

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.

The information written into this document relates only to the CDBG program for the City of Lewiston. All HOME related goals and strategies will be located in the City of Auburn's Consolidated Plan.

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

The City of Lewiston's strategic plan has 7 high-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
- E. Increase Neighborhood Pride through Investment in Infrastructure
- F. Promote Jobs and Economic Growth
- G. Create more stable and diverse Mixed-Income Neighborhoods

2. The low-priority goal is to:

- A. 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 populations 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.

The Consolidated Plan was approved by a 7-0 vote on April 21, 2015 at the regular City Council meeting in the City Council Chambers with no further comments.

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

The City has incorporated all comments into its Consolidated Plan.

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 Develop
HOPWA Administrator		
HOME Administrator		Auburn-Lewiston Home Consortium
HOPWA-C Administrator		

Table 1– Responsible Agencies

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 Citizens 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 participates in LAASH, and a consultation meeting with LAASH informed the needs and priorities of the Consolidated Plan. For a list of the agencies who participated in the December 3, 2014 homelessness consultation, see Table 2.

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

1	Agency/Group/Organization	ANDROSCOGGIN HEAD START & CHILD CARE
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
2	Agency/Group/Organization	COMMUNITY CONCEPTS, INC.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
3	Agency/Group/Organization	CATHOLIC CHARITIES - SEARCH
	Agency/Group/Organization Type	Faith based social services
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation

4	Agency/Group/Organization	Museum LA
	Agency/Group/Organization Type	Local history
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
5	Agency/Group/Organization	AMERICAN RED CROSS, UNITED VALLEY CHAPTER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
6	Agency/Group/Organization	Lewiston Adult Education
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
7	Agency/Group/Organization	THE VISIBLE COMMUNITY
	Agency/Group/Organization Type	Downtown
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
8	Agency/Group/Organization	City of Lewiston - General Assistance
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
9	Agency/Group/Organization	TREE STREET YOUTH
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
10	Agency/Group/Organization	Restorative Justice Institute of Maine
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
11	Agency/Group/Organization	Healthy Androscoggin
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
12	Agency/Group/Organization	USM Lewiston Auburn College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey

13	Agency/Group/Organization	NEW BEGINNINGS, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
14	Agency/Group/Organization	Maine People's Alliance
	Agency/Group/Organization Type	grassroots organizing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
15	Agency/Group/Organization	City of Auburn Recreation Dept
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
16	Agency/Group/Organization	Lewiston Career Center
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
17	Agency/Group/Organization	CMMC
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
18	Agency/Group/Organization	Center for Women's Wisdom
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
19	Agency/Group/Organization	Tedford Housing
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
20	Agency/Group/Organization	TRI-COUNTY MENTAL HEALTH SERVICES
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
21	Agency/Group/Organization	SENIORS PLUS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
22	Agency/Group/Organization	LearningWorks
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
23	Agency/Group/Organization	SAFE VOICES
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey Homelessness Consultation
24	Agency/Group/Organization	WESTERN MAINE COMMUNITY ACTION
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
25	Agency/Group/Organization	Horn of Africa Aid and Rehabilitation Action Network
	Agency/Group/Organization Type	immigrant
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
26	Agency/Group/Organization	ADVOCATES FOR CHILDREN
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
27	Agency/Group/Organization	YWCA OF CENTRAL MAINE
	Agency/Group/Organization Type	Women
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Social Service Consultation Survey
28	Agency/Group/Organization	United Way of Androscoggin County
	Agency/Group/Organization Type	United Way
	What section of the Plan was addressed by Consultation?	Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness Consultation
29	Agency/Group/Organization	Sexual Assault Prevention and Response Services
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness Consultation
30	Agency/Group/Organization	Preble Street Veterans Housing Services
	Agency/Group/Organization Type	Services-homeless Foundation

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness Consultation
31	Agency/Group/Organization	City of Auburn Social Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homelessness Consultation

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?
Continuum of Care		
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	City of Lewiston and City of Auburn	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Lewiston (Draft) Comprehensive Plan	City of Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
The Third Place: Downtown Neighborhood Action Plan	City of Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant
Riverfront Island Master Plan	City of Lewiston	The strategic plan incorporates the goals articulated in the plan where appropriate and relevant

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))

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 participates 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	Newspaper Ad	Non-targeted/broad community	No comments received	No comments received	No comments received	

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)
2	Public Meeting	Non-targeted/broad community	Open forum with small presentations and then public question and comments - Direct mail outreach to 1,000 and approximately 100 total in attendance at meetings	Most comments related to the dilapidated housing stock and the need for re-investment. Other comments : lack of pride by people living in the CDBG target areas; tenant /landlord relations; increase jobs and economic growth in the neighborhood	All comments were heard and became part of the Consolidated Plan	
3	City Council Budget Meeting	Non-targeted/broad community	Comments from the Mayor and City Councilors were made at the first public hearing on 4/9/2015.		All comments were heard and became part of the Consolidated Plan	

Table 4– Citizen Participation Outreach

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

Describe the jurisdiction's need for Public Facilities:

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.

How were these needs determined?

Needs were determined through broad citizen participation and public hearings and sessions; studies and planning efforts and Planning Board.

Describe the jurisdiction's need for Public Improvements:

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.

How were these needs determined?

Through broad citizen participation and public hearings and sessions; studies and planning efforts and Planning Board.; regional transportation planning through Androscoggin Valley Council of Governments (AVCOG); State of Maine Department of Transportation.

Describe the jurisdiction’s need for Public Services:

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.

How were these needs determined?

Needs were determined through direct outreach to providers of social services, survey monkey and direct participation in the social services public meeting. Additionally, the Consultant on the plan met directly with homeless providers in December at a regular meeting.

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.

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 Lewiston-only household data.

