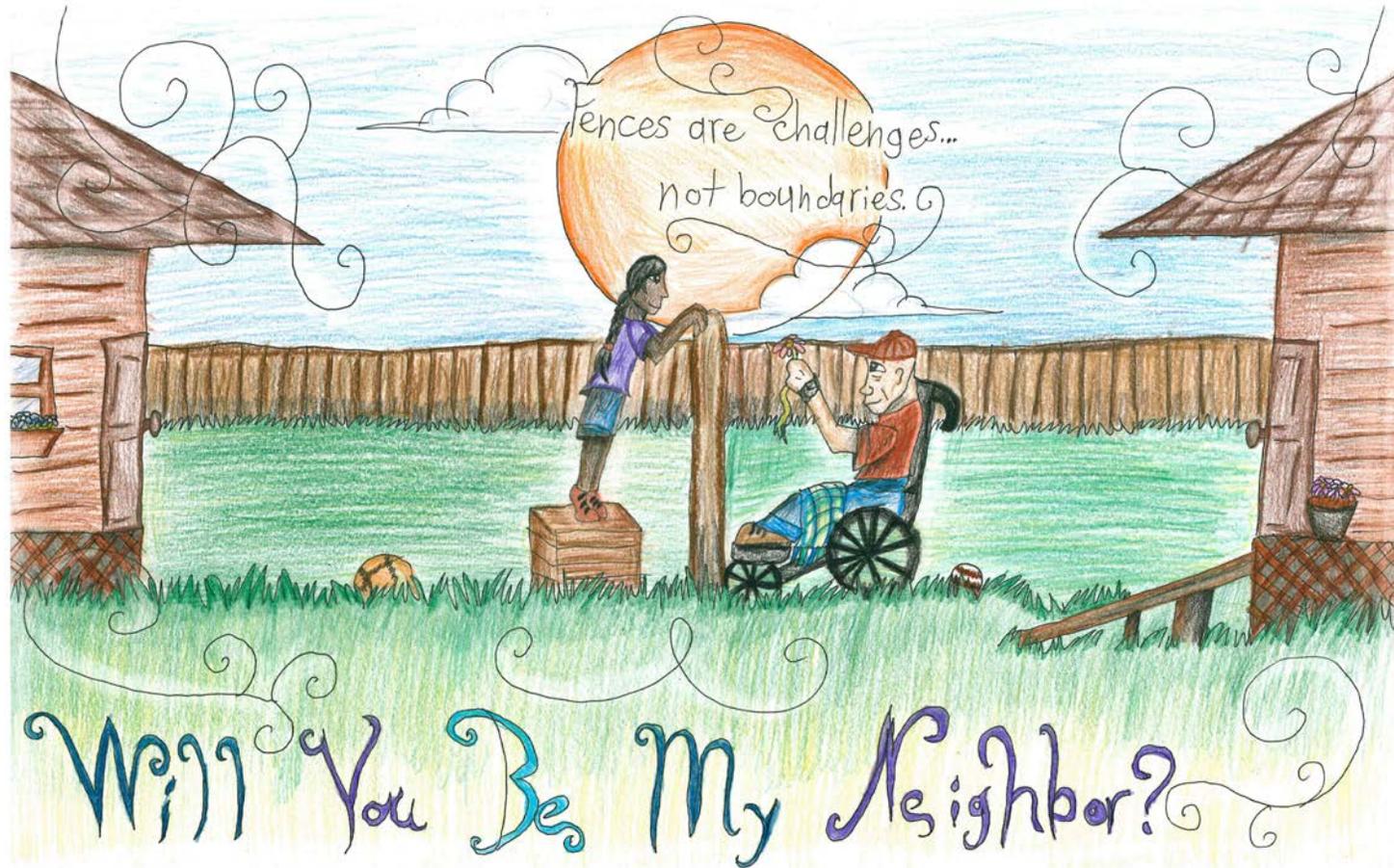


CITY OF LEWISTON - 2015 ANNUAL ACTION PLAN



Fair Housing Poster Contest – Finalist Lewiston Middle School

Expected Resources

AP-15 Expected Resources - 91.420(b), 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 ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	777,025	0	105,000	882,025	3,120,000	The City of Lewiston is an entitlement community and receives approximately \$780,000 annually in CDBG funding. In FFY 2014 \$55,000 of entitlement funding was budgeted to cover the CDBG match funding for the LEAD grant. \$45,000 remains as carryover into FFY2015. Additionally, \$60,000 CDBG entitlement funding was budgeted in 2014 for demolition of unsafe housing. This amount will be carried over to fund the demolition program in FFY 2015.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Housing Other	567,000	0	0	567,000	1,133,000	City of Lewiston is the grantee and managing entity on a lead grant. There is \$3.4 million available for the Cities of Lewiston and Auburn to perform lead hazard control in properties over a three year period. Lewiston has budgeted at least one-half of the funding.
Other	public - federal	Economic Development	350,000	0	0	350,000	570,000	The City of Lewiston has a Commercial Revolving Loan Fund which currently has a balance of approximately \$450,000. Grants and loans made require a 1:1 private match. Interest received annually is \$94,000 from the commercial loans.
Other	public - federal	Housing	300,000	0	0	300,000	420,000	The City of Lewiston has a Housing Revolving Loan Fund which currently has a balance of approximately \$300,000. Grants and loans made require a private match that is defined by the program. Interest received annually is \$84,000 from the commercial loans.

Table 1 - Expected Resources – Priority Table

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

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; with the owner paying half of the invoice, and the city paying the other half through its loan or grant program. The vendor must

show the portion paid by the owner on the next invoice; or, alternatively, the owner may provide a copy of the cancelled check. Prior to payment of the final invoice the property is inspected for completeness by code enforcement or other staff charged with grant compliance, and in exchange for the final payment the vendor provides a final waiver of lien for the 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.

With Lewiston's housing loans the terms vary depending upon the borrower. For loans on 1- 4 unit properties that are investor owned property or to homeowners with incomes between 51% -80% Median Family Income (MFI) a 10% match is required, which is paid using the same methodology as in the city's commercial loans. However, the bulk of the loans made in housing are to homeowners @ or below 50% of (MFI). On those loans 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 Community Concepts Inc. (CCI), a CHDO, to manage the construction. CCI brings funding from weatherization, lead, and other resources to leverage the city's CDBG.

