehensive Plan describes the City's adjustment from reliance on a few employers to an economic focus on investment and diversification. "A number of planning efforts aimed at stimulating economic growth have been completed recently, including the Riverfront Island Master Plan (2012), the 2010 Strategic Plan, the People's Downtown Master Plan (2008), and the Downtown Neighborhood Action Plan (2009). These city-led plans, combined with the investments of large- and small-scale businesses, are working together to actively move Lewiston into a new stage of economic expansion." Health care remains the single largest employment sector in Lewiston, with one out of every five people working in the sector. With five local colleges, running the gamut from career training institutions such as Kaplan and the Maine College of Health Professions, to campuses of the state system, to Bates College, education is a significant employer. Manufacturing remains a significant employment sector. Although hand crafted guitars and shoes remain a part of the manufacturing mix, much of it has evolved into high tech precision manufacturing. Financial services back office operations, call centers, and warehousing and distribution are also significant employers. While the region is fortunate to have many institutions of higher learning there is still a significant portion of the population with low education levels. Over the term of this Consolidated Plan efforts will continue to raise aspirations and improve access to workforce readiness training programs, hard skill training programs, and youth work and leadership internships. Lewiston participates in a CEDS program through its affiliation with the Androscoggin Council Valley of Governments, who organizes and coordinates the strategy.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

**What are the characteristics of the market in these areas/neighborhoods?**

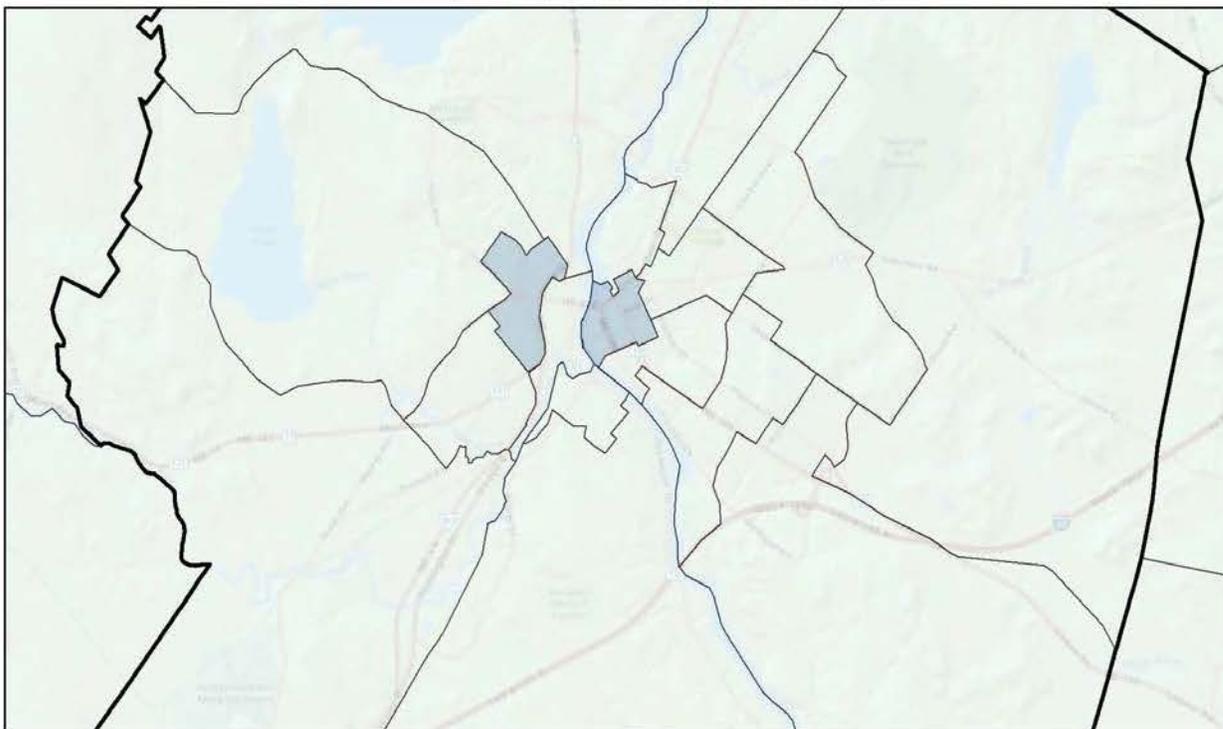
**Are there any community assets in these areas/neighborhoods?**

**Are there other strategic opportunities in any of these areas?**

The 2013 Analysis of Impediments to Fair Housing Choice describes how starting in 2001, approximately 4,000 immigrants, many from Somalia, moved to Lewiston Auburn, 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 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."

The report recommends that the two cities work together to create a series of workshops for landlords and tenants, including New Mainers, and distribute posters about tenant rights and responsibilities at local schools in local languages. In addition, to help increase the number of mortgages to New Mainer families, the report recommends that the cities work with lenders to identify culturally appropriate home financing products, and advertise them to the community.

CPD Maps - Black or African American alone



February 9, 2015

Override 1 **BlackAfricanAmericanAlone** 6.85-22.6%  
**B03002EST4\_PCT**  
<6.85%

0 0.75 1.5 3 mi  
0 1 2 4 km  
1:88,123  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., I  
Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), T  
MapmyIndia, © OpenStreetMap contributors, and the GIS User Commun

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

#### **I. Introduction**

This is an overview of the goals and strategies that are proposed to govern the City of Lewiston in the coming five years in its spending of funds from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Programs.

The Economic and Community Development Department (ECDD) manages the federally funded programs for the City. The City of Lewiston is considered an Entitlement City by the Department of Housing and Urban Development and as such, has received an annual allotment of Community Development Block Grant (CDBG) funding since 1974 when the program began. Additionally, the City has been a member of the Auburn-Lewiston HOME Consortium since 2002. The City has utilized these major funding sources to generate revitalization efforts in targeted residential neighborhoods and commercial corridors in the downtown.

The City of Lewiston receives roughly \$780,000 thousand dollars per year from the Community Development Block Grant (CDBG) program, and about \$160,000 dollars a year from the HOME program.

The national purpose of the CDBG program is "... the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities principally for persons of low and moderate income." The national purpose of the HOME program is "to create affordable housing for low-income households."

CDBG funds are spent in a "target area" in the community in which there is a high proportion of low and moderate income people. Historically, the City has used its funds primarily on housing improvements, economic development, infrastructure improvements, and social services. So long as the national test is met, there is considerable flexibility in the use of the funds, although social service spending has a cap of 15% of available program funds.

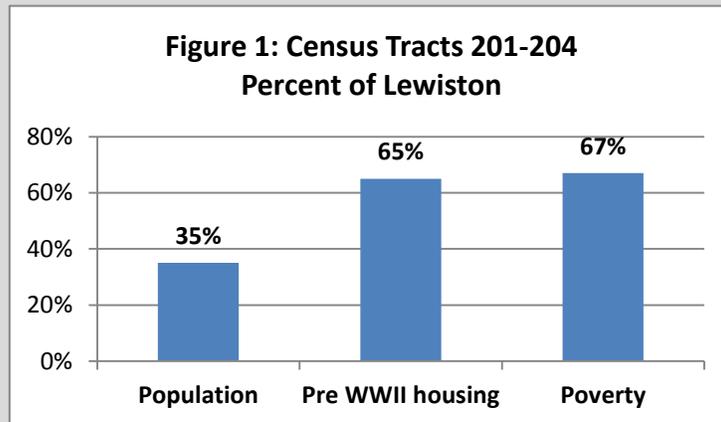
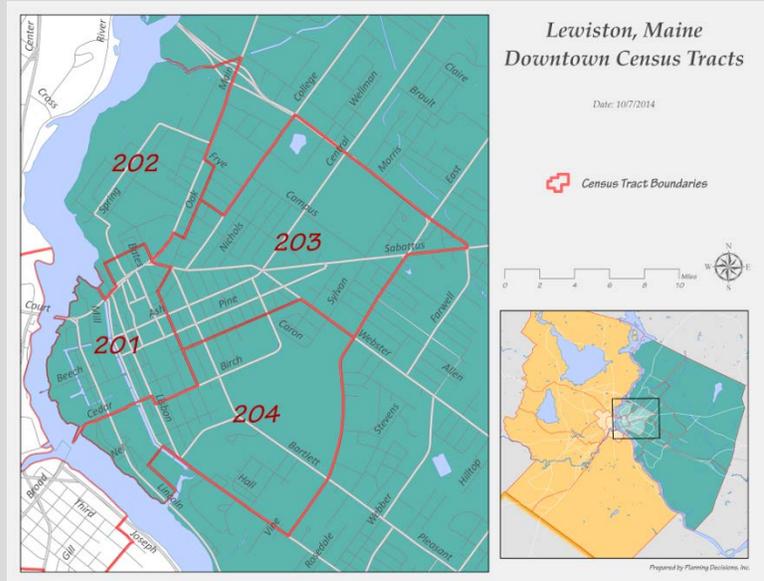
This strategic plan was developed by Lewiston's Citizen's Advisory Committee, which met 6 times between September, 2014, and January, 2015. The Citizen Advisory Committee is one of the ways to ensure that Lewiston citizens are involved and have a voice in determining how each year's CDBG allocation is spent. Its role is to evaluate all requests for funding and then make a recommendation to the City Council on how the CDBG funds are to be spent.