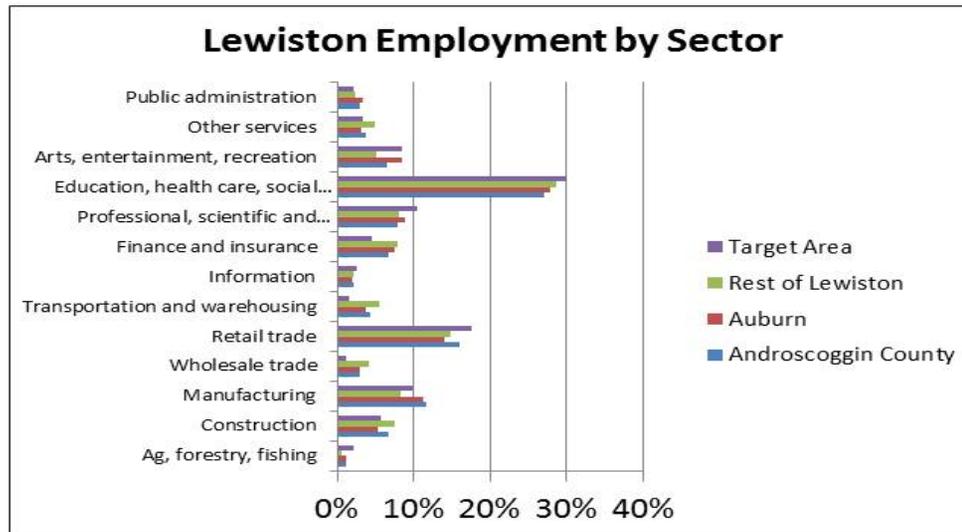
Economic Development Market Analysis: Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	35	10	0	0	0
Arts, Entertainment, Accommodations	1,161	1,282	9	6	-3
Construction	573	640	4	3	-1
Education and Health Care Services	3,525	8,529	27	39	12
Finance, Insurance, and Real Estate	1,053	2,512	8	11	3
Information	274	650	2	3	1
Manufacturing	1,780	1,830	14	8	-6
Other Services	415	473	3	2	-1
Professional, Scientific, Management Services	854	1,606	7	7	0
Public Administration	33	10	0	0	0
Retail Trade	2,148	2,575	17	12	-5
Transportation and Warehousing	530	1,081	4	5	1
Wholesale Trade	461	753	4	3	-1
Total	12,842	21,951	--	--	--

Table 5 - Business Activity

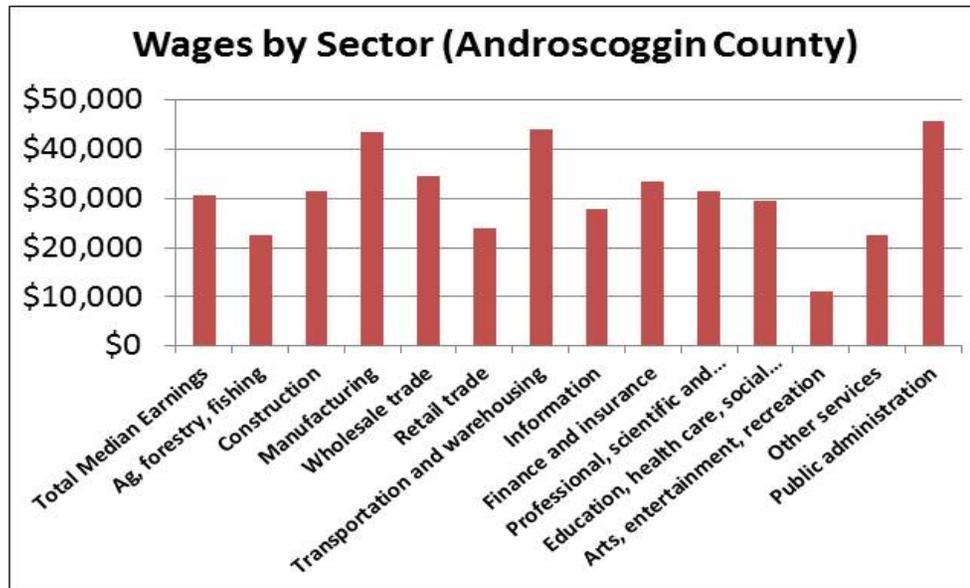
Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Employment by Sector: 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 2008-2012 ACS 5-year Estimates

Lewiston Wages by Sector



Source: US Census 2008-2012 ACS 5-year Estimates

Labor Force

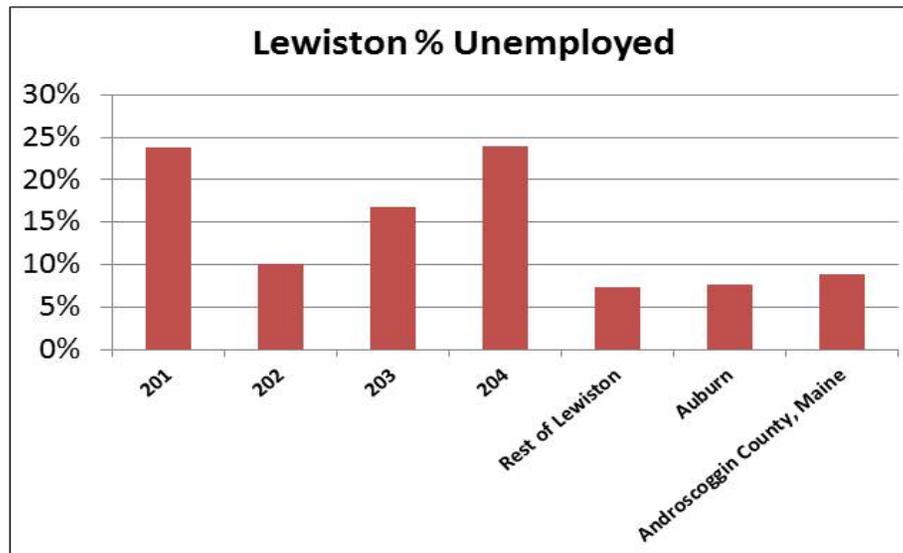
Total Population in the Civilian Labor Force	18,348
Civilian Employed Population 16 years and over	16,574
Unemployment Rate	9.67
Unemployment Rate for Ages 16-24	21.81
Unemployment Rate for Ages 25-65	6.56

Table 6 - Labor Force

Data Source: 2006-2010 ACS

Lewiston Unemployment

Unemployment is high in the downtown areas.



Source: US Census 2008-2012 ACS 5-year Estimates

Lewiston Unemployment

Occupations by Sector	Number of People
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
Production, transportation and material moving	1,173

Table 7 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,920	76%
30-59 Minutes	2,897	19%
60 or More Minutes	769	5%
Total	15,586	100%

Table 8 - Travel Time

Data Source: 2006-2010 ACS

Education:

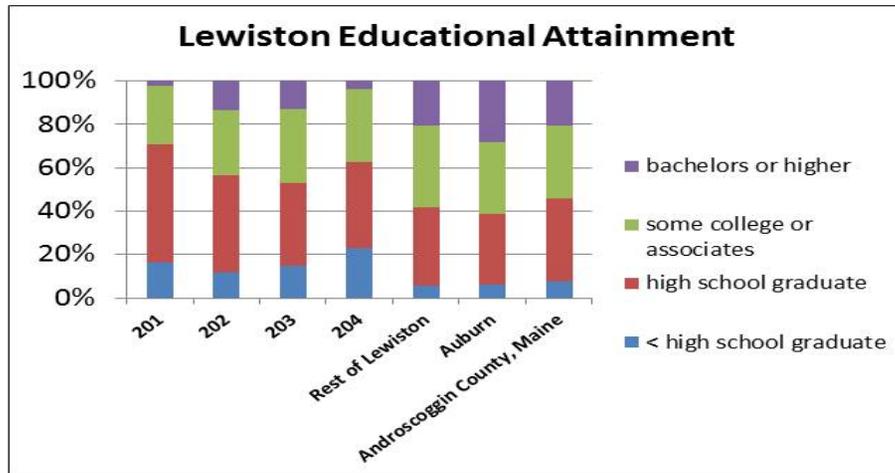
Educational Attainment by Employment Status (Population 16 and Older)

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 9 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Lewiston Education Level: Residents of the downtown areas have lower levels of education.



Source: US Census 2008-2012 ACS 5-year Estimates

Lewiston Educational Attainment

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 10 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

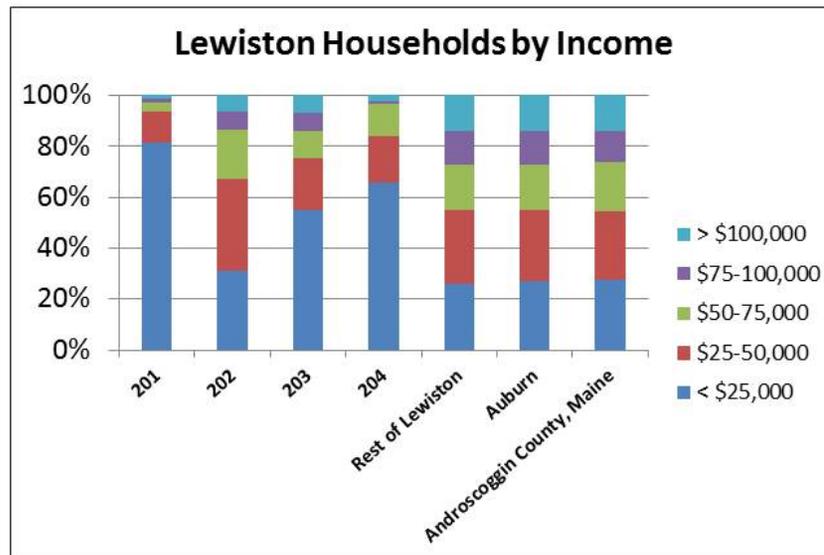
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,085
High school graduate (includes equivalency)	23,710
Some college or Associate's degree	30,193
Bachelor's degree	39,072
Graduate or professional degree	46,484

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Lewiston Household Income

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



Source: US Census 2008-2012 ACS 5-year Estimates

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.

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 primary goals are overarching and appropriate for either CDBG or HOME funds; depending upon the use or need. The strategies articulated may be fulfilled utilizing either CDBG funding or HOME funding as appropriate. The City of Lewiston will report on activities and strategies related to CDBG funding. The City of Auburn will report on activities and strategies related to HOME funded activities.

The Economic and Community Development Department (ECDD) administers CDBG. Lead/GHHI, EPA Brownfield and other federal funds received by the City. The City of Lewiston has been designated by HUD as an Entitlement Community since 1974, the year the CDBG program was founded. As such, Lewiston receives an annual allotment of CDBG funding as determined by a statutorily defined formula and as approved by Congress. Additionally, the City has been a member of the Auburn-Lewiston HOME Consortium since 2002. The City has utilized these major funding sources to spur and support revitalization efforts in targeted residential neighborhoods and commercial corridors in the downtown.

The City of Lewiston receives roughly \$780,000 per year from the CDBG program, and about \$160,000 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, Lewiston 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 HUD caps social service spending at 15% of available program funds.

This strategic plan was developed by Lewiston's CDBG 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

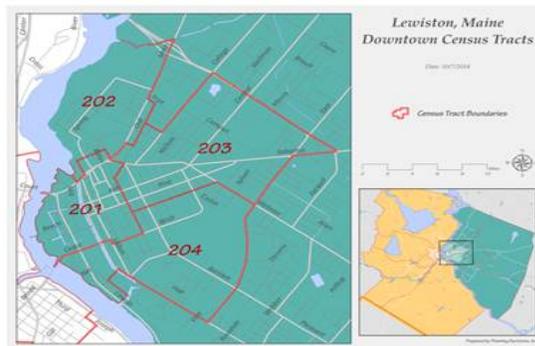
allocation is spent. Its role is to evaluate all requests for funding and then make a recommendation to the City Council on how CDBG funds are best invested. As with all expenditures of the city, the final decision on how CDBG funds are allocated is made by the City Council.

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). The others may be from the community at large. The CAC is staffed by the Economic and Community Development Department. At the time this Consolidated Plan was crafted the committee was chaired by Pauline Gudas (Planning Board rep.), and included Councilor Nathan Libby, Richard White, Andy Choate, Sara Goodrich, Sue Charron, and Brian Wood.

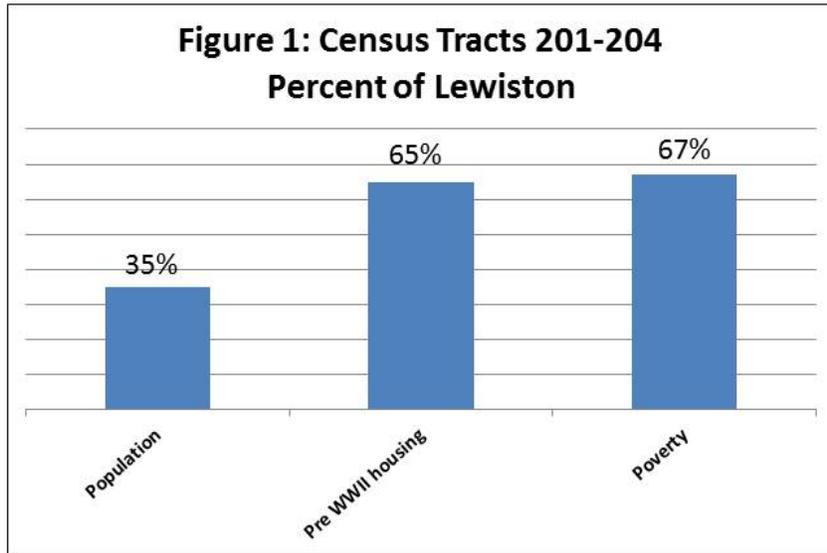
II. Target Area

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).



Lewiston Target Area



III. Needs, Goals, Strategies, and Outcomes

The strategic plan has 7 high-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:
- E. Increase Neighborhood Pride through Investment in Infrastructure

F. Promote Jobs and Economic Growth

G. Create more stable and diverse Mixed-Income Neighborhoods

2. 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).

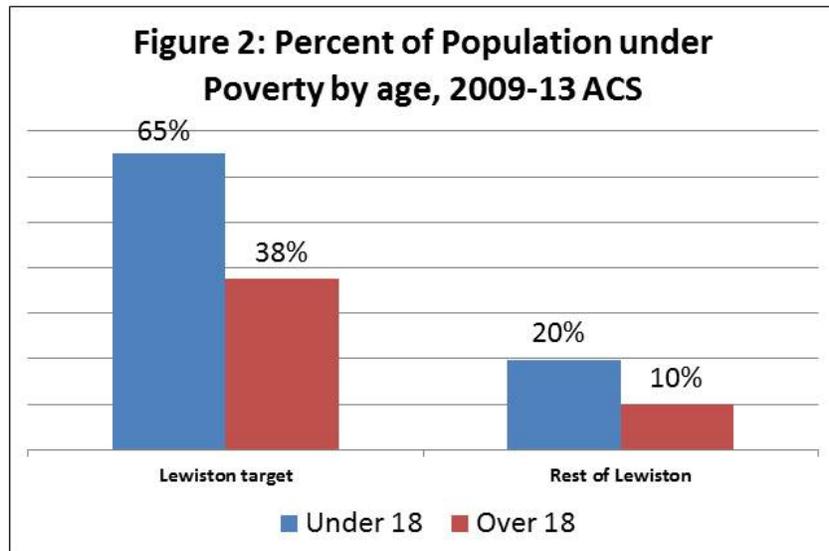
Poverty is a much larger problem than the Lewiston CDBG program can solve, yet CDBG support for social services can be a part of the solution. The Committee felt that social services funding should prioritize efforts that address the issue of intergenerational poverty by focusing on children and particularly 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.

Five Year Outputs:

1. 50 households will attain higher education/jobs and mentoring services to transition out of poverty. (CDBG)
2. 5,000 households will receive services to stabilize their household when in crisis. (CDBG)



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.

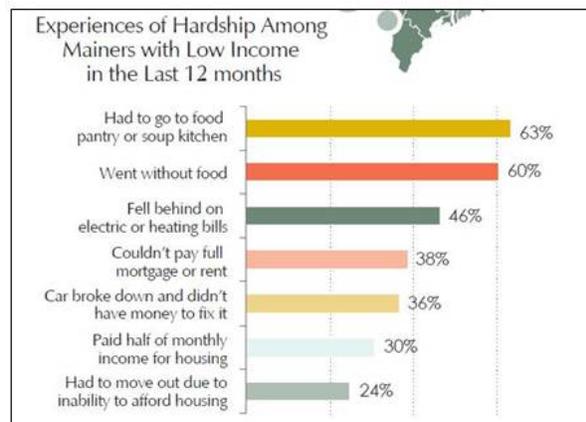
CDBG/HOME Strategy

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.

Five Year Outputs

1. Provide direct case management services to 200 households to connect them to stable affordable housing, jobs and other services needed to retain their housing. (CDBG)
2. Provide 10,000 households with emergency assistance for food, shelter, utilities and other services needed for crisis intervention. (CDBG)
3. Provide a security deposit to 125 homeless or near homeless households to provide safe stable housing. (HOME)

Figure 3



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

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

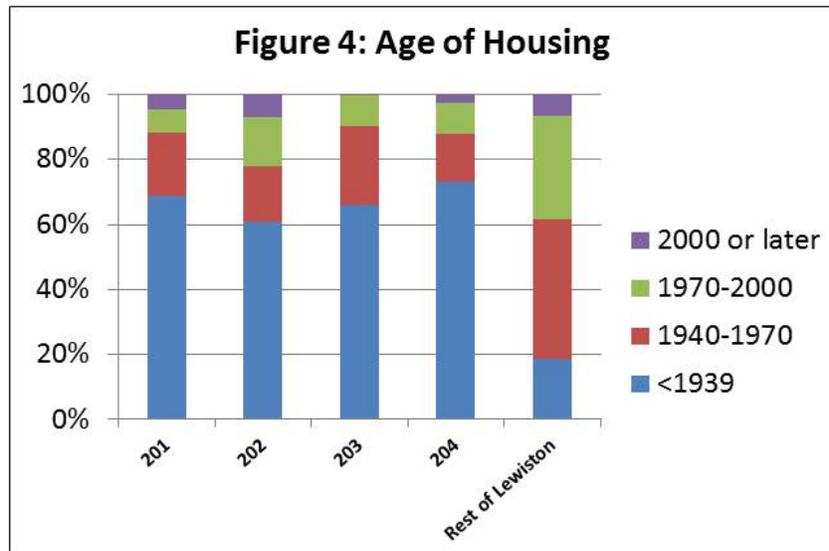
Almost two-thirds of the housing stock in the target area was built before 1940. When old housing is combined with tenants and owners who have low incomes, the inevitable result is housing deterioration. Many of these housing units are not properly weatherized, have old electrical and plumbing systems,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

Five Year Outputs

1. Rehabilitate 30 units of homeowner housing to improve quality of the homes and energy efficiency. (HOME)
2. Rehabilitate 150 units of housing to improve the quality and energy efficiency in the target neighborhoods. (CDBG)
3. Coordinate funding with other housing providers on rehabilitation of 30 units of housing utilizing the green and healthy homes model. (CDBG/LEAD)
4. Inspect 150 multi-family properties that are being rehabilitated to ensure compliance with the Property Maintenance Code. (CDBG)
5. Identify 50 units of substandard and dilapidated housing in the target area, issue condemnation orders and demolish the stock that is not salvageable. (CDBG)
6. Identify 10 properties that are salvageable and encourage private investment into the target areas. (CDBG)
7. Provide financial assistance to private developers to construct 50 new units of affordable rental housing in Lewiston. (HOME)



Source: US Census

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 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.

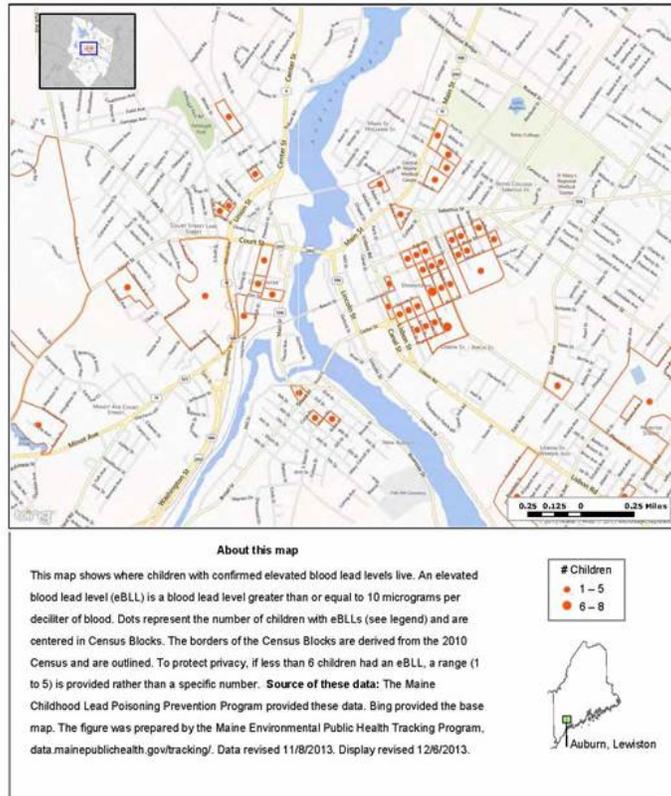
4. Provide Community Development staff support to the Lewiston-Auburn Lead Subcommittee to assist with implementation of the *5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston*.

Five Year Outputs

1. Create 150 units of lead safe housing by utilizing lead hazard control interventions. (LEAD)
2. Identify, assess and correct health hazards in 30 units that have received lead hazard control interventions. (LEAD)
3. Conduct 50 outreach, education and training events to educate 5,000 persons about the dangers of lead hazards. (LEAD)

Figure 5: Lead Test Results

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

D. 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 Comprehensive Plan (draft), Riverfront 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.

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.

Five Year Outputs

1. Identify 3 infrastructure projects located in the target areas that have been identified in the Lewiston Capital Improvement Plan (LCIP) and approved by City Council that embody the concept of complete streets or are recommended in at least one of the plans listed above. (CDBG)
2. Encourage neighborhood organizations that want to make improvements in their neighborhood that will instill a sense of pride and place. (CDBG)

E. 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, and developing programs that may better meet the changing needs of the target 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.

Five Year Outputs

1. Improve the facades of 10 buildings to eliminate slum and blight. (CDBG)
2. Return the upper floors of 8 commercial properties back into productive reuse through life safety improvements that conform to NFPA 101 Life Safety Code. (CDBG)
3. Rehabilitate 7 commercial properties to encourage business growth development through the commercial rehabilitation or commercial elevator program. (CDBG)
4. Create 50 new jobs. (CDBG)
5. Provide lead worker training and certification for 36 low-income persons living in the neighborhood. (LEAD)
6. Establish an apprenticeship program in the Lewiston-Auburn Lead Program with at least one lead abatement contractor to hire and mentor trained workers. (LEAD)

F. 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.

The Committee heard from both renters and landlords about the need to increase awareness of their respective roles and responsibilities. There is a need to develop understanding and strengthen the relationships between them.

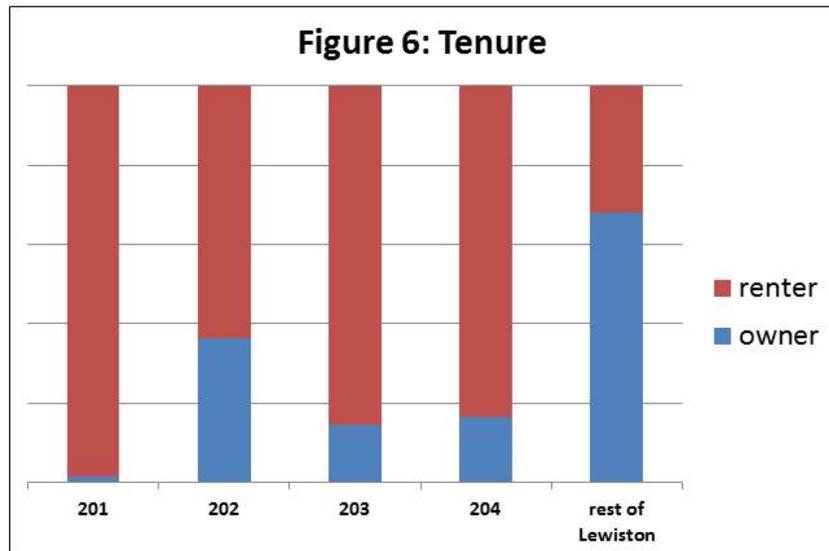
CDBG/HOME Strategy

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.

Five Year Outputs

1. Provide incentives to 10 low-income households to become homeowners within the CDBG target areas. (CDBG)
2. Provide direct financial assistance to 15 new homebuyers (HOME)
3. Purchase, rehabilitate and sell 5 homes to low income households (HOME)
4. Educate 150 owners of properties receiving lead hazard control interventions and/or CDBG housing rehabilitation funding the importance of utilizing an RRP certified contractor and how to maintain the property after it has been rehabilitated or made lead safe. (LEAD)
5. Provide education and cleaning kits to 150 households living in properties made lead safe to learn about proper cleaning techniques and ways they can learn to keep their children safe from lead hazards. (LEAD)



2. Low Priority Needs, Goals, and Strategies

Low Priority A: Support Fair Housing and increase Housing Choice

Federal law prohibits housing discrimination based on a person's 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 homebuyer financing that complies with the needs of the new American population in the region.

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 who are not able to access conventional mortgage financing.

Five Year Outputs

1. Conduct 5 tenant and 5 landlord workshops (1 each year for the next five years.) (CDBG)
2. Host 1 poster contest in April each year for the next five years in the Lewiston Middle School to teach 7 & 8th graders about fair housing choice and what it means. (CDBG)
3. Encourage the private sector to provide broader financing options for all potential new homeowners.

Figure 7: Priority Strategies of Fair Housing Plan

Strategies
<p>1. Landlord workshops: Educate landlords about rights and responsibilities. Focus on established organizations. Include public safety officers, who respond to landlord or tenant complaints. Do event evaluations.</p>
<p>2. Tenant Workshops: Educate tenants about rights and responsibilities. Focus outreach to tenants of recently trained landlords. Target specific groups: New Mainers, young tenants, tenants with disabilities. Include public safety officers. Do event evaluations.</p>

Source: 2013 Analysis of the Impediments to Fair Housing Choice, Lewiston and Auburn

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

Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	Census Tract 201
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Comprehensive
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Census Tract 202
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Comprehensive
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Census Tract 203
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Comprehensive
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	Area Name:	Census Tract 204
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Comprehensive
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

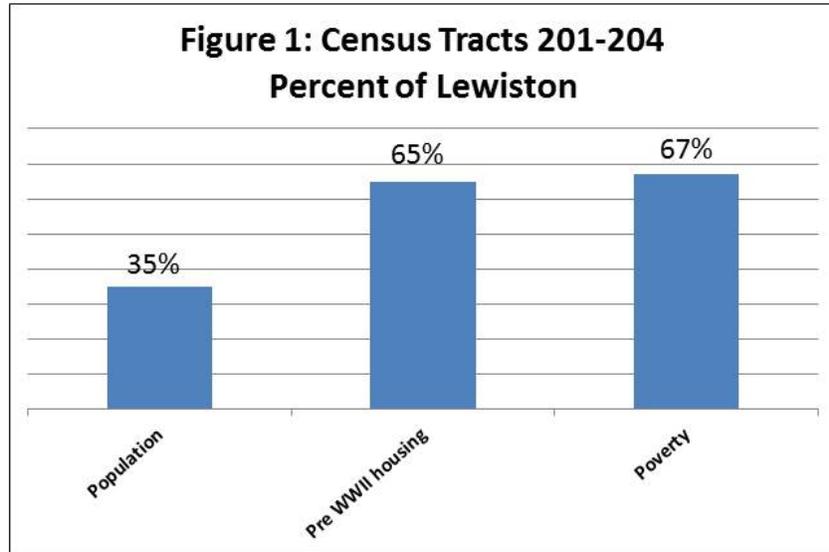
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

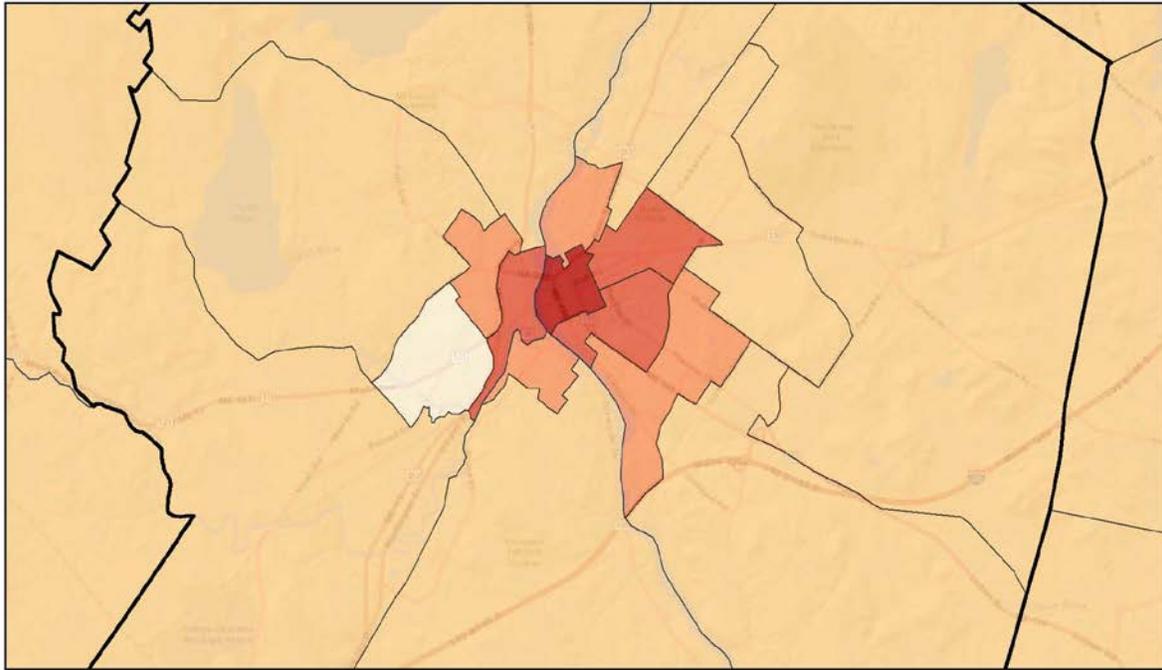
Describe the basis for allocating investments geographically within the state

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

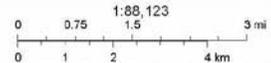
These neighborhoods have very high proportions of old and substandard housing, severe poverty and social problems (see Figure 1). While funding will be primarily focused in the Target area CT 201-204, there are low-income households that reside outside of the target area. Programs such as homeowner assistance and emergency loan programs are based upon serving low-moderate income households with specific needs.



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, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

(Low-income Households)

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Anti-poverty
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Associated Goals	Anti-poverty/Lewiston
	Description	Support People in their Efforts to Transition Out of Poverty
	Basis for Relative Priority	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, particularly those programs 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.
2	Priority Need Name	Prevent Homelessness
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Associated Goals	Anti-poverty/Lewiston Prevent Homelessness

	Description	Prevent Homelessness
	Basis for Relative Priority	<p>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.</p> <p>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 at one point in the last year 46% couldn't pay their utility bill; 39% couldn't pay the full rent that month; 36% experienced having a car break down with no money to fix it; and 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.</p>
3	Priority Need Name	Housing Stock
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Associated Goals	Housing Stock
	Description	Improve the Safety and Energy Efficiency of the Housing Stock
	Basis for Relative Priority	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.
4	Priority Need Name	Reduce Lead Hazards in Housing

	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Associated Goals	Reduce Lead Hazards in Housing
	Description	Reduce Lead Hazards in housing
	Basis for Relative Priority	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.
5	Priority Need Name	Increase Neighborhood Pride through Investment
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Associated Goals	Increase Neighborhood Pride through Investment
	Description	Increase Neighborhood Pride through Investment in Infrastructure
	Basis for Relative Priority	Improvements are needed to city streets, sidewalks, utilities, 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), Riverfront Island Master Plan (2012) and the Downtown Neighborhood Action Plan (2009), as well as ensuring the efficiency and completeness of proposed projects. For example: provide the funds to repair sidewalks or install streetscaping at the time road improvements are made.
6	Priority Need Name	Jobs and Economic Growth
	Priority Level	High

	Population	Extremely Low Low
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Associated Goals	Jobs and Economic Growth
	Description	Promote Jobs and Economic Growth
	Basis for Relative Priority	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.
7	Priority Need Name	Mixed-Income Neighborhoods
	Priority Level	High
	Population	Extremely Low Low
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Associated Goals	Mixed-Income Neighborhoods
	Description	Create more stable and diverse Mixed-Income Neighborhoods
	Basis for Relative Priority	<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; it meets the needs of a mobile population, and is particularly attractive to young people. 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.</p> <p>In addition, the Committee heard from both renters and landlords about the need for increase awareness of their respective roles and responsibilities. There is a need to develop better understanding and strengthen the relationships between them.</p>

8	Priority Need Name	Fair Housing
	Priority Level	Low
	Population	Extremely Low Low
	Geographic Areas Affected	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Associated Goals	Fair Housing
	Description	Support Fair Housing and increase Housing Choice
	Basis for Relative Priority	<p>Federal law prohibits housing discrimination based on a person's 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.</p> <p>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>

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 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.
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.

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	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 14 - 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

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 state 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.

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Auburn Community Development	Government	Non-homeless special needs	Jurisdiction
City of Lewiston Economic and Community Development	Government	Non-homeless special needs	Jurisdiction
AUBURN HOUSING AUTHORITY	PHA	Public Housing Rental	Jurisdiction
Lewiston Housing Authority	PHA	Public Housing Rental	Jurisdiction
MAINE STATE HOUSING AUTHORITY	PHA	Public Housing Rental	State
COMMUNITY CONCEPTS, INC.	Non-profit organizations	Ownership Rental	Jurisdiction
COASTAL ENTERPRISES, INC.	Developer	Ownership Rental	Jurisdiction
AUBURN HOUSING DEVELOPMENT CORPORATION	Developer	Ownership Rental	Jurisdiction
Androscoggin Valley Council of Governments	Regional organization	Non-homeless special needs	Region
Lewiston Auburn Economic Growth Council	Non-profit organizations	Economic Development Non-homeless special needs	Jurisdiction
TEDFORD HOUSING	Developer	Ownership Rental	Jurisdiction
Lewiston Auburn Alliance for Services to the Homeless	Other	Homelessness	Jurisdiction
City of Auburn Social Services	Government	public services	Jurisdiction
City of Lewiston- General Assistance	Government	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Maine Childhood Lead Poisoning Prevention Program	Government	public services	State
Healthy Androscoggin	Non-profit organizations		Region

Table 15 - 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
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X		
Healthcare		X	

Supportive Services			
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			

Table 16 - 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

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 Prevent Homelessness	CDBG: \$281,250	Public service activities other than Low/Moderate Income Housing Benefit: 5050 Persons Assisted
2	Prevent Homelessness	2015	2019	Homeless	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Prevent Homelessness	CDBG: \$281,250	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Homelessness Prevention: 200 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: \$1,702,025 OHHLHC: \$69,000	Rental units rehabilitated: 150 Household Housing Unit Buildings Demolished: 50 Buildings Housing Code Enforcement/Foreclosed Property Care: 150 Household Housing Unit Other: 30 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: \$210,000 OHHLHC: \$1,606,000	Rental units rehabilitated: 150 Household Housing Unit Other: 30 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
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	CDBG: \$917,500	Facade treatment/business building rehabilitation: 10 Business Jobs created/retained: 50 Jobs Businesses assisted: 15 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: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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: \$10,000	Other: 10 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Anti-poverty/Lewiston
	Goal Description	<p>Support people in their efforts to transition out of poverty</p> <p><u>Strategies:</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><u>Five Year Outputs:</u></p> <ol style="list-style-type: none"> 1. 1. 50 households will attain higher education/jobs and mentoring services to transition out of poverty. (CDBG) 2. 2. 5,000 households will receive services to stabilize their household when in crisis. (CDBG)

2	Goal Name	Prevent Homelessness
	Goal Description	<p>Prevent Homelessness</p> <p><u>Strategies:</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><u>Five Year Outputs</u></p> <ol style="list-style-type: none"> 1. Provide direct case management services to 200 households to connect them to stable affordable housing, jobs and other services needed to retain their housing. (CDBG) 2. Provide 10,000 households with emergency assistance for food, shelter, utilities and other services needed for crisis intervention. (CDBG)

<p>Goal Name</p> <p>Goal Description</p>	<p>Housing</p> <p>Improve the Safety and Energy Efficiency of the Housing Stock</p> <p><u>Strategies</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. <p><u>Five Year Outputs</u></p> <ol style="list-style-type: none"> 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 salvagable. (CDBG) 5. Identify 10 properties that are salvagable and encourage private investment into the target areas. (CDBG)
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4	Goal Name	Reduce Lead Hazards in Housing
	Goal Description	<p>Reduce Lead Hazards in Housing</p> <p><u>Strategies:</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 a local lead grant match from CDBG estimated to initially be \$70,000 annually. As the grant is implemented the amount of match required may vary based on the number of units made lead safe and healthy. 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 <i>5-year Strategic Action Plan for the Reduction of Childhood Lead Poisoning in the Cities of Auburn and Lewiston.</i> <p><u>Five Year Outputs</u></p> <ol style="list-style-type: none"> 1. Create 150 units of lead safe housing by utilizing lead hazard control interventions. (LEAD) 2. Identify, assess and correct health hazards in 30 units that have received lead hazard control interventions. (LEAD) 3. Conduct 50 outreach, education and training events to educate 5,000 persons in the dangers of lead hazards. (LEAD)

5	Goal Name	Increase Neighborhood Pride through Investment
	Goal Description	<p>Increase neighborhood pride through investment in infrastructure</p> <p><u>Strategies:</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, sewer/water and other utilities. 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><u>Five Year Outputs</u></p> <ol style="list-style-type: none"> 1. Identify 3 infrastructure projects located in the target areas that have been identified in the Lewiston Capital Improvement Plan (LCIP) and approved by City Council that embody the concept of complete streets or are recommended in at least one of the plans listed above. (CDBG) 2. Encourage neighborhood organizations who want to make improvements in their neighborhood that will instill a sense of pride and place. (CDBG)

<p>Goal Name</p> <p>Goal Description</p>	<p>Jobs and Economic Growth</p> <p>Promote Jobs and Economic Growth</p> <p><u>Strategies:</u></p> <ol style="list-style-type: none"> 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, and developing programs that may better meet the changing needs of the target 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. <p><u>Five Year Outputs</u></p> <ol style="list-style-type: none"> 1. Improve the facades of 10 businesses to eliminate slum and blight. (CDBG) 2. Return the upper floors of 8 commercial properties back into productive reuse through life safety improvements that conform to the NFPA 101 Life Safety Code. (CDBG) 3. Rehabilitate 7 commercial properties to encourage business growth development through the commercial rehabilitation or commercial elevator program. (CDBG) 4. Create 50 new jobs. (CDBG) 5. Provide lead worker training and certification for 36 low-income persons living in the neighborhood. (LEAD) 6. Establish an apprenticeship program in the Lewiston-Auburn Lead Program with at least one lead abatement contractor to hire and mentor trained workers. (LEAD) <p>Consolidated Plan</p> <p>LEWISTON</p> <p>74</p>
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7	Goal Name	Mixed-Income Neighborhoods
	Goal Description	<p>Create more stable and diverse mixed income neighborhoods</p> <p><u>Strategies:</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. 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. <p><u>Five Year Outputs</u></p> <ol style="list-style-type: none"> 1. Provide incentives to 10 low-income households to become homeowners within the CDBG target areas. (CDBG) 2. Educate 150 owners of properties receiving lead hazard control interventions and/or CDBG housing rehabilitation funding the importance of utilizing an RRP certified contractor and how to maintain the property after it has been rehabilitated or made lead safe. (LEAD) 3. Provide education and cleaning kits to 150 households living in properties made lead safe to learn about proper cleaning techniques and ways they can learn to keep their children safe from lead hazards. (LEAD)

8	Goal Name	Fair Housing
	Goal Description	<p>Support Fair Housing and increase Housing Choice</p> <p><u>Strategies:</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. Work with local financing institutions to make alternative home buying products available to assist those who are not able to utilize conventional mortgage financing. <p><u>Five Year Outputs</u></p> <ol style="list-style-type: none"> 1. Conduct 5 tenant and 5 landlord workshops (1 each year for the next five years.) (CDBG) 2. Host a poster contest in April each year for the next five years in the Lewiston Middle School to teach 7 & 8th graders about fair housing choice and what it means. (CDBG) 3. Encourage the private sector to provide broader financing options to serve the needs of all qualified potential new homeowners.

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%

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.

Strategies:

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 estimated at \$70,000 annually. The actual level of CDBG match required may vary as the grant funds are disbursed and the count of units made lead safe and healthy in Lewiston and in Auburn are known.
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.

Five Year Outputs:

1. Perform lead hazard control interventions in 150 Lewiston units.
2. Perform healthy homes interventions in 30 Lewiston units.
3. Conduct 50 outreach, education and training events to educate 5,000 persons in the dangers of lead hazards.

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.

Strategies:

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.

Five Year Outputs:

1. 50 households will attain higher education/jobs and mentoring services to transition out of poverty.
2. 5,000 households will receive services to stabilize their household when in crisis.

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 programs 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

Each funded activity is set up in IDIS.

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.

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 18 - 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 19 – 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 December 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 20 – 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	Public Services activities other than Low/Moderate Income Housing Benefit - 1,700 Public service activities for Low/Moderate Income Housing Benefit - 300 Households Assisted Homeless Person Overnight Shelter - 175 Homelessness prevention - 133 Persons Assisted
	Location Description	City of Lewiston
	Planned Activities	Lewiston Social Services provides direct assistance for shelter, utilities, case management to households in immediate risk of losing their housing. Budget \$57,000. 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 Trinity Jubilee Center - food pantry provides fresh produce, canned goods, etc. Healthy food is paired with education and nutrition. Budget: \$5,976 Safe Voices - Provide safe haven and advocacy and counseling for victims of domestic violence. Budget: \$3,040 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. 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
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	CDDB 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 activities 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 21 - 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%