

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan describes the annual goals and objectives, activities and a funding recommendation for FFY 2019 starting on July 1, 2019 through June 30, 2020. The goals and objectives listed here were identified as community priorities in the in the City's 2015-2019 Consolidated Plan.

The City has been an entitlement grantee from the U. S. Department of Housing and Urban Development since 1974 when the CDBG program began. Each year the City receives an allocation of funding to support the goals and objectives identified in the five year Consolidated Plan. This year's allocation is \$887,262, a reduction of \$6,272 from the prior year. In addition to the allocation, the City has carryove funding of \$18,750 (Choice Neighborhood) and \$40,000 (Brownfield Match) both were allocated last year but went unspent. Total entitlement funding available is \$946,012.

In addition to the CDBG allocation, the City receives program income from loans made to property owners to support jobs, economic growth, and improve housing. Funds are distributed as loans to qualified property owners. The balance will be \$447,000 on June 30, 2019. This balance is comprised of \$327,000 in the fund itself plus \$120,000 in program income received during the year. Total resources available to the City to accomplish its goals and objectives for this year is \$1,393,012. The RLF can only be used for loans made to property owners to improve commercial and residential properties and must meet one of the three national objectives: 1) Benefit low-moderate income persons; 2) Eliminate slums and blight; or 3) Fulfill an urgent need when no other resources are available.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City continues to work on the following goals and objectives as identified in its Consolidated Plan for years 2015-2019 during the fifth year Annual Action Plan.

Goal 1: Support people in their efforts to transition out of poverty

- 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.

- Support low-income adults to be better parents and workers through education and skill development, including work readiness and job training programs.
- Support services that meet people’s basic needs.
- Provide education to tenants and landlord to increase fair housing knowledge and choice

Goal 2: Prevent Homelessness

- Support case management services to help homeless people get the appropriate help to reconnect to the job and housing markets
- Support the “housing first” approach that focuses on getting people back in regular housing as a first step towards helping them re-integrated into the community.

Goal 3: Improve the safety and efficiency of the housing stock.

- 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.
- Fund a dedicated code enforcement position to support improvements to the housing stock.
- Continue to demolish derelict and abandoned buildings that cannot be salvaged.

Goal 4: Reduce Lead Hazards in Housing

- Create lead safe housing
- Continue to support the Green and Healthy Homes Initiative to create green and healthy homes that are: “dry, clean, ventilated, free from pests and contaminants, well-maintained and safe”

Goal 5: Create more stable and diverse Mixed-Income Neighborhoods

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

Goal 6: Increase Neighborhood Pride through Investment in Infrastructure

- Support projects that achieve identified goals from the City’s Comprehensive Plan, the Riverfront Master Plan, and the Downtown Neighborhood Action Plan.
- Fill in the funding gaps to make projects “complete” including sidewalks, streetscaping, fiber, and sewer/water.

Summary from citizen participation section of plan.

The City encourages citizen participation from Lewiston residents in developing the 5-Year Consolidated Plan, annual action plans and performance reports. The City especially encourages participation by residents of Census Tracts 201, 202, 203 and 204, the CDBG Target Area that is defined as a low and moderate income area; as well as participation from all citizens that may be homeless, persons with disabilities, immigrants and refugees, public housing authorities, and organizations representing these groups.

To ensure that all constituents are provided with an opportunity to be included in this important planning and implementation process, the City appoints and convenes a Citizens Advisory Committee (CAC) to assist in developing the specific goals and objectives of the Consolidated Plan, the Assessment of Fair Housing, and the annual Action Plan. Committee members are appointed by the Mayor to two year terms coinciding with the calendar year. This seven-person Committee includes one Lewiston City Councilor, one representative from the homeless community, a person representing the immigrant/refugee community, at least two citizens from the City's CDBG Target Area, with the remainder from the community at large.