The CAC is comprised of members from the community that are appointed by the Mayor to two year terms coinciding with the City's fiscal year. This seven member committee includes: One City Councilor, one representative from the Lewiston Planning Board, and one voting City Administration staff member. Of the remaining four members, at least two citizens must live in the CDBG target area

(Census Tracts 201-204) and the others may be from the community at large. The CAC is staffed by the Economic and Community Development Department. The committee is currently chaired by Pauline Gudas, and includes Councilor Nathan Libby, Richard White, Andy Choate, Sara Goodrich, Sue Charron, and Brian Wood.

**II. Target Area**

The target area for Lewiston’s CDBG program includes Census Tracts 201, 202, 203 and 204. These neighborhoods have very high proportions of old and substandard housing, severe poverty and social problems (see Figure 1).



### **III. Needs, Goals, Strategies, and Outcomes**

The strategic plan has 4 high-priority, 3 medium-priority, and 1 low-priority goals.

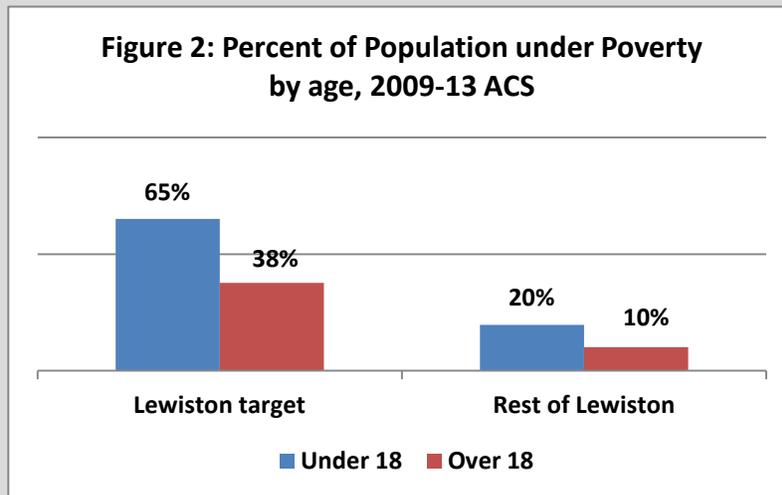
1. The high-priority goals are to:
  - A. Support People in their Efforts to Transition Out of Poverty
  - B. Prevent Homelessness
  - C. Improve the Safety and Energy Efficiency of the Housing Stock
  - D. Reduce Lead Hazards in housing
2. The medium-priority goals are to:
  - A. Increase Neighborhood Pride through Investment in Infrastructure
  - B. Promote Jobs and Economic Growth
  - C. Create more stable and diverse Mixed-Income Neighborhoods
3. The low-priority goal is to:
  - A. Support Fair Housing and increase Housing Choice

Each is described below.

#### **1. High Priority Needs, Goals, and Strategies**

##### ***High Priority A: Support People in their Efforts to Transition Out of Poverty***

More than two-thirds of children under the age of 18 and living in the Lewiston target area are growing up in poverty (see Figure 2).



Poverty is a much larger problem than the Lewiston CDBG program can solve, yet CDBG support for social services can be a part of the solution. The Committee felt that social services funding should prioritize efforts that address the issue of intergenerational poverty by focusing on children and particularly those that work with the whole family. In addition, the committee would like to continue to support services that meet people's basic needs.

CDBG/HOME strategy

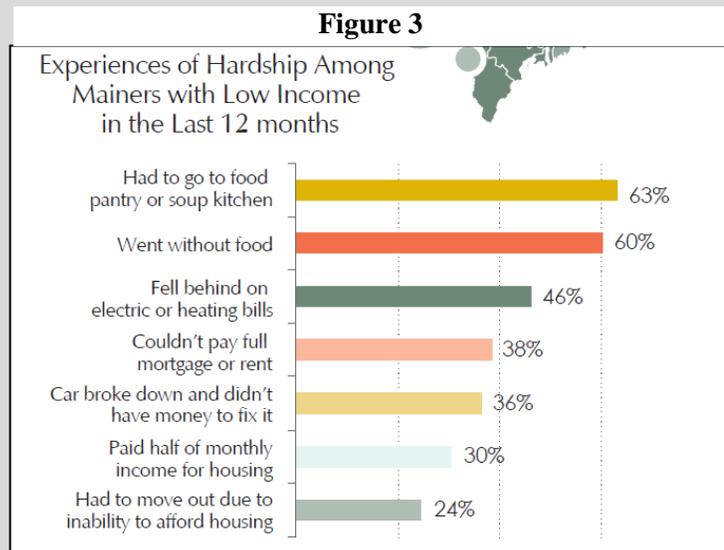
1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life
2. Support low-income adults to successfully provide for themselves and their families through education and skill development, including mentoring, work readiness, and job training programs.
3. Support services that meet people’s basic needs
4. All social service providers receiving CDBG funds are encouraged to move to an “outcomes” based approach by measuring the impact of their efforts rather than program outputs.

**High Priority B: Prevent Homelessness**

Every year, the Maine State Housing Authority counts the number of homeless in shelters or on the street on a given night. In 2013, this survey identified 486 homeless people in Androscoggin County, mostly in Lewiston and Auburn.

However, this is just the tip of the iceberg. There are over 7,800 people living under poverty in Lewiston. Many are on the brink of crisis. A survey of low income Maine people in 2014 found that, in the last year, 46% couldn’t pay their utility bill at one point; 39% couldn’t pay the full rent that month; 36% experienced having a car break down with no money to fix it; a quarter were forced to move because they couldn’t afford their housing (see Figure 3).

Given this reality, preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future.

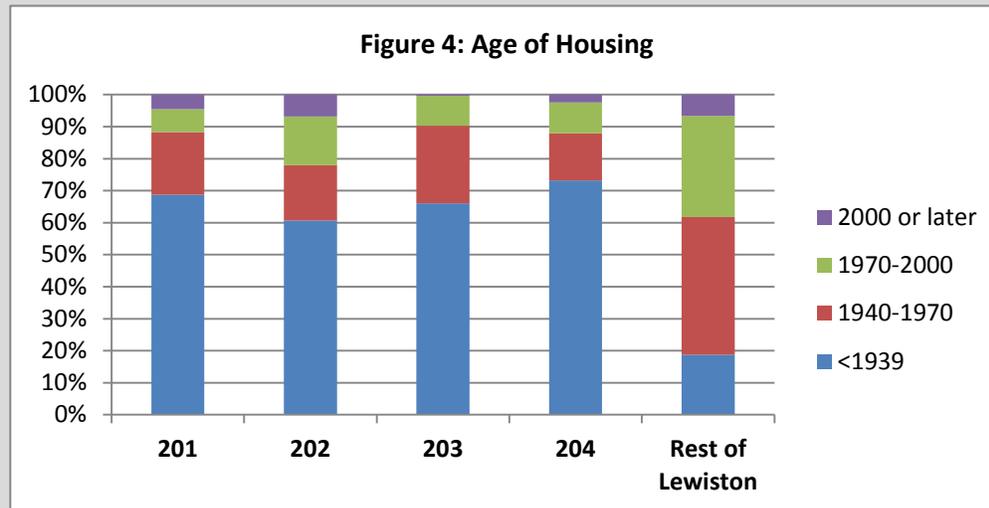


CDBG/HOME Strategy

1. Help homeless people connect to the job and housing markets through case management services.
2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” strategies

**High Priority C: Improve the Safety and Energy Efficiency of the Housing Stock**

Almost two-thirds of the housing stock in the target area was built before 1940. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for elderly or disabled.