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

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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Anti-poverty/Lewiston	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Anti-poverty	CDBG: \$51,732	Public service activities other than Low/Moderate Income Housing Benefit: 832 Persons Assisted
2	Prevent Homelessness	2015	2019	Homeless	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Prevent Homelessness	CDBG: \$88,489	Public service activities other than Low/Moderate Income Housing Benefit: 1700 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted Homeless Person Overnight Shelter: 175 Persons Assisted Homelessness Prevention: 133 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Housing Stock	2015	2019	Affordable Housing Green and Healthy Homes Intervention	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Housing Stock	CDBG: \$239,852 HOUSING RLF: \$275,000 OHHLHC: \$23,000	Rental units rehabilitated: 50 Household Housing Unit Buildings Demolished: 10 Buildings Housing Code Enforcement/Foreclosed Property Care: 30 Household Housing Unit Other: 10 Other
4	Reduce Lead Hazards in Housing	2015	2019	Affordable Housing Healthy Homes	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Reduce Lead Hazards in Housing	CDBG: \$70,000 OHHLHC: \$436,500	Rental units rehabilitated: 50 Household Housing Unit Other: 5 Other
5	Increase Neighborhood Pride through Investment	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Increase Neighborhood Pride through Investment	CDBG: \$236,874	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4050 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Jobs and Economic Growth	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Jobs and Economic Growth	COMMERCIAL RLF: \$350,000	Facade treatment/business building rehabilitation: 2 Business Jobs created/retained: 10 Jobs Businesses assisted: 3 Businesses Assisted
7	Mixed-Income Neighborhoods	2015	2019	Affordable Housing Education tenant and landlord - LEAD	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Mixed-Income Neighborhoods	HOUSING RLF: \$25,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
8	Fair Housing	2015	2019	Fair Housing and Housing Choice	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Fair Housing	CDBG: \$2,000	Other: 3 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Anti-poverty/Lewiston
	Goal Description	<p>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.</p> <p><u>Strategies include:</u></p> <ol style="list-style-type: none"> 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 <p>CDBG funding will support the following agencies to transition people out of poverty: Androscoggin Head Start and Childcare; Community Concepts, Inc.; Lewiston Adult Education - Work Ready Training; Tree Street Youth; and Seniors Plus. All activities are categorized under the social services low/mod income benefit/non-housing.</p>