In December, applications and requests for funding are received from organizations wanting to apply for CDBG funding in an open application process. Organizations must submit its request by December 31st. During the public process, the CAC members read, review, interview and score all applications for funding received from qualified applicants. This year the public process began on February 12, 2019. They met every week for 5 weeks and made their funding recommendations to the Council.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The first public hearing of the CDBG and HOME budget and Action Plan was held on March 28, 2019. Six citizens, City staff and the City Councilors attended the hearing. Lincoln Jeffers, Director of Economic and Community Development Department presented the budget and activities that were recommended for funding during FFY 19 ending June 30, 2020. HUD recommended that the City develop its budget on receiving the same amount of funding this year as the prior year; and adopt a contingency funding plan to adjust the budget once HUD published the amount that the City would actually receive during FFY 19.

Lincoln explained that this year, the CDBG funding allocation would be used to meet funding obligations imposed by funding match requirement for Lead, Choice and Brownfield grants; two department positions from other city departments (Social Services and Code Enforcement); and a planning grant for a consultant to write the HUD required plan "Analysis for Impediments for Fair Housing Choice," which will be incorporated into the new Consolidated Plan. This left very little funding for public service agencies this year. After significant discussion the CAC recommended funding fewer agencies, but at a

higher level. The funding formula (Funding requested X (score/100) X .7) on the highest scoring agency; and the other agencies (Funding requested X (score/100) x .6)) until the funding available to allocate was gone. The recommended contingency plan was to increase or decrease the amount of funding going to the six agencies recommended for funding based on the amount of funding received. The City was notified in April 2019 that its allocation was reduced from \$893,534 to \$887,262. This resulted in a 9.57% funding reduction to each public service agency recommended for funding this year.

On March 28, 2019, during the public hearing portion of the budget and activity discussion, Betsy Sawyer-Manter, Executive Director of SeniorsPlus addressed the City Council and stated that their agency provides services to seniors and other disabled adults and that the largest percentage of persons served live in Lewiston. She expressed concern that this was the first time in a very long time that SeniorsPlus would not be able to count on Lewiston for its required match. Discussion regarding this request included a recognition that SeniorsPlus was an excellent agency that did great work. Councilor Lysen, asked the City Administrator and the Finance Director if there were other City Funds that might be used to meet the match. Councilor Marcotte suggested that the contingency funding plan might be revised to fund more agencies rather than provide additional funding to the top six scoring agencies if there was a large enough funding increase.

Chris Aceto, a Lewiston multi-family property owner, requested the City Council add funding into the lead grant match budget. The proposed budget identified \$75,000 from the Revolving Loan Fund (RLF) to be utilized for LEAD activities to assist property owners in providing the requisite match to make properties lead safe. Many properties in the downtown have severe lead hazards. Aceto requested that the budget include additional funding to address this issue.

The public comment period began on March 23, 2019 through April 22, 2019, with a public hearing at a City Council Workshop on March 28, 2019. There were no other public comments received during this hearing period. On May 7, 2019, at a regular City Council meeting the final budget will be submitted to the Council for approval. There were no additional comments to report. There were no additional comments. City Council approved the budget and Action Plan 7-0.

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

Betsy Sawyer-Manter, Executive Director of SeniorsPlus addressed the City Council and stated that their agency provides services to seniors and other disabled adults and that the largest percentage of persons served live in Lewiston. She expressed concern that this was the first time in a very long time that SeniorsPlus would not be able to count on Lewiston for its required match.

Councilor Marcotte suggested that the contingency funding plan might be revised to fund more agencies rather than provide additional funding to the top six scoring agencies if there was a large enough funding increase. Unfortunately the City got less funding and was not able to fund any additional agencies.

Chris Aceto, a Lewiston multi-family property owner, requested the City Council add funding into the lead grant match budget. The proposed budget identified \$75,000 from the Revolving Loan Fund (RLF) to be utilized for LEAD activities to assist property owners in providing the requisite match to make properties lead safe. Many properties in the downtown have severe lead hazards. Aceto requested that the budget include additional funding to address this issue.