CDBG/HOME strategy

1. Provide grants and low-interest loans for the rehabilitation of owner and rental housing that is occupied by low and moderate income households, including energy efficiency, weatherization and emergency repair for buildings. Focus on buildings with 1-4 units, and consider expanding to include larger multi-family buildings (with good landlord criteria required to qualify). Continue to work to combine multiple funding sources to make the most impact on individual buildings.
2. Fund a dedicated code enforcement position to support improvements to the housing stock.
3. Identify salvageable derelict properties and work with the private sector to rehabilitate.
4. Continue to demolish derelict and abandoned buildings that cannot be salvaged.
5. Support new construction of rental units for low to moderate income households.

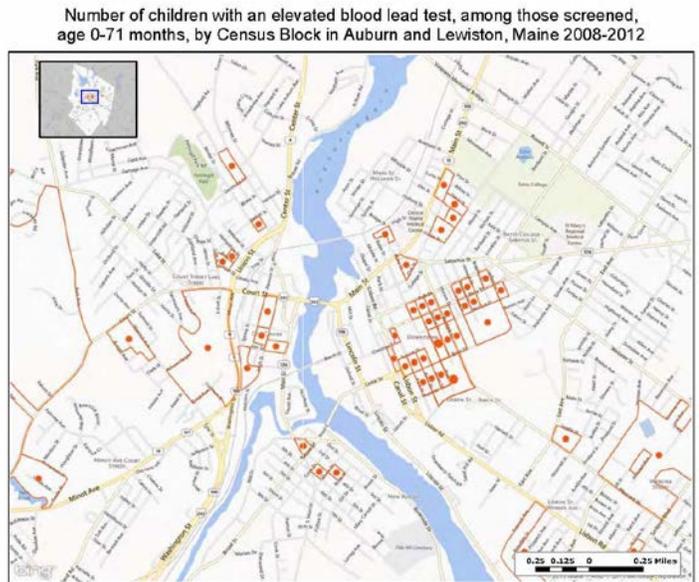
**High Priority D: Reduce Lead Hazards in housing**

Old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 507 Lewiston children under age 6 were poisoned by lead. This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.

CDBG/HOME strategy

1. Execute the strategies of the \$3.4 million Lead Hazard Control and Healthy Home grant which will require a local lead grant match from CDBG (\$70,000 annually).

2. Continue to support the Green and Healthy Homes Initiative to create green and healthy homes: “dry, clean, ventilated, free from pests and contaminants, well-maintained and safe”
3. Conduct outreach and training about lead hazards to both tenants and landlords.
4. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the *5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston*.



**Figure 5: Lead Test Results**

and

## 2. Medium Priority Needs, Goals, and Strategies

### ***Medium Priority A: : Increase Neighborhood Pride through Investment in Infrastructure***

Improvements are needed to city streets, sidewalks and green spaces throughout the target area. CDBG support for infrastructure investments should focus on priorities identified in existing neighborhood plans, such as the Lewiston (draft) Comprehensive Plan and the Downtown Neighborhood Action Plan (2009), as well as ensuring the efficiency and completeness of proposed projects, for example by providing the funds to repair sidewalks or install streetscaping at the time road improvements are made.

#### CDBG/HOME strategy

1. Support projects that achieve identified goals: from the City’s Comprehensive Plan, the Riverfront Master Plan, and the Downtown Neighborhood Action Plan
2. Fill in the funding gaps to make projects “complete” including sidewalks, streetscaping, fiber, and sewer/water.
3. Empower neighborhood residents and create a sense of investment, for example if CDBG funds invest in a park, there needs to be a “Friends of” organization to support the investment in the long-term.

### ***Medium Priority B: Promote Jobs and Economic Growth***

Along with helping people to develop job skills, Lewiston CDBG funds should support the recruitment and retention of businesses and the creation of jobs to the target areas.

#### CDBG/HOME Strategy

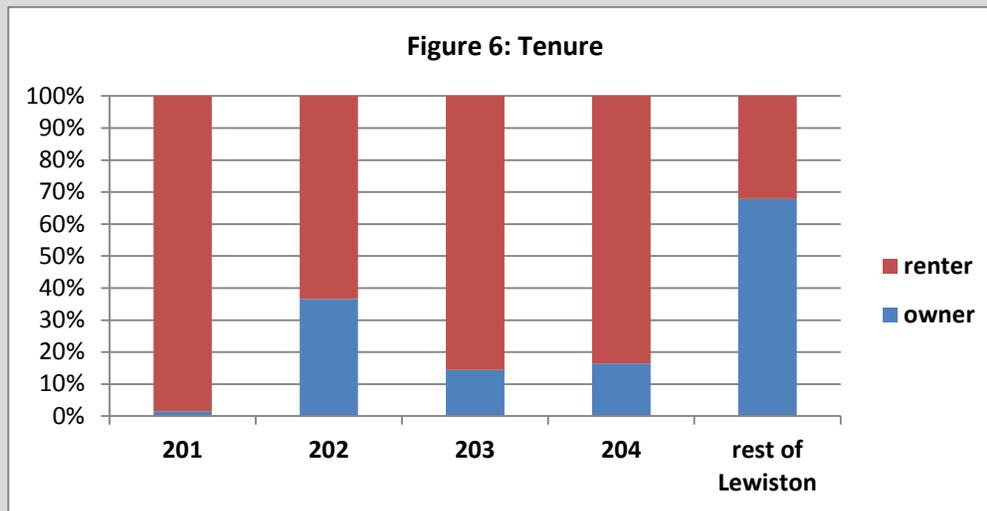
1. Continue to fund commercial redevelopment grant and loan programs for buildings in the downtown which includes elimination of slum and blight, restoration of historic buildings and

commercial rehabilitation activities through the commercial rehab life safety, façade, and elevator programs. Consider expanding the commercial rehab eligible area.

2. Support lead worker and environmental worker training, work readiness and other job training programs.
3. Consider establishing a Neighborhood Revitalization Strategy area, a designation which would support City economic development efforts by allowing more flexibility in undertaking economic development, housing and public services with CDBG funds.

**Medium Priority C: Create more stable and diverse Mixed-Income Neighborhoods**

About 15% of the occupied housing units in the Lewiston target area are owner-occupied. This is much less than the ownership rate in the rest of Lewiston (68%).



There is nothing wrong with rental housing. Rental housing meets the needs of a mobile population, and is particularly attractive to young people. So rental housing is needed.

But owner housing is also needed. There has to be a balance. Studies have regularly shown that homeowners tend to live in their housing longer; tend to care more about their neighborhood; tend to be more likely to vote and get involved in civic activities; and care about the condition of their house and neighboring houses.

In addition, the Committee heard from both renters and landlords who described the need for increase awareness of their respective roles and responsibilities. There is a need to strengthen the relationships between them.

**CDBG/HOME Strategy**

1. Help renters become owners with income qualified down payment and closing cost assistance (1-4 units) and continue to require first-time homeowner and landlord classes. Housing Cooperatives are eligible for these programs.
2. Provide information to landlords who apply for funds about their responsibilities, best practices, and available resources. Require landlords to use contractors that are RRP Lead Certified (Renovation, Repair and Paint – EPA designation) for funded repairs and

improvements. Educate owners in how to keep their property “lead safe”. Conduct follow-up visits to ensure funded improvements are maintained.

3. Educate tenants who participate in lead abatement programs about responsible behavior and keeping apartments clean and well-maintained.
4. Encourage the City to develop and maintain a list of landlords and their housing units, including contact information and history of code violations.
5. Support efforts that bring landlords and tenants together to address housing issues.

### 3. Low Priority Needs, Goals, and Strategies

#### ***Low Priority A: Support Fair Housing and increase Housing Choice***

Federal law prohibits *housing* discrimination based on your race, color, national origin, religion, sex, familial status, or disability. In 2013, the cities of Auburn and Lewiston conducted a study of the impediments to fair housing in the area. The study concluded that the major problem facing the rental market was a lack of knowledge of rights and responsibilities, among both landlords and tenants. The major recommendation of the study was to conduct workshops to increase awareness (see Figure 7).

In the homeowner market, the major issue is the difficulty of finding home buyer financing that complies with the needs of the New American population in the region, many of whom are Muslim.

#### CDBG/Home Strategy

1. Conduct workshops for both landlords and tenants about the right and responsibilities of each party, and the avenues for redress in the event of a problem
2. Work with local financing institutions to make alternative home buying products available to those whose religious beliefs prevent the use of conventional mortgage financing.

**Figure 7: Priority Strategies of Fair Housing Plan**

Strategies
<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.
<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.

# SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

## Geographic Area

Census tract 201
Census tract 202
Census tract 203
Census tract 204

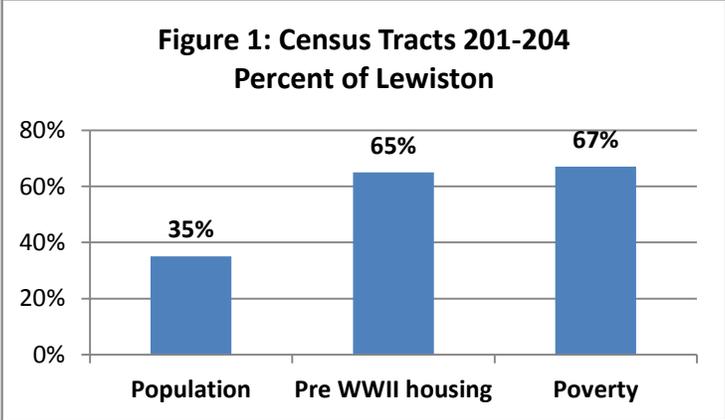
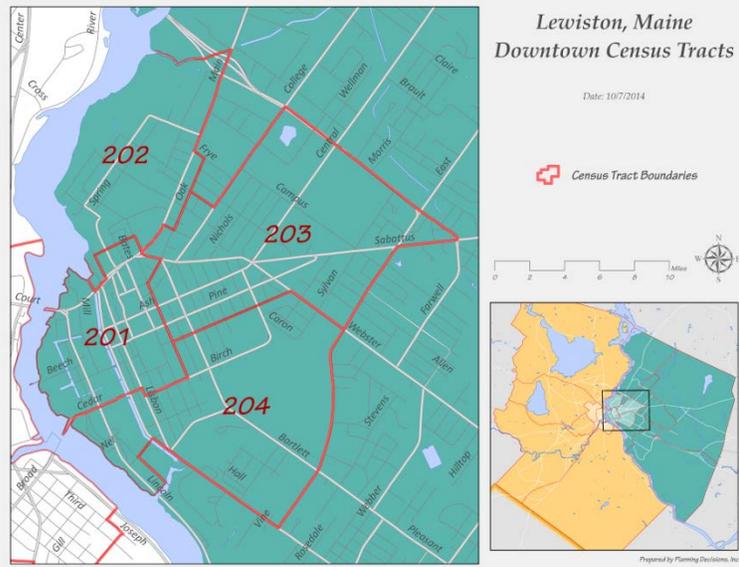
Table 46 - Geographic Priority Areas

## General Allocation Priorities

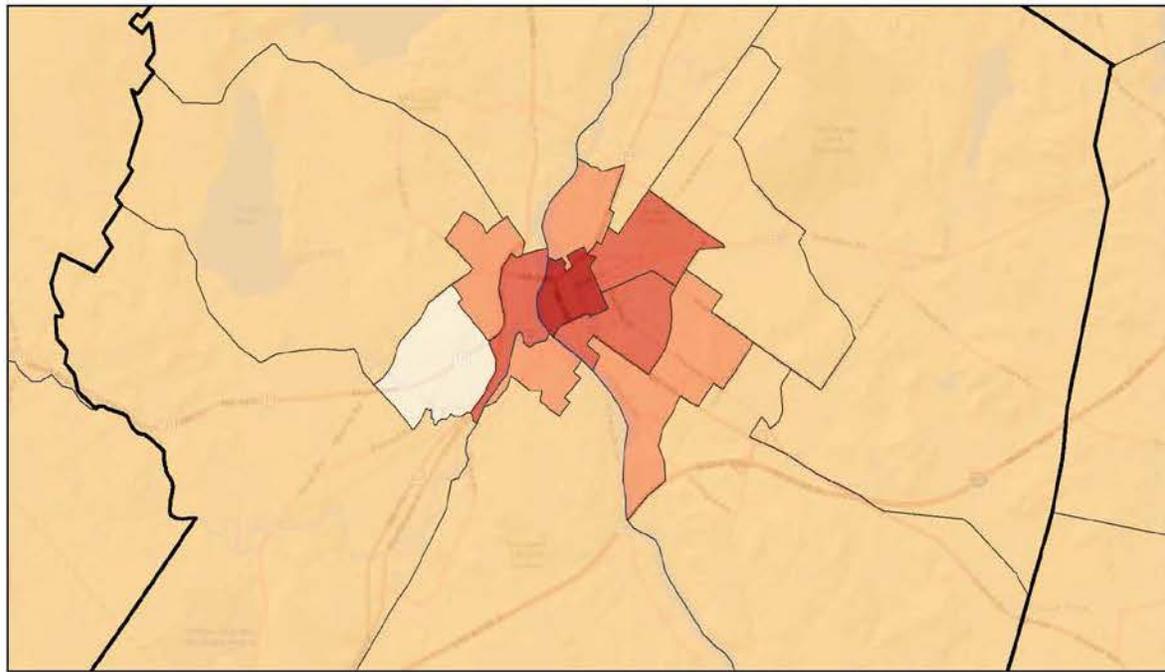
Describe the basis for allocating investments geographically within the state

The target area for Lewiston’s CDBG program includes Census Tracts 201, 202, 203 and 204.

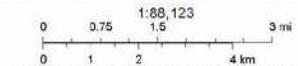
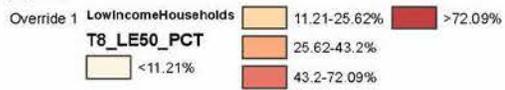
These neighborhoods have very high proportions of old and substandard housing, severe poverty and social problems (see Figure 1).



CPD Maps - % Low Income Households



February 9, 2015



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

**SP-25 Priority Needs - 91.415, 91.215(a)(2)**

**Priority Needs**

**Narrative**

Name	Priority	Population	Basis
Support People in their Efforts to Transition Out of Poverty	High		More than two-thirds of children under the age of 18 and living in the Lewiston target area are growing up in poverty. Poverty is a much larger problem than the Lewiston CDBG program can solve, yet CDBG support for social services can be a part of the solution. The Committee felt that social services funding should prioritize efforts that address the issue of intergenerational poverty by focusing on children and particularly those that work with the whole family. In addition, the committee would like to continue to support services that meet people’s basic needs. City commercial loan and grant programs , which are focused in the target area, have job creation/retention goals associated with them.
Prevent Homelessness	High		Every year, the Maine State Housing Authority counts the number of homeless in shelters or on the street on a given night. In 2013, this survey identified 486 homeless people in Androscoggin County, mostly in Lewiston and Auburn. However, this is just the tip of the iceberg. There are over 7,800 people living under poverty in Lewiston. Many are on the brink of crisis. A survey of low income Maine people in 2014 found that, in the last year, 46% couldn’t pay their utility bill at one point; 39% couldn’t pay the full rent that month; 36% experienced having a car break down with no money to fix it; a quarter were forced to move because they couldn’t afford their housing. Given this reality, preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services

			(LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future.
Improve the Safety and Energy Efficiency of the Housing Stock	High		Almost two-thirds of the housing stock in the target area was built before 1940. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems, and have difficult access for elderly or disabled.
Reduce Lead Hazards in housing	High		Old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 507 Lewiston children under age 6 were poisoned by lead. This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.
Increase Neighborhood Pride through Investment in Infrastructure	Med		Improvements are needed to city streets, sidewalks and green spaces throughout the target area. CDBG support for infrastructure investments should focus on priorities identified in existing neighborhood plans, such as the Lewiston (draft) Comprehensive Plan and the Downtown Neighborhood Action Plan (2009), as well as ensuring the efficiency and completeness of proposed projects, for example by providing the funds to repair sidewalks or install streetscaping at the time road improvements are made.
Promote Jobs and Economic Growth	Med		Along with helping people to develop job skills, Lewiston CDBG funds should support the recruitment and retention of businesses and the creation of jobs to the target areas.
Create more stable and diverse Mixed-Income Neighborhoods	Med		<p>About 15% of the occupied housing units in the Lewiston target area are owner-occupied. This is much less than the ownership rate in the rest of Lewiston (68%). There is nothing wrong with rental housing. Rental housing meets the needs of a mobile population, and is particularly attractive to young people. So rental housing is needed.</p> <p>But owner housing is also needed. There has to be a balance. Studies have regularly shown that</p>

			<p>homeowners tend to live in their housing longer; tend to care more about their neighborhood; tend to be more likely to vote and get involved in civic activities; and care about the condition of their house and neighboring houses.</p> <p>In addition, the Committee heard from both renters and landlords who described the need for increase awareness of their respective roles and responsibilities. There is a need to strengthen the relationships between them.</p>
Support Fair Housing and increase Housing Choice	Low		<p>Federal law prohibits <i>housing</i> discrimination based on your race, color, national origin, religion, sex, familial status, or disability. In 2013, the cities of Auburn and Lewiston conducted a study of the impediments to fair housing in the area. The study concluded that the major problem facing the rental market was a lack of knowledge of rights and responsibilities, among both landlords and tenants. The major recommendation of the study was to conduct workshops to increase awareness. In the homeowner market, the major issue is the difficulty of finding home buyer financing that complies with the needs of the New American population in the region, many of whom are Muslim.</p>

**Table 47 – Priority Needs Summary**

## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition.</p> <p>Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent.</p>
TBRA for Non-Homeless Special Needs	<p>The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition.</p> <p>Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent.</p>
New Unit Production	<p>The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition.</p> <p>Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent.</p>
Rehabilitation	<p>The housing stock in Auburn and Lewiston is old; half was built prior to WW II. Rent levels are relatively low as well. The combination of low rent levels and high maintenance costs for old buildings leads to issues of housing deterioration and poor condition.</p> <p>Despite lower rent levels, low incomes mean that too many households pay too much of their incomes for rent.</p>
Acquisition, including preservation	

**Table 48 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
	CDBG	Administration Public Services Housing & Commercial Rehabilitation Code Enforcement Demolition of Unsafe Housing	\$780,000	\$0 City of Lewiston has a RLF approved by HUD for its Loans provided to private owners		\$780,000	\$3.9 M	The City has match requirements For its rehabilitation Loans/narrative below
	HOME	Administration Home Rehabilitation Loans Homebuyer Assistance Security Deposit for Homeless persons	\$160,000	\$25,000	\$100,000	\$285,000	\$1.025M	The HOME Consortium is administered by the Auburn Community Development Department. Program income is generated by HOME loans

Table 49 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

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

**Discussion:**

**CDBG:** Lewiston's commercial loan and grant programs require a 1:1 private match. The match is collected from the owner at the time that each invoice is paid. One half of the invoice is paid by the owner and one half by the city loan or grant. The vendor must show the portion paid by the owner on the next invoice or the owner may provide a copy of the cancelled check. After the inspection on the final invoice, the vendor must sign a final waiver of lien for total job demonstrating that he was paid in full by both parties. Often the total investment in a commercial project far exceeds the 1:1 match specifically required for a façade, life safety or commercial loan or grant. The City funds only one or two elements of a larger rehabilitation project.

**CDBG:** Lewiston's Housing loans, the approach is slightly different depending upon the borrower. An investor owned property, a 10% match is required and is paid in the same procedure as the commercial loans. However, the bulk of the loans made in housing are to homeowners @ or below 50% of Median Family Income (MFI). There is no match required and the homeowner is given a deferred loan. If they remain in the home as the primary residence for a period of 10 years, the loan is forgiven. Otherwise, the loan must be repaid in full at the time of sale. Additionally, the City partners with CCI, a CHDO, to manage the construction. CCI brings funding from Weatherization, lead, and other resources to leverage the city's CDBG. For all other home owners there is a 10% match required and paid at the time of each invoice like the other match.

**Publicly owned land:** Typically there is no publicly owned land donated to meet goals; however, occasionally, the City will receive program income after a demolition of housing. This does not occur often and cannot be counted on consistently.

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

DRAFT

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Auburn Community Development	Government Agency	Community development	City of Auburn & Target Areas
Lewiston Community Development	Government Agency	Community development	City of Lewiston & Target Areas
Auburn Housing Authority	Quasi - Government Agency	Public Housing Affordable Rental	City of Auburn & Target Areas
Lewiston Housing Authority	Quasi - Government Agency	Public Housing Affordable Rental	City of Lewiston & Target Areas
Maine State Housing Authority	Quasi - Government Agency	Public Housing Affordable Rental	State of Maine
Community Concepts, Inc.	Community Housing Development	Affordable Housing owner and rental	Cities of Lewiston and Auburn
Coastal Enterprises Inc.	CDFI	Housing Developer	Cities of Lewiston and Auburn
Auburn Housing Development Corporation	Community Housing Development	Affordable Housing owner and rental	City of Auburn
Androscoggin Valley Council of Governments	Regional Organization Council of Governments	Regional Community Development	Franklin, Androscoggin and Oxford Counties
Lewiston Auburn Economic Growth Council	Private industry	Community development – economic development	Cities of Lewiston and Auburn
Non-profit developers, including Tedford Housing	Non profit	Sub-recipient developer	Cities of Lewiston- Auburn
Lewiston Auburn Alliance for Services to the Homeless	Other – Alliance of Homeless providers	Special interest-advocacy homeless	Cities of Lewiston - Auburn
Auburn Health and Welfare	Other – public health	Advocacy health/environmental	City of Auburn
ME Department of Environmental Protection	Governmental	MEDEP	State of Maine
Maine Childhood Lead Poisoning Prevention Program	Governmental	Health & Human Services	State of Maine
Healthy Androscoggin	Non profit	Health advocacy	Serving Androscoggin County

Citizen's Advisory Committee	Other Advisory	Community development	Cities of Lewiston Auburn
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**Table 50 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The strength of the delivery system is that it is well-coordinated. The Auburn Community Development Department, the Auburn Housing Authority, the Lewiston-Auburn Alliance for Services to the Homeless, the Lewiston Community Development Department, the Lewiston Housing Authority, other city departments, and local and regional nonprofit organizations, coordinate closely in the planning and delivery of housing services.

The weakness of the delivery system is that there are not enough resources, among all of the partners, to meet the identified needs. Waiting lists for services at the housing authorities are long. The General Assistance Offices of both Auburn and Lewiston are under pressure from the effects of the recession.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		

Other			
Other			

Table 51 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Lewiston Auburn Alliance for Services to the Homeless (LAASH) works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Lewiston Auburn 10 Year Plan to End Homelessness identified difficulty locating assistance and navigating services (including for health, mental health, employment, and housing) as a problem for homeless persons, particularly for families and domestic violence survivors.

Homeless service providers describe the challenge of keeping people housed, and the need for case management to help with jobs, budgets and basic needs. For persons without a mental health or disability diagnosis, supportive services can be difficult to access unless there is a crisis.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a "housing first" strategy that finds permanent housing for people as a first step towards making a better

future.