2	Goal Name	Prevent Homelessness
	Goal Description	<p>Preventing homelessness 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.</p> <p><u>Strategies include:</u></p> <ol style="list-style-type: none"> 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. <p>CDBG funding will support non-profit agencies to assist people who are homeless or near homeless. Lewiston Social Services (public services for low-mod income benefit/housing); Trinity Jubilee Warming Center and Food Pantry (public services other than low-mod income benefit/non-housing); Tedford Housing and New Beginnings (Homelessness prevention): and Safe Voices. (overnight Shelter)</p>

3	Goal Name	Housing Stock
	Goal Description	<p>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 the elderly or disabled.</p> <p><u>Strategies Include:</u></p> <ol style="list-style-type: none"> 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. <p>CDBG funding will be provided to rehabilitate housing utilizing the City CDBG rehabilitation loan program, Healthy Homes funding; Code Enforcement Officer; Demolition of dilapidated housing (CDBG carryover funding of \$60,000); and Community Concepts, Inc CDBG match/Weatherization.</p>

4	Goal Name	Reduce Lead Hazards in Housing
	Goal Description	<p>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.</p> <p><u>Strategies include:</u></p> <ol style="list-style-type: none"> 1. Execute the strategies of the \$3.4 million Lead Hazard Control and Healthy Home grant which will require an estimated local lead grant match from CDBG of \$70,000 annually. As the lead and healthy homes grants are disbursed, the level of CDBG match funding may change based on the percentage of the grant funds expended in Lewiston 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. <p>CDBG funding will support the CDBG match as required by the lead program. The City received funding for the LEAD grant in January of this year. In the final year of the previous Action Plan, the City Council had approved a \$55,000 match. This amount from 2014 will carryover to the 2015 AAP and an additional \$25,000 of the new allocation for FFY 2015 will be added. Additionally, the LEAD grant must be spent in 3 years. The grant end date is Decmber 31, 2017.</p>

5	Goal Name	Increase Neighborhood Pride through Investment
	Goal Description	<p>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 Comprehensive Plan (draft), Riverfont Island Master Plan (2012), 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.</p> <p><u>Strategies include:</u></p> <ol style="list-style-type: none"> 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. <p>CDBG funding will be utilized for an infrastructure project in the target area for Oxford Street paving and sidewalk rehabilitation. This is an important pedestrian walk way near the new riverfront park. CDBG will match City funding for this project.</p>
6	Goal Name	Jobs and Economic Growth
	Goal Description	<p>The City of Lewiston utilizes a commercial revolving loan fund to 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. There is no new entitlement funding for this activity. The City will utilize its income earned from the fund to capitalize these projects. There is a balance of approximately \$450,000 available for funding and earns income of approximately \$94,000/year.</p>

7	Goal Name	Mixed-Income Neighborhoods
	Goal Description	<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%).</p> <p>While rental housing meets the needs of a mobile population, and is particularly attractive to young people, studies have regularly shown that homeowners tend to live in their housing longer; care more about their neighborhood; are more likely to vote and get involved in civic activities; and care about the condition of their house and neighboring houses.</p> <p><u>Strategies include:</u></p> <ol style="list-style-type: none"> 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. CDBG funded activities include \$25,000 to seed the first time homebuyer program with special incentives for tenants to become homeowners in the 1-4 unit properties.