There is not money available to increase this budget item.

7. Summary

The City is about to enter its 5th year of the Consolidated Plan 2015-2019. This year the City received a reduction in entitlement funding of \$6,272 for a total of \$887,262 and carryover of \$18,750 from the prior year for Choice Neighborhood activities and a carryover of match of \$40,000 for an EPA brownfields grant. This is a total of \$946,012 available to spend for entitlement activities. The City reduced the number of agencies it funded to six agencies, providing more of the requested amount, to provide activities to low moderate income persons. Other entitlement activities this year includes: Code enforcement, rehab admin, weatherization activities for larger properties, a match for Choice Neighborhood activities, and a match for an EPA brownfields grant to cleanup Bates Mill Weave Shed. The City will use its revolving loan fund to make loans to remove lead hazards, create healthy housing, improve housing, facades, historic buildings, microenterprise activities, expand businesses and create jobs. Available this year in the RLF is \$447,000 for a total of \$1,393,012 to spend on activities for this plan year.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Narrative

The City of Lewiston has an Economic and Community Development Department (ECDD) that is responsible for preparing the Consolidated Plan and provides overall oversight for the federal HUD grants that come into the City. To assist the ECDD, our Finance Department provides a full time Grants Accountant responsible for managing the financial aspects of the grant. Other City Departments receive funding from Entitlement and are responsible for managing the funding allocated to them for a specific activity. Our department utilizes and Interdepartmental Agreement that spells out the requirements of the funding for guidance in administering grant funds.

Consolidated Plan Public Contact Information

The City has adopted a Citizen Participation Plan that identifies how the public can be involved in the Consolidated Plan Process.

The City especially encourages participation by residents of Census Tracts 201, 202, 203 and 204, the CDBG Target Area that is defined as a low and moderate income area; as well as participation from all citizens that may be homeless, persons with disabilities, immigrants and refugees, public housing authorities, and organizations representing these groups.

To ensure that all constituents are provided with an opportunity to be included in this important planning and implementation process, the City appoints and convenes a Citizens Advisory Committee (CAC) to assist in developing the specific goals and objectives of the Consolidated Plan, the Assessment of Fair Housing, and the annual Action Plan. Committee members are appointed by the Mayor to two year terms coinciding with the calendar year. This seven-person Committee includes one Lewiston City Councilor, one representative from the homeless community, a person representing the immigrant/refugee community, at least two citizens from the City's CDBG Target Area, with the remainder from the community at large.

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the Consolidated Plan process, the City of Auburn and the City of Lewiston surveyed local service providers, civic organizations, and housing 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. The survey results were presented at a joint meeting of the Lewiston and Auburn Citizens Advisory Committees (CACs).

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(l)).

The City actively collaborates with other agencies to coordinate services for its citizens including the Auburn-Lewiston Fair Housing Coalition in which the Cities of Auburn and Lewiston collaborate with the Auburn and Lewiston Housing Authorities to educate landlords and tenants on fair housing choice and implements the Impediments to Fair Housing Choice. This year the City and its partners held two fair housing events on the same day, one discussing issues facing landlords and the other one focussin on tenant rights. Additionally, the city has been actively participating in a grass roots collaboration known as Healthy Neighborhoods. It is comprised of persons living in the downtown (CDBG target area); local nonprofit housing agencies and developers; landlords; school and city staff; mental health and health providers, workforce development and child welfare advocates. The Choice Neighborhood collaboration has adopted its neighborhood plan with activities that are included in this yearsaction plan.

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 are currently working in a task force to educate the public and put a "local" face on homelessness in our community.

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

Lewiston and Auburn are members of the Continuum of Care board and serve on the CoC. The LAASH Chairperson serves on the Maine State Housing Authority's Regional Council and provides input into the COC process. Provider agencies, other than the City, track information by using the HMIS data system.

The City has incorporated the CoC plan into its activities funded through this plan.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COMMUNITY CONCEPTS, INC.
	Agency/Group/Organization Type	Housing Services-Children Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Nonprofit partner was consulted through ongoing communication and a survey. They are our partner in Lead, Choice Neighborhood, Healthy Neighborhoods and perform construction management for our rehabilitation funded projects.
2	Agency/Group/Organization	HEALTHY HOMEWORKS
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social service consultation; very involved and active in the community; their Build a Bed program provides skills and confidence to build a bed and volunteer to build another bed which has supplied beds to local homeless shelters

3	Agency/Group/Organization	Healthy Androscoggin
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social services consultation- active partner in educating families about health issues and families with children about the dangers of lead paint
4	Agency/Group/Organization	ADVOCATES FOR CHILDREN
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social services consultation - case management and advocacy for children and families
5	Agency/Group/Organization	L-A Metro Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation - Chamber active in business and economic development in the City

6	Agency/Group/Organization	ENHANCED NEIGHBORHOOD POLICING - LEWISTON POLICE DEPARTMENT
	Agency/Group/Organization Type	Services-Children Services-homeless Services - Victims Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation survey. Resource Officer in schools and very active in LAASH a homeless collaboration
7	Agency/Group/Organization	Maine Balance of State Continuum of Care
	Agency/Group/Organization Type	Housing Services-homeless Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation and strategies for homeless services in the state

8	Agency/Group/Organization	United Way of Androscoggin County
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation survey - collaborative partner in Bridges out of Poverty
9	Agency/Group/Organization	J T Gorman Foundation
	Agency/Group/Organization Type	Collaborative partner Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation. Provide funding for the choice neighborhood initiative, very active in community funding local strategies with immigrant and refugee families, lead based paint prevention, health strategies
10	Agency/Group/Organization	Lewiston Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Collaborative partner with City, a partner in implementing various programs including, Tenant Based Rental Assistance, Healthy Housing Coalition, Fair housing, choice neighborhood

11	Agency/Group/Organization	ANDROSCOGGIN HOME HEALTH & HOSPICE
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation and collaborative partner on health initiatives. Recent consultation on increased number of homeless elderly
12	Agency/Group/Organization	St Marys Nutrition Center
	Agency/Group/Organization Type	Services-Education Health Agency Nutrition
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation and Collaboration. Affiliated with St Mary's Health Center brings access to food in surrounding low income neighborhoods - offer nutrition classes

13	Agency/Group/Organization	Healthy Neighbors
	Agency/Group/Organization Type	Service-Fair Housing Planning organization Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation and planning for Choice Neighborhood and other collaborative efforts in the target area.
14	Agency/Group/Organization	Lewiston Career Center
	Agency/Group/Organization Type	Services-Employment Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation and collaboration to provide employment services and to connect employers to the families that live in the target area. Active in Bridges Out of Poverty a collaboration that identifies and implements anti-poverty strategies.

15	Agency/Group/Organization	CATHOLIC CHARITIES MAINE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Immigrant, refugee and assylum seekers Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social services consultation - Catholic Charities is the largest resettlement agency in Maine and provide a variety of services to immigrants, refugees and assylum seekers in Maine
16	Agency/Group/Organization	Lewiston Adult Education
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	consultation- instrumental in providing hard and soft skills job training to persons living in the target area. They work with Maine employers to boost the work force skill level

17	Agency/Group/Organization	Androscoggin Valley Council of Governments
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Regional Transportation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Survey consultation- Council of Governments that conducts regional planning, transportation, small business counselling
18	Agency/Group/Organization	TRINITY JUBILEE CENTER - DAY SHELTER AND RESOURCE CENTER
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Services-Employment Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation - provides a day resource center and food pantry for persons that are homeless or near homeless