CDBG/HOME Strategy

1. Help homeless people connect to the job and housing markets through case management services.
2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” strategies

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

**Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Lewiston intends to serve 5,720 households. Based on past experience certain programs serve residents who are considered to be extremely low income while other programs and services lend themselves to persons in the higher income category. Based on this information and knowledge of the program participants, the City anticipates the following:

Extremely low income households expected to be served: 1,130 or 19%

Low income households expected to be served: 2,975 or 52%

Moderate income households expected to be served: 1,615 or 29%

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support People in their Efforts to Transition Out of Poverty	2015	2019	Antipoverty Strategy Homeless Strategy	CT 201-204 City Wide LMI	LMI Benefit	CDBG Suitable living environment	Public services activities for low/mod income benefit (35 households = number of households assisted)
2	Prevent Homelessness	2015	2019	Homeless	CT 201-204 City wide LMI  City Wide	LMI Benefit- public services	CDBG- Suitable living environment  HOME Sec Deposits for stable housing	Public service activities for low/mod income households benefit (30= number of households assisted) HOME – security deposits to 50 households to move in to safe stable units.
3	Improve the Safety and Energy Efficiency of the Housing Stock	2015	2019	Housing	CT 201-204 City wide LMI	LMI Benefit	CDBG Decent Housing  HOME Homeowner rehab	Rental units rehabilitated (75 = number of housing units) Homeowner housing rehabilitated (30 = number of units)
4	Reduce Lead Hazards in housing	2015	2019	Housing	CT 201-206 City wide LMI and child poisoned under 6	LMI Benefit	CDBG/LEAD GRANT Decent Housing	Rental units rehabilitated (150 = number of housing units)

5	Increase Neighborhood Pride through Investment in Infrastructure	2015	2019	<b>Public Infrastructure</b>	<b>CT 201-204</b>	<b>LMI Area Benefit</b>	<b>CDBG Create Suitable Living</b>	Public facility or Infrastructure Activities for Lo/moderate income area benefit (5,000 = number of persons) assisted
6	Promote Jobs and Economic Growth	2015	2019	<b>Economic Development</b>	<b>CT 201-204</b>	<b>Eliminate/Prevent Slum blight, Preserve Historic, Rehab, Façade LMI Benefit - Jobs</b>	<b>CDBG Create Economic Opportunities</b>	Façade or Life safety = 10 buildings will be rehabilitated or improved. Commercial Rehabilitation = 40 Jobs for LMI persons .
7	Create more stable and diverse Mixed-Income Neighborhoods	2015	2019	<b>Housing</b>  <b>Economic Development</b>	<b>CT201-204 and City wide LMI</b>	<b>Decent Housing</b>  <b>Support Neighborhood based business establishments and growth</b>	<b>HOME Affordability / Accessibility</b>  <b>CDBG Economic Opport.</b>	Direct financial assistance to homebuyers ( 10 = number of households assisted) Financial Assistance to businesses (5 businesses assisted)
8	Support Fair Housing and increase Housing Choice	2015	2019	<b>Fair Housing</b>	<b>City wide</b>	<b>Suitable Living</b>	<b>CDBG</b>	Public service activities other than for low/mod income housing benefit (300 = number of persons assisted)

**Table 52 – Goals Summary**

**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

During the past 5 years, the City has used its HOME funding to partner with developers using LIHTC to create 117 units with full accessibility for its residents. All of these projects have Section 8 vouchers to add affordability as well.

**Activities to Increase Resident Involvements**

Lewiston Housing Authority encourages its residents to become more involved in management by promoting resident councils at each of its developments and by used of a Resident Advisory Board as a key element in its agency plan process. In addition, State of Maine statute requires that two Lewiston Housing commissioners be beneficiaries of either the public housing or section 8 program.

**Is the public housing agency designated as troubled under 24 CFR part 902? Plan to remove the 'troubled' designation**

N/A

## SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

### Barriers to Affordable Housing

#### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Several recent city plans recommend a number of policies to promote the development of affordable housing and residential investment. They include:

##### Lewiston

- Improve, create and maintain mixed income housing (Strategic Plan for the City of Lewiston, 2010)
- Consider additional incentives to encourage rehab and re-construction of substandard, unsafe properties (Strategic Plan for the City of Lewiston, 2010)
- Create a new loan program using CDBG funds that encourages mixed-use developments in downtown areas (Downtown Neighborhood Action Plan, 2009)
- Use grants or loans to encourage affordable units in apartment rehabilitation or reconstructions (Downtown Neighborhood Action Plan, 2009)
- Develop a formal policy on development of cooperative housing (Downtown Neighborhood Action Plan, 2009)
- Facilitate the replacement of unsafe housing, and commission a scientific, detailed study of downtown housing conditions (too many housing reports are based on assumptions or haphazard inspections) (Downtown Neighborhood Action Plan, 2009)
- Support development of workforce and mixed income housing east of Park Street and development of market rate or mixed income housing west of Park Street.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

Preventing homelessness requires more than additional shelter beds. It requires help for people to get their lives together and to connect with jobs, as is described in the recommendations with regard to poverty above. It also requires helping the individuals and families to find new permanent housing. Without a stable address, it is impossible for people to get to work regularly, to stay healthy, or to plan for the future. This is why the Lewiston Auburn Alliance for Homeless Services (LAASH) calls for a “housing first” strategy that finds permanent housing for people as a first step towards making a better future.

#### CDBG/HOME Strategy

1. Help homeless people connect to the job and housing markets through case management services.
2. Provide staff support to Lewiston-Auburn Alliance for Services to the Homeless (LAASH) to improve access to services and housing for persons who are homeless or at risk.
3. As a first step towards helping the homeless or at-risk households re-integrate into the community provide a City-sponsored Security Deposit Program as well as other “housing first” strategies.

LAASH works to improve access to services and housing for persons who are homeless or at risk, shares information and strengthens cooperation among local agencies and homeless providers, identifies gaps in services, increases public awareness about homeless issues, and seeks funding to service the homeless and at-risk. By supporting LAASH, the Homelessness Strategy will contribute to the reaching out to homeless persons and assessing their individual need.

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

The Homelessness Strategy will contribute to addressing the emergency and transitional needs of homeless persons by supporting LAASH and its efforts to improve access to services and housing for persons who are homeless or at risk.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The Homelessness Strategy helps homeless persons make the transition to permanent housing and independent living by helping homeless people connect to the job and housing markets through case management services, by supporting LAASH and its efforts to improve access to services and housing for persons who are homeless or at risk, and by providing a City-sponsored Security Deposit Program as well as other “housing first” strategies. The city funded a “Bridges out of Poverty” Pilot program in year 5 of the last Consolidated Plan and intends to explore and evaluate further participation of the Bridges program as its level of effectiveness is determined. The City is hopeful that the Bridges out of Poverty program more broadly applied will directly ameliorate some of the circumstances and attitudes that contribute to homelessness.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Homelessness Strategy helps low-income individuals and families avoid becoming homeless by helping homeless people connect to the job and housing markets through case management services, by supporting LAASH and its efforts to improve access to services and housing for persons who are homeless or at risk, and by providing a City-sponsored Security Deposit Program as well as other “housing first” strategies.

## SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

### Actions to address LBP hazards and increase access to housing without LBP hazards

Old housing has a greater likelihood of having lead paint. Lead poisoning is the leading health risk for children in Auburn and Lewiston. From 2003 to 2012, 507 Lewiston children under age 6 were poisoned by lead. This year Lewiston and Auburn received a major grant to reduce childhood lead poisoning.

#### CDBG/HOME strategy

1. Execute the strategies of the \$3.4 million Lead Hazard Control and Healthy Home grant which will require a local lead grant match from CDBG (\$70,000 annually).
2. Continue to support the Green and Healthy Homes Initiative to create green and healthy homes: “dry, clean, ventilated, free from pests and contaminants, well-maintained and safe”
3. Conduct outreach and training about lead hazards to both tenants and landlords.
4. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the *5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston*.

### How are the actions listed above related to the extent of lead poisoning and hazards?

Auburn and Lewiston target areas have higher proportions of old and substandard housing as well as severe poverty.

### How are the actions listed above integrated into housing policies and procedures?

The Lewiston Auburn Public Health Committee is currently considering the adoption of the 5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston. The plan will reduce childhood lead poisoning through improved resource coordination and increased enforcement, outreach and blood testing.

## SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

More than two-thirds of children under the age of 18 and living in the Lewiston target area are growing up in poverty.

#### CDBG/HOME strategy

1. Focus on helping young people growing up in poverty to get the personal and educational skills needed to live a healthy and productive adult life
2. Support low-income adults to successfully provide for themselves and their families through education and skill development, including mentoring, work readiness, and job training programs.
3. Support services that meet people's basic needs
4. All social service providers receiving CDBG funds are encouraged to move to an "outcomes" based approach by measuring the impact of their efforts rather than program outputs.
5. CDBG funded commercial loan and grant programs often have job creation agreements as a condition of approval.

### How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Poverty is a much larger problem than the Lewiston CDBG program can solve, yet CDBG support for social services can be a part of the solution. The Committee felt that social services funding should prioritize efforts that address the issue of intergenerational poverty by focusing on children and particularly those that work with the whole family. In addition, the committee would like to continue to support services that meet people's basic needs.

## **SP-80 Monitoring - 91.230**

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

A Consolidated Annual Performance and Evaluation Report (CAPER) is required by HUD at the end of each program year. This report is submitted within ninety (90) days after the close of the City's program year which ends on June 30. The CAPER reflects how activities were carried out and funds were spent during the previous program year. The City of Lewiston will make the report available for a fifteen (15) day public review and comment before submitting to HUD. A public notice will be advertised in the local newspaper stating where the report can be viewed.

DRAFT

# EXHIBIT A

**NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

**Summary of Housing Needs**

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2009</b>	<b>% Change</b>
Population	35,690	36,684	3%
Households	15,291	15,016	-2%
Median Income	\$29,191.00	\$36,743.00	26%

**Table 1 - Housing Needs Assessment Demographics**

**Data** 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year)  
**Source:**

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30- 50% HAMFI</b>	<b>&gt;50- 80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households *	2,425	1,885	2,635	1,485	6,580
Small Family Households *	770	460	695	635	3,450
Large Family Households *	125	30	155	115	300
Household contains at least one person 62-74 years of age	425	340	485	225	985
Household contains at least one person age 75 or older	315	525	490	135	500
Households with one or more children 6 years old or younger *	560	290	275	290	465

\* the highest income category for these family types is >80% HAMFI (HUD Area Median Family Income)

**Table 2 - Total Households Table**

**Data** 2005-2009 CHAS  
**Source:**

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	180	25	0	0	205	0	0	25	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	10	15	0	40	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	15	10	4	114	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	915	445	30	0	1,390	255	350	175	150	930
Housing cost burden greater than 30% of income (and none of the above problems)	440	400	785	20	1,645	30	150	250	320	750
Zero/negative Income (and none of the above problems)	80	0	0	0	80	25	0	0	0	25

**Table 3 – Housing Problems Table**

**Data** 2005-2009 CHAS  
**Source:**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,195	495	55	4	1,749	255	350	205	150	960
Having none of four housing problems	845	750	1,470	540	3,605	30	290	905	790	2,015
Household has negative income, but none of the other housing problems	80	0	0	0	80	25	0	0	0	25

**Table 4 – Housing Problems 2**

**Data** 2005-2009 CHAS

**Source:**

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	635	290	265	1,190	75	80	125	280
Large Related	100	25	25	150	15	0	65	80
Elderly	355	220	115	690	150	280	140	570
Other	545	360	425	1,330	45	130	85	260
Total need by income	1,635	895	830	3,360	285	490	415	1,190

**Table 5 – Cost Burden > 30%**

**Data** 2005-2009 CHAS

**Source:**

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	450	95	20	565	75	80	75	230
Large Related	80	10	0	90	15	0	15	30

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	120	95	10	225	130	155	25	310
Other	445	255	0	700	35	110	55	200
Total need by income	1,095	455	30	1,580	255	345	170	770

**Table 6 – Cost Burden > 50%**

**Data** 2005-2009 CHAS

**Source:**

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	110	25	25	4	164	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	110	25	25	4	164	0	0	0	0	0

**Table 7 – Crowding Information – 1/2**

**Data** 2005-2009 CHAS

**Source:**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

**Table 8 – Crowding Information – 2/2**

**NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b) (2)  
0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,195	355	135
White	1,630	200	115
Black / African American	230	130	0
Asian	75	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	0	0

**Table 9 - Disproportionally Greater Need 0 - 30% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,330	685	0
White	1,155	530	0
Black / African American	50	45	0
Asian	0	10	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	20	55	0

**Table 10 - Disproportionally Greater Need 30 - 50% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,060	1,510	0
White	880	1,255	0
Black / African American	25	75	0
Asian	4	0	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	0	15	0

**Table 11 - Disproportionally Greater Need 50 - 80% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	415	1,025	0
White	365	915	0
Black / African American	0	35	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 12 - Disproportionally Greater Need 80 - 100% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)  
0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,735	815	135
White	1,315	515	115
Black / African American	170	190	0
Asian	55	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	0	0

**Table 13 – Severe Housing Problems 0 - 30% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	695	1,320	0
White	580	1,100	0
Black / African American	50	45	0
Asian	0	10	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	20	55	0

**Table 14 – Severe Housing Problems 30 - 50% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	255	2,315	0
White	195	1,940	0
Black / African American	25	75	0
Asian	0	4	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	0	15	0

**Table 15 – Severe Housing Problems 50 - 80% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	80	1,360	0
White	70	1,210	0
Black / African American	0	35	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

**Table 16 – Severe Housing Problems 80 - 100% AMI**

**Data** 2005-2009 CHAS

**Source:**

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

**Housing Cost Burden**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	8,700	3,110	2,375	155
White	7,550	2,595	1,930	115
Black / African American	380	165	85	25
Asian	35	30	65	0
American Indian, Alaska Native	85	25	0	0
Pacific Islander	0	0	0	0
Hispanic	100	10	40	0

**Table 17 – Greater Need: Housing Cost Burdens AMI**

**Data** 2005-2009 CHAS

**Source:**

NA-35 Public Housing – 91.205(b)

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	170	427	1,061	17	1,037	0	0	0

Table 18 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing

Home Transition

Data PIC (PIH Information Center)

Source:

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	11,063	13,508	12,234	9,805	12,254	0	0	
Average length of stay	0	3	5	6	0	6	0	0	
Average Household size	0	1	2	2	1	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	105	185	246	11	234	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	24	119	409	3	403	0	0
# of Families requesting accessibility features	0	170	427	1,061	17	1,037	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 19 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	163	362	839	16	816	0	0	0
Black/African American	0	7	61	217	1	216	0	0	0
Asian	0	0	4	5	0	5	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

**Race of Residents**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 20 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	6	6	15	0	15	0	0	0
Not Hispanic	0	164	421	1,046	17	1,022	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 21 – Ethnicity of Public Housing Residents by Program Type**  
 PIC (PIH Information Center)

**Data Source:**

**MA-10 Number of Housing Units – 91.210(a)&(b)(2)**

**All residential properties by number of units**

<b>Property Type</b>	<b>Number</b>	<b>%</b>
1-unit detached structure	7,388	45%
1-unit, attached structure	327	2%
2-4 units	4,231	26%
5-19 units	3,054	19%
20 or more units	674	4%
Mobile Home, boat, RV, van, etc	681	4%
<b>Total</b>	<b>16,355</b>	<b>100%</b>

**Table 22 – Residential Properties by Unit Number**

**Data** 2005-2009 ACS Data

**Source:**

**Unit Size by Tenure**

	<b>Owners</b>		<b>Renters</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
No bedroom	0	0%	345	5%
1 bedroom	194	2%	2,155	30%
2 bedrooms	1,685	22%	2,749	38%
3 or more bedrooms	5,932	76%	1,956	27%
<b>Total</b>	<b>7,811</b>	<b>100%</b>	<b>7,205</b>	<b>100%</b>

**Table 23 – Unit Size by Tenure**

**Data** 2005-2009 ACS Data

**Source:**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	85,800	148,996	74%
Median Contract Rent	408	688	69%

**Table 24 – Cost of Housing**

**Data** 2000 Census (Base Year), 2005-2009 ACS (Most Recent Year) Lewiston only

**Source:**

Rent Paid	Number	%
Less than \$500	3,017	41.9%
\$500-999	4,019	55.8%
\$1,000-1,499	125	1.7%
\$1,500-1,999	18	0.3%
\$2,000 or more	26	0.4%
<b>Total</b>	<b>7,205</b>	<b>100.0%</b>

**Table 25 - Rent Paid**

**Data** 2005-2009 ACS Data

**Source:**

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	875	No Data
50% HAMFI	1,975	275
80% HAMFI	4,810	1,280
100% HAMFI	No Data	2,420
<b>Total</b>	<b>7,660</b>	<b>3,975</b>

**Table 26 – Housing Affordability**

**Data** 2005-2009 CHAS

**Source:**

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	534	632	826	1,041	1,105
High HOME Rent	534	632	822	940	1,029
Low HOME Rent	505	540	648	749	836

**Table 27 – Monthly Rent**

**Data** HUD FMR and HOME Rents

**Source:**

High HOME rents are defined as the lesser of Section 8 Fair Market Rents (FMRs) for existing housing OR 30% of the adjusted income of a family whose annual income equals 65% of the median income. Low HOME rents are defined as the following: for properties with five or more HOME units, at least 20% of the HOME units must have rents no greater than 30% of the tenant's monthly adjusted income or 30% of the annual income of a family whose income equals 50% of the median income.

**MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

**Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,458	31%	3,070	43%
With two selected Conditions	20	0%	264	4%
With three selected Conditions	0	0%	78	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,333	68%	3,793	53%
<b>Total</b>	<b>7,811</b>	<b>99%</b>	<b>7,205</b>	<b>101%</b>

**Table 28 - Condition of Units**

**Data** 2005-2009 ACS Data  
**Source:**

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	461	6%	101	1%
1980-1999	1,475	19%	523	7%
1950-1979	3,727	48%	2,262	31%
Before 1950	2,148	28%	4,319	60%
<b>Total</b>	<b>7,811</b>	<b>101%</b>	<b>7,205</b>	<b>99%</b>

**Table 29 – Year Unit Built**

**Data** 2005-2009 CHAS  
**Source:**

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,875	75%	6,581	91%
Housing Units build before 1980 with children present	120	2%	3,940	55%

**Table 30 – Risk of Lead-Based Paint**

**Data** 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)  
**Source:**

## Vacant Units

	<b>Suitable for Rehabilitation</b>	<b>Not Suitable for Rehabilitation</b>	<b>Total</b>
Vacant Units		53	53
Abandoned Vacant Units	71	206	277
REO Properties			
Abandoned REO Properties			

**Table 31 - Vacant Units**

MA-25 Public and Assisted Housing – 91.210(b)

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	168	437	1,238	33	1,205	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 32 – Total Number of Units by Program Type**

**Data** PIC (PIH Information Center)

**Source:**

**MA-45 Non-Housing Community Development Assets – 91.215 (f)**  
**Economic Development Market Analysis**

**Business Activity**

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	35	10	0	0	0
Arts, Entertainment, Accommodations	1,161	1,282	8	5	-3
Construction	573	640	4	3	-1
Education and Health Care Services	3,525	8,529	25	36	10
Finance, Insurance, and Real Estate	1,053	2,512	8	11	3
Information	274	650	2	3	1
Manufacturing	1,780	1,830	13	8	-5
Other Services	415	473	3	2	-1
Professional, Scientific, Management Services	854	1,606	6	7	1
Public Administration	33	10	0	0	0
Retail Trade	2,148	2,575	16	11	-5
Transportation and Warehousing	530	1,081	4	5	1
Wholesale Trade	461	753	3	3	0
Total	12,842	21,951	--	--	--

**Table 33 - Business Activity**

**Data** 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

**Source:**

**Labor Force**

Total Population in the Civilian Labor Force	18,348
Civilian Employed Population 16 years and over	16,574
Unemployment Rate	9.67
Unemployment Rate for Ages 16-24	21.81
Unemployment Rate for Ages 25-65	6.56

**Table 34 - Labor Force**

**Data** 2005-2009 ACS Data

**Source:**

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	2,714
Farming, fisheries and forestry occupations	858
Service	1,566
Sales and office	3,539
Construction, extraction, maintenance and repair	1,696

Occupations by Sector	Number of People
Production, transportation and material moving	1,173

**Table 35 – Occupations by Sector**

**Data** 2005-2009 ACS Data  
**Source:**

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	11,920	76%
30-59 Minutes	2,897	19%
60 or More Minutes	769	5%
<b>Total</b>	<b>15,586</b>	<b>100%</b>

**Table 36 - Travel Time**

**Data** 2005-2009 ACS Data  
**Source:**

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	987	195	804
High school graduate (includes equivalency)	4,769	626	1,956
Some college or Associate's degree	4,490	299	1,017
Bachelor's degree or higher	2,623	76	369

**Table 37 - Educational Attainment by Employment Status**

**Data** 2005-2009 ACS Data  
**Source:**

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	36	148	147	597	1,335
9th to 12th grade, no diploma	709	182	293	619	801
High school graduate, GED, or alternative	1,588	1,650	1,955	3,746	2,140
Some college, no degree	2,374	1,314	884	1,912	678
Associate's degree	148	273	584	847	100
Bachelor's degree	209	653	665	954	311
Graduate or professional degree	11	213	215	368	187

**Table 38 - Educational Attainment by Age**

**Data** 2005-2009 ACS Data  
**Source:**

Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	15,085
High school graduate (includes equivalency)	23,710
Some college or Associate's degree	30,193
Bachelor's degree	39,072
Graduate or professional degree	46,484

**Table 39 – Median Earnings in the Past 12 Months**

**Data** 2005-2009 ACS Data  
**Source:**

# LEWISTON CITY COUNCIL

## MEETING OF APRIL 21, 2015

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 11**

**SUBJECT:**

Budget Recommendations from the Finance Committee regarding the proposed Fiscal Year 2016 Budget.

**INFORMATION:**

By City Charter, the Finance Committee annually reviews the proposed municipal budget and sends a recommendation to the City Council regarding it. Their recommendation is included and is scheduled to be ratified by the Committee at their meeting on April 27.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

Per the City Charter, the Finance Committee shall issue their budget recommendations to the City Council.



**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To receive and review the recommendation from the Finance Committee regarding the proposed Fiscal Year 2016 Budget.



# City of Lewiston, Maine

## Finance Committee



April 16, 2015

The Honorable Robert Macdonald, Mayor  
And Members of the City Council  
City Hall  
Lewiston, Maine 04240

Dear Mayor and Members of City Council:

At a meeting of the Finance Committee held on April 13, 2015 the Committee took the following action relative to recommendation of the FY2016 Municipal Budget:

*After thoughtful review of the FY2016 City Administrator proposed Budget the Finance Committee would like to offer the following comments to the City Council as they finalize the Budget document.*

*As in past years, the Finance Committee provides warning to the Mayor and Council those ever increasing levels of taxation when citizens are on fixed or limited income is putting additional stress on them. The number of properties where the tax has not been collected and the ever increasing number of citizens voluntarily giving up their homes due to debt should not be dismissed lightly.*

*As with any budget proposal, the emphasis is often on "Want" vs "NEED". While efforts are then taken to reduce these during the process, we recommend the time spent on this discussion be even greater and each item be reviewed for want versus need. As with the recommendations we previously made in the Capital Improvement Budget we ask that more emphasis being placed on how to purchase or rent, contract vs staff any item which is included.*

*We also understand the City Administration is currently in negotiations with several unions and ask that we discontinue the concept of allowing items or wants based on "past practices" and instead look to what the needs of the departments truly are. This could include the ability to take vehicles home each night, the ability to use city equipment on personal time (real or perceived) or other issues. Wages increases, whether annual COLA's or steps must be reviewed to match what people in the private sector are currently receiving. We also recommend the City Council consider residency rules for employment similar to what other cities are now expecting. Current employees would be exempt until they move to a new position, but new hires that are not considered essential staff should live within our city limits.*

*It is no longer "good enough" to keep the tax increase at zero, when the city continues to borrow not only for projects and equipment but to pay current city staff. That practice should be frowned upon and staffing should only be part of the normal budget for each department. It makes no sense to bond wages over 10-12 years. Making that change will also allow us to better manage the debt moving forward.*

The Committee to ratify recommendation at their meeting on April 27, 2015.

Sincerely,

Robert Reed, Chairman  
Finance Committee

# LEWISTON CITY COUNCIL

MEETING OF APRIL 21, 2015

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. 14**

**SUBJECT:**

Executive Session to discuss Acquisition of Property of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

**INFORMATION:**

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.

*EATSKmm*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To enter into an Executive Session, pursuant to MRSA Title 1, section 405(6)(c), to discuss Acquisition of Property, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

# LEWISTON CITY COUNCIL

MEETING OF APRIL 21, 2015

AGENDA INFORMATION SHEET:

AGENDA ITEM NO. 15

**SUBJECT:**

Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

**INFORMATION:**

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

State statutes define the purposes for entering into an executive session.

*EAB/kmn*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To enter into an Executive Session pursuant to MRSA Title 1, section 405 (6) (c) to discuss an Economic Development issue of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.