8	Goal Name	Fair Housing
	Goal Description	<p>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.</p> <p>In the homeowner market, the major issue is the difficulty of finding homebuyer financing that complies with the needs of the new American population in the region.</p> <p><u>Strategies include:</u></p> <ol style="list-style-type: none"> 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. Host a poster contest in the middle schools to teach 7&8th graders about fair housing and housing choice. 3. Work with local financing institutions to make alternative home buying products available to those who are not able to access conventional mortgage financing. <p>The Cities of Lewiston and Auburn as well as the Auburn Housing Authority and the Lewiston Housing Authority work together to address these strategies. Lewiston's portion of the budget is \$2,000.</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Economic and Community Development Department released a Request for Proposals (RFP) based on the new goals and strategies of the Consolidated Plan. Applications were received on February 17, 2015, and the Citizens Advisory Committee (CAC) read, interviewed and scored all applications received.

#	Project Name
1	Anti-poverty/Lewiston
2	Prevent Homelessness
3	Housing Stock
4	Reduce Lead Hazards in Housing
5	Increase Neighborhood Pride through Investment
6	Jobs and Economic Growth
7	Mixed Income Neighborhoods
8	Fair Housing
9	Administration of CDBG Program/Lewiston
10	Planning Grant

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

1	Project Name	Anti-poverty/Lewiston
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Goals Supported	Anti-poverty/Lewiston
	Needs Addressed	Anti-poverty
	Funding	CDBG: \$51,731
	Description	High Priority A: Support People in their Efforts to Transition Out of Poverty: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 life2. 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 peoples basic needs
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 832 persons assisted.
	Location Description	This activity will be undertaken by five non-profit agencies as a sub-recipient to the City. Androscoggin Head Start and Childcare; Community Concepts, Inc.; Lewiston Adult Education; Tree Street Youth and Seniors Plus. All agencies have a presence in Lewiston-Auburn area.

	Planned Activities	<p>Androscoggin Head Start and Child Care: Provide comprehensive services to families whose children are aged six weeks to five years old in the areas of education, medical and dental, mental health, nutrition, disability and social services parent involvement and parent education. Budget \$12,262</p> <p>Community Concepts, Inc. Implement the "Getting Ahead in a Just Getting By World" a Bridges out of Poverty type of program that includes 16 sessions of education and training & 8 weeks of case management and support to develop skills or training to work or further their education. Recruit mentors to support successful participants. Budget \$ 8,196.</p> <p>Lewiston Adult Education - Work Ready Training: Provide integrated training that incorporates hard and soft skills needed to successfully obtain and retain a job with family-supporting wages . Budget \$14,098</p> <p>Tree Street Youth - Provide academic enrichment to at risk low income youth k-12 in Lewiston by providing tutoring and academic games in math and reading. Budget \$ 7,800.</p> <p>Seniors Plus - Provide basic needs of food, nutrition and financial stability through education and advocacy that will keep seniors thriving and remain independent. Budget: \$9,375</p>
2	Project Name	Prevent Homelessness
	Target Area	<p>Census Tract 204</p> <p>Census Tract 203</p> <p>Census Tract 201</p> <p>Census Tract 202</p>
	Goals Supported	Prevent Homelessness
	Needs Addressed	Prevent Homelessness
	Funding	CDBG: \$88,489
	Description	<p>Prevent Homelessness: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 strategies.</p>

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	<p>Public Services activities other than Low/Moderate Income Housing Benefit - 1,700</p> <p>Public service activities for Low/Moderate Income Housing Benefit - 300</p> <p>Households Assisted Homeless Person Overnight Shelter - 175</p> <p>Homelessness prevention - 133 Persons Assisted</p>
	Location Description	City of Lewiston
	Planned Activities	<p>Lewiston Social Services provides direct assistance for shelter, utilities, case management to households in immediate risk of losing their housing. Budget \$57,000.</p> <p>Trinity Jubilee Center - Warming Center and Resource Center work in partnership to provide services to meet the immediate needs of the homeless and hungry, help people work their way out of these situations, and prevent families from losing their homes and stability. Budget: \$14,973</p> <p>Trinity Jubilee Center - food pantry provides fresh produce, canned goods, etc. Healthy food is paired with education and nutrition. Budget: \$5,976</p> <p>Safe Voices - Provide safe haven and advocacy and counseling for victims of domestic violence. Budget: \$3,040</p> <p>New Beginnings- Youth Outreach provides individualized education and career planning for youth ages 14-22 who have experienced generational poverty , neglect, abuse, and unstable living situations. Budget: \$4,324.</p> <p>Tedford Housing, Inc provides case management services to its residents to achieve family stability, training and education, voluntary and employments opportunities as lasting solutions to their homelessness. Budget: \$3,176</p>
3	Project Name	Housing Stock

Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
Goals Supported	Housing Stock
Needs Addressed	Housing Stock
Funding	CDBG: \$486,726 HOUSING RLF: \$275,000 OHHLC: \$23,000
Description	Improve the Safety and Energy Efficiency of the Housing Stock:1. Rehabilitate 150 units of housing to improve the quality and energy efficiency in the target neighborhoods. (CDBG)2. Coordinate funding with other housing providers on rehabilitation of 30 units of housing utilizing the green and healthy homes model. (CDBG/LEAD)3. Inspect 150 multi-family properties that are being rehabilitated to ensure compliance with the Property Maintenance Code. (CDBG)4. Identify 50 units of substandard and dilapidated housing in the target area, issue condemnation orders and demolish the stock that is not salvageable. (CDBG)5. Identify 10 properties that are salvageable and encourage private investment into the target areas. (CDBG)
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	50 Rental Units rehabilitated (30 through City CDBG and 20 through CCI) 10 Buildings demolished 30 Units Inspected for Code compliance 10 Units assessed and rehabilitated under the healthy homes initiative

	Location Description	Activities will be conducted in the CDBG target area with the exception of the CCI funding which will be city-wide income qualified households.
	Planned Activities	<p>Community Concepts, Inc. will conduct minor rehabilitation in support of weatherization funding. Budget: \$100,000</p> <p>The remaining housing programs are City department run programs as follows:</p> <p>City will provide low-interest loans to property owners for rehabilitation activities to improve safety and energy efficiency. Budget \$275,000 Housing-RLF</p> <p>Utilizing GHHI the city will assess homes and repair 1-2 items to improve the health and safety of the unit. BUDGET: \$23,000 OHHLHC</p> <p>City funded demolitions. \$60,000 of carry forward funding allocated last year from CDBG</p> <p>Housing Rehabilitation Administration - Costs associated with administering the housing program for the city includes staff salary, benefits, loan software licenses, etc. \$75,688</p> <p>Code Enforcement Officer to conduct code inspections on rehabilitation activities - \$64,164</p>
4	Project Name	Reduce Lead Hazards in Housing
	Target Area	<p>Census Tract 204</p> <p>Census Tract 203</p> <p>Census Tract 201</p> <p>Census Tract 202</p>
	Goals Supported	Reduce Lead Hazards in Housing
	Needs Addressed	Reduce Lead Hazards in Housing
	Funding	<p>CDBG: \$70,000</p> <p>OHHLHC: \$594,000</p>

	Description	Reduce Lead Hazards in Housing: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.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 units of housing will be made lead safe 5 units of housing will be assessed for health hazards and corrected
	Location Description	City of Lewiston
	Planned Activities	The City is the managing partner of a Office of Healthy Homes and Lead Hazard Control grant. The term of the grant is three years beginning 1/1/2015 - 12/31/2017. The City is required to provide a match utilizing CDBG funding. Each year the City agreed to provide a \$70,000 match. The maximum amount of funding for LEAD hazard contyrol is \$10,000 of which 85% is LEAD grant and 15% is CDBG match provided to the property owner at 0% for up to 20 years. Budget: Carryover CDBG funding from the previous year is \$45,000 and CDBG \$25,000 = \$70,000 Lead safe units - Budget: \$425,000 OHHLHC funding Healthy Homes - Budget: \$23,000
5	Project Name	Increase Neighborhood Pride through Investment
	Target Area	Census Tract 204 Census Tract 201
	Goals Supported	Increase Neighborhood Pride through Investment
	Needs Addressed	Increase Neighborhood Pride through Investment
	Funding	:

Description	Increase neighborhood pride through investment in infrastructure:1. Support projects that achieve identified goals: from the City’s Comprehensive Plan, the Riverfront Master Plan, and the Downtown Neighborhood Action Plan2. Fill in the funding gaps to make projects complete including sidewalks, streetscape, 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.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	4050 low moderate income persons that live in the area.
Location Description	Downtown Census Tracts 201 & 204
Planned Activities	CDBC funding will be utilized to rehabilitate Oxford Street between Cedar and Beech streets. The road and sidewalks are in very poor condition. There are several low/moderate income apartment buildings on that stretch of street. It also serves as walking route for residents of Little Canada heading north. Oxford Street is increasingly handling commuter traffic for people working in the downtown. It also used by and creates an impression of Lewiston for people visiting the Franco Center, Balloon Festival, Dempsey Challenge and other events held at Simard Payne Park. Planned improvements include rebuilding the road from the dirt up, removing the sidewalk on the west side of the street (it is quite narrow and has telephone poles further reducing the width) and replacing it with loam and seed; installing new granite curbing with handicap tip downs at intersections on the east side of Oxford, and replacing the bituminous sidewalk with a new concrete one on the east side of the street. Project costs are estimated at \$315,000. CDBG will fund \$236,874 of that.
6	Project Name Jobs and Economic Growth

	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Goals Supported	Jobs and Economic Growth
	Needs Addressed	Jobs and Economic Growth
	Funding	COMMERCIAL RLF: \$350,000
	Description	Promote jobs and economic growth: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, facade, 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.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	10 Low-Moderate income persons
	Location Description	CDBG Target area
	Planned Activities	Commercial loans and grant program offered through the City. 2 Facade improvements; 3 businesses assisted through the life safety and elevator grant programs; 10 jobs will be created. Budget: Commercial RLF - \$350,000.
7	Project Name	Mixed Income Neighborhoods
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202

	Goals Supported	Mixed-Income Neighborhoods
	Needs Addressed	Mixed-Income Neighborhoods
	Funding	HOUSING RLF: \$25,000
	Description	Create more stable mixed income neighborhoods: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.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 low-moderate income renter households will benefit
	Location Description	City wide
	Planned Activities	Provide financial assistance to a homebuyer to purchase a property in the target area. \$25,000 - Housing RLF
8	Project Name	Fair Housing
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$2,000

	Description	Support fair housing and increase housing choice: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 problem2. Host a poster contest in April to teach 7 & 8th graders about fair housing choice and what it means. Publish calendars displaying art work.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Training 1- tenant and 1 Landlord 1 poster contest
	Location Description	City wide
	Planned Activities	The Cities of Lewiston and Auburn are undertaking fair housing activities to raise awareness of fair housing laws. An Analysis oif Impediments to Fair Housing Choice, completed in 2013, identified several activties to be undertaken on an annual basis: 1) 1 tenant and 1 landlord workshop to be completed each year; 2) outreach to the Lewiston and Auburn Middle schools for a poster contest that depicts a theme relating to what fair housing means; 3) distribute fair housing information; and 4) identify the obstacles related to sharia compliant lending and encourage private banking institutions to pursue. Budget \$2,000.
9	Project Name	Administration of CDBG Program/Lewiston
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$175,017
	Description	Costs associated with administering the CDBG Program including salaries and benefits of staff; printing, copying, office supplies, training, fees for computer programming, travel, etc.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Administration for CDBG program
	Location Description	
	Planned Activities	Salary and fringe benefit of staff in the ECDD office. Budget: \$175,017
10	Project Name	Planning Grant
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Goals Supported	Anti-poverty/Lewiston
	Needs Addressed	Anti-poverty
	Funding	CDBG: \$8,062
	Description	Last year CDBG funded a pilot project based on the Bridges out of Poverty model. There were only 5 participants. City Council approved a planning grant to Community Concepts, Inc. to determine how best to move that model forward.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	low income families
	Location Description	Lewiston

	Planned Activities	Community Concepts, Inc. will utilize the funding to evaluate the current "Bridges out of Poverty" model utilized in the Pilot curriculum "Getting Ahead in a Just Getting By World." Working with the current Bridges Steering Committee to determine how to move this anti-poverty strategy forward. Budget \$ 8,062.
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The target area is comprised of four Census Tracts 201-204. It is a residentially dense area with poverty rates 3-4 times higher than those of the City, County and State rates. The unemployment rate is 17.7% as compared to the City's as a whole at 9.7%. The individual poverty rate is 41.4% as compared to the City's at 16% and the County at 16%, Maine's at 8.4% and the Nations at 15.1%. The Median Household Income in the target area is \$22,611, again, one-third as much as the City as a whole. The target area has almost double (45.2% the City's rate of people receiving food stamps; 30% of households are single parent households; and 42% of children living in the target area are living in poverty. The high school graduates only 68% of students, with the State's highest drop out rate.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	
Census Tract 203	
Census Tract 201	
Census Tract 202	

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The focus will be on these areas. However, the City Emergency Homeowner Loan Program will be city-wide and provided to low income homeowners.

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

Introduction

Actions planned to address obstacles to meeting underserved needs

The City evaluates the reach of its programs and priorities on an annual basis and will target market if there is an area that is under served.

Actions planned to foster and maintain affordable housing

Over the past few years the City's focus has been on improving the quality of its housing stock. In 2011 - 2013, our focus was to identify, assess, condemn ed and demolish properties in the target area that had been abandoned or derelict. There were 60 units that were demolished during this time. In 2014, the City funded 28 rehabilitations that corrected code violations, improved energy efficiency and safety. The emphasis remains on rehabilitating to maintain the affordable housing stock.

Actions planned to reduce lead-based paint hazards

In January 2015, the Cities received a Office of Healthy Homes and Lead Hazard Control (OHHLHC) in which the City of Lewiston is the managing partner, to make 225 units lead safe between the two cities. This is not a 50:50 split; however, the Cities provide a 15% match that is funded by CDBG. Additional funding is available through a Healthy Homes supplemental funding that will be used to assess and make safe 160 units in which lead hazards have been addressed.

Actions planned to reduce the number of poverty-level families

The City is focusing its efforts on an anti-poverty strategy that utilizes a "Bridges out of Poverty" model. The concept is that if you teach a person to not respond to each crisis and instead focus on future needs, couple that with a new way to think, case management and mentoring; a person can move out of generational poverty. This is very intensive and the City anticipates that it will have 50 persons by the end of five years that will be able to move out of poverty with mentoring support as needed.

Additionally, the City of Lewiston has funded a planning grant to Community Concepts, Inc to assist them to evaluate the PILOT Bridges program that was initiated last year and assist the Bridges Steering Committee to determine how to move this strategy forward.

Actions planned to develop institutional structure

City staff consist of a Director - Economic and Community Development Department (ECDD), Community Development Coordinator (ECDD),one part time Administrative Assistant (ECDD); a Grants

Accountant (Finance Department); Code Enforcement Officer (ECDD). In addition, to City staff, we contract with Community Concepts, Inc to do our rehabilitation construction management which included writing specs for the scope of work, bidding the work and managing the construction.

There are times when our staff is stretched thin; however, most of the time we have the capacity to managed the programs. The City encourages staff to be trained and network to find ways to work more efficiently and effectively. All staff has been with the City at least 5 years and in the current capacity since 2011 when the entire management level staff left the city.

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

The City works very collaboratively with the City of Auburn, Auburn Housing and Lewiston Housing and works with a variety of private non-profits. City staff are very involved in Lewiston Auburn Alliance for Services to the Homeless (LAASH) collaborative; and the Green and Healthy Homes Initiative (GHHI) a collaborate that signed a compact committing to work together to make housing healthy for all households; the Lead Sub-committee to the L-A Public Health Committee.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	208,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	208,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%