19	Agency/Group/Organization	NEW BEGINNINGS, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social Services consultation and collaborative partner
20	Agency/Group/Organization	SAFE VOICES
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Social services consultation and collaborative partners in homeless strategy
21	Agency/Group/Organization	Pine Tree Legal Assistance
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing Legal assistance
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	consultation survey - provide legal assistance and advocacy to households wrongfully evicted for fair housing, lead paint exposure, etc
22	Agency/Group/Organization	ME CDC- Division of Environmental Health
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation survey - strong collaboration around lead and prevention

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

The City has tried to be more inclusive of our Ethnic Based Community Organizations. One of the City Councillors has met with the organizations to encourage them to participate in a wide number of initiatives; however, very few of the leaders in the community attend. This year we have tried to be inclusive in City initiatives; seeking the community leaders out; rearranging meetings; only to have the leadership agree to attend but then does not show up with no explanation. Its a challenge and while we have feedback from a few members on occasion its hard to know if they are speaking for themselves or their community.

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	State of Maine Continuum of Care	Prevent Homelessness Strategies
Choice Neighborhood Action Plan	City of Lewiston and Community Concepts, In	Neighborhood Planning & Housing Strategies
Comprehensive Plan	COL Code and Planning Dept	City Planning Strategies
Impediments to Fair Housing Choice	Cities of L- A & PHA's of L-A	Implementation of fair housing activities
L-A Ten Year Plan to End Homelessness	Lewiston-Auburn Alliance for Services for homeless	Prevent homelessness Strategy

Table 3 - Other local / regional / federal planning efforts

Narrative

The City is a member of several broad based planning initiatives that build strong partnerships and healthy neighborhoods.

AP-12 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 City especially encourages participation by residents of Census Tracts 201, 202, 203 and 204, the CDBG Target Area that is defined as a low and moderate income area; as well as participation from all citizens that may be homeless, persons with disabilities, immigrants and refugees, public housing authorities, and organizations representing these groups.

Notification: Each year starting in December the City publishes a notice in the Sun Journal, a local newspaper, places a notification on its website, broadcast emails to prospective entities that may be eligible to announce that new applications for CDBG funding are being accepted and notifies of dates and times of public sessions that persons interested may attend if they want to apply. This year in particular, we broadcast sent applications to the ethnic based community organizations (ecbo) who have not historically applied for funding and offered additional technical assistance.

Informational Sessions: The City held two informational sessions as well as technical assistance to ethnic based community organizations.

Public Meetings: Starting in February, there were five public sessions when applications for funding were reviewed and applicants were interviewed by a seven member Citizen's Advisory Committee (CAC). The first public hearing of the CDBG and HOME budget and Action Plan was held on March 28, 2019.

The City published a notice regarding the public comment period began on March 23, 2019 through April 22, 2019, with a public hearing at a City Council Workshop on March 28, 2019. There were no other public comments received during this hearing period. On May 7, 2019, at a regular City Council meeting the final budget will be submitted to the Council for approval. City Council approved the budget and Action Plan 7-0.

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)
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1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: French, Somali,</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>There were six members of the public, City Councilors and City staff attended</p>	<p>Betsy Sawyer-Manter, Executive Director of SeniorsPlus addressed the City Council and stated that their agency provides services to seniors and other disabled adults and that the largest percentage of persons served live in Lewiston. She expressed concern that this was the first time in a very long time that SeniorsPlus would not be able to count on Lewiston for its required match. Chris Aceto, a Lewiston</p>	<p>There is not money available to increase this budget item.</p>	<p>www/lewistonmaine.gov</p>
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				<p>multi-family property owner, requested the City Council add funding into the lead grant match budget. The proposed budget identified \$75,000 from the Revolving Loan Fund (RLF) to be utilized for LEAD activities to assist property owners in providing the requisite match to make properties lead safe. Many properties in the downtown have severe lead hazards. Aceto requested that the budget include additional funding to address this issue.</p>	
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Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City will have an estimated available \$1,393,012 available to spend during FFY 2019. Funds include \$887,262 entitlement allocation and \$58,750 of carryover funding for activities that were not completed in the prior year. There is \$447,000 in revolving loan funds that includes program income received from previous loans that the City made.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	887,262	0	58,750	946,012	0	Funding allocation and a carryover from the previous year to fund activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Admin and Planning Housing Other	0	0	0	0	0	
Other	public - federal	Housing	0	0	0	0	0	
Other	public - federal	Other	447,000	0	0	447,000	0	RLF for loans to improve housing and assist businesses

Table 5 - 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

The City's commercial and housing rehabilitation programs require a match.

Lewiston’s commercial lending programs require a 1:1 private match and the City's housing programs require a match from the investor owner but not the low income homeowner. The match is paid each time an invoice is received for payment. The owner and the City have a prorata share based upon the level of match required by the program. The City maximizes match and leverages additional money from other programs funding the rehab work. For example, CCI a local housing nonprofit is a CAP agency and receives DOE LiHeap, CHIP and weatherization funding. The City's rehab funding from CDBG and the DOE funding for weatherization are combined to get a better value for the low income owner.

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

identified in the plan

The City has several parcels vacant where it had demolished unsafe housing and acquired the parcel through unpaid taxes. Many of the parcels are located in the Tree Street area and will be made available to create in-fill housing, neighborhood parks etc during the implementation of the Choice Neighborhood grant

Discussion

The City tries to maximize its investment by working collaboratively with other funding partners.

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: \$55,109	Public service activities other than Low/Moderate Income Housing Benefit: 714 Persons Assisted
2	Prevent Homelessness	2015	2019	Homeless	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Prevent Homelessness	CDBG: \$55,805	Homelessness Prevention: 812 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: \$435,839 RLF: \$197,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 35 Households Assisted Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Increase Neighborhood Pride through Investment	2015	2019	Non-Housing Community Development	Census Tract 204 Census Tract 203 Census Tract 201	Increase Neighborhood Pride through Investment	CDBG: \$218,750	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12950 Persons Assisted Brownfield acres remediated: 8 Acre
5	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	RLF: \$250,000	Jobs created/retained: 2 Jobs Businesses assisted: 3 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Fair Housing	2015	2019	Fair Housing and Housing Choice	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202	Fair Housing	CDBG: \$1,802	Other: 60 Other

Table 6 – 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>This year CDBG will support 5 agencies who will address our anti-poverty strategy. The source of funding is CDBG entitlement in the amount of \$55,109.</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 2 non-profit agencies to assist people who are homeless or near homeless. The source of funding to carryout these activities is CDBG entitlement in the amoiunt of \$55,805.</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, lead hazards and are inaccessible for the elderly or disabled.</p> <p>Under this goal area the City will fund the following activities: CDBG funded match for lead hazard control and minor rehabilitation in support of lead hazard control; weatherization for multi-family 5+ units as healthy homes leverage associated with the lead hazard control program; Choice Neighborhood match funding in the tree street neighborhoods to support rehabilitation of housing; acquisition; demolition and housing improvements identified in the Choice Neighborhood Action Plan; CDBG rehabilitation program for 1-4 owner occupied housing; and minor repairs in support of the CCI Weatherization Program for 1-4 owner occupied housing; Code Enforcement and Housing Rehabilitation Administration.</p> <p>The source of funds to be used to carryout these activities is RLF in the amount of \$197,000 and Entitlement funding in the amount of \$435,839.</p>

4	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, Choice Neighborhood Planning and Action Plan (Draft form now but adoption expected the summer of 2019) 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>This year the City will implement the strategies of the Choice Neighborhood Action Plan and fund a match to an EPA Brownfields Cleanup grant for the Bates Weave Shed.</p> <p>The source of funding for these activities is CDBG entitlement funding in the amount of \$218,750</p>
5	Goal Name	Jobs and Economic Growth
	Goal Description	<p>The RLF is utilized for economic development activities by funding commercial redevelopment to eliminate slum and blight, improve facades, convert underutilized upper floors to residential units, restore the historic significance to buildings, and creates or retains jobs. The City achieves this through the following programs: Economic Development Business Assistance, Facade Improvement Program, Facade Improvement Program for Historic Properties, Microenterprise Loan Program, Small Business Development Loan Program and Residential Loan Program in mixed Use Properties. Funding of \$250,000 is available for these programs through the RLF.</p>

6	Goal Name	Fair Housing
	Goal Description	The L-A Alliance for Fair Housing will conduct a workshop that addresses renter and owner issues. It is expected that the city will spend \$1802 of entitlement funding on this activity. The L-A Alliance for Fair Housing is comprised of the cities of Lewiston and Auburn and the PHAs of Lewiston Auburn. We share planning and implementation of the fair housing events and L-A splits the cost of the workshops.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City intends to implement its goals and track activities through a broad group of projects including Public Services - Antipoverty Strategy (which will include fair housing activities); Public Services - Homelessness Prevention; Housing Rehabilitation (which will include the following activities: Choice Neighborhood implementation activities, rental rehabilitation, homeowner rehabilitation, lead hazard control, healthy homes, weatherization, code enforcement, construction management, and rehab administration); Infrastructure and Neighborhood Facility Improvements; and Economic Development.

#	Project Name
1	Public Services-Antipoverty Strategy
2	Public Services-Prevent Homelessness
3	Housing Rehabilitation
4	Infrastructure and Neighborhood Facility Improvements
5	Economic Development
6	CD Administration

Table 7 – Project Information

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

The majority of the funding (90%) will be allocated to the Choice Neighborhood and the newly designated NRSA which aligns with the CDBG Target area of CT 201,203 & 204. Only 2% will be provided to the fourth CDBG target area of CT 202 which was not designated in the NRSA. CT 202 is starting to transform with new public/private investments. The final 8% of the funding will be for housing rehabilitation of single family homes by income eligible homeowners located outside of the CDBG target areas.

The City has built up a network of funders and providers who will assist it in meeting some of the areas underserved needs. The City will facilitate referrals to address the projects that fall outside of the targeted funding area.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Services-Antipoverty Strategy
	Target Area	Census Tract 204 Census Tract 201
	Goals Supported	Anti-poverty/Lewiston Fair Housing
	Needs Addressed	Anti-poverty Fair Housing
	Funding	CDBG: \$56,911
	Description	Funding of Public Service Agencies that will address work activities associated with Goal Area 1 and included in this project are the fair housing activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	774 people are expected to benefit of those 60 will be engaged in fairhousing activities.
	Location Description	Sophia's House -143 Blake Street CT 201 Healthy Homeworks - 550 Lisbon Street CT 204 Lewiston Adult Ed - 145 Birch Street CT 204 Trinity Jubilee Center - 247 Bates Street CT 201 Promise Early Education 269 Bates Street - CT 201 City Building CT 201

	Planned Activities	<p>Antipoverty Goals: 1) Healthy Homeworks - 72 participants are focusing on learning building trades by building beds for themselves and volunteering to help others build beds for homeless shelters. CDBG is funding \$11,267 with an applicant match of \$47,000 from sales of beds and private donations. 2) Lewiston Adult Education - 30 participants are focusing on soft skills for job readiness. CDBG is funding \$11,877 with an applicant match of \$10,000 from Lewiston schools. 3) Promise Early Education - 56 preschool head start children will receive comprehensive services including family support services while they learn to be ready for school. CDBG is funding \$7,243 which will leverage \$319,000 in State and local funding. 4) Sophia's House will employ a part time House Program Manager to oversee daily operations and provide case management and advocacy services for women that are residing at Sophia's House, a housing program for women recovering from trafficking or exploitation, addiction and/or incarceration. CDBG is funding \$10,561 with an applicant match of \$132,131 from foundation support, grants and private donations. 5) Trinity Jubilee Day Shelter and Resource Center – 550 homeless or near homeless individuals and families receiving health services, referral services and case management to coordinate services. Also available are telephone, computer & mailing services that can be used for individuals to make appointments receive mail and fill in applications for work. CDBG is funding \$14,161 with an applicant match from private donors of \$56,014. 6) The A-L Fair Housing Coalition a collaboration of City of Lewiston and Auburn and the PHA's of Lewiston – Auburn will be presenting two workshops to educate owners and renters about fair housing. CDBG in Lewiston is funding \$1,802 and Auburn will match this funding.</p>
2	Project Name	Public Services-Prevent Homelessness
	Target Area	Census Tract 203 Census Tract 201
	Goals Supported	Prevent Homelessness
	Needs Addressed	Prevent Homelessness
	Funding	CDBG: \$55,805
	Description	Activities include case management services to prevent homelessness
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 812 households will be served
	Location Description	City building - 27 Pine Street CT 201 Tedford Housing - 114 Blake Street - CT 203
	Planned Activities	Prevent Homelessness Goals: 1) Lewiston Social Services -800 participants will receive assistance with their rent, utilities and other basic necessities, offers limited case management services and are required to either receive educational classes or work to improve their situation. CDBG is funding \$51,654 and has a funding leverage of \$357,691, from the Cities General Fund and the State of Maine DHHS. 2) Tedford Housing - 12 homeless families will receive supportive housing and case management services to improve their self-sufficiency. CDBG is funding \$4,151 with an applicant match of \$114,112 from a combination of United Way, Rents, and Targeted Case Management from Continuum of Care.
3	Project Name	Housing Rehabilitation
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Goals Supported	Housing Stock
	Needs Addressed	Housing Stock Reduce Lead Hazards in Housing
	Funding	CDBG: \$435,839 RLF: \$197,000
	Description	This project encompasses all housing activities including rehabilitation of renter and homeowner units, choice neighborhood housing implementation, construction management, code enforcement and rehabilitation administration.
	Target Date	6/30/2020

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>35 - Choice Neighborhood Housing Implementation 25 Rental Rehabilitation 10 homeowner units</p>
<p>Location Description</p>	<p>NRSA - CT 201,203,204 CDBG Target Area 201-204 City Wide</p>
<p>Planned Activities</p>	<p><u>LALP Rehabilitation Assist Loan Program:</u> In support of the Lewiston Auburn Lead Program, the City will utilize CDBG as a match to fund 15 units of up to \$5,000/unit for lead hazard control and abatement activities, healthy homes and rehabilitation as required and in support of the lead work; examples may include foundation work, roofs; updating electrical, plumbing and heating. Funding in the amount of \$75,000 from the RLF will be used to fund this program. 2) <u>LA Green & Healthy Homes Weatherization Program:</u> The City will provide funding to add insulation to the attic and basement area of projects enrolled in the LALP with 5+ units. The City expects to fund 30 units @ \$1,800/unit as a grant. Funding in the amount of \$55,000 from CDBG entitlement will be used to fund this program.</p> <p><u>Choice Neighborhood Housing Implementation:</u> The City will utilize its entitlement funding for Choice Neighborhood Planning implementation to replace distressed housing with high quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood. Funding in the amount of \$259,260 from CDBG entitlement will be used to fund this program. <u>Housing Programs:</u> The City will utilize \$122,000 in RLF funding to provide loans to owners of properties with 1-4 units; and will use entitlement funding in the amount of \$7,500 to fund Construction Management under contract with Community Concepts, Inc. The City will fund a Code Enforcement Officer in the amount of \$73,690, to conduct inspections on properties located in the target area that will be enrolled in the Lead and rehabilitation program. The City will fund the activities associated with the Housing Rehabilitation Administration with entitlement funding in the amount of \$40,389.</p>
<p>Project Name</p>	<p>Infrastructure and Neighborhood Facility Improvements</p>

4	Target Area	Census Tract 204 Census Tract 203 Census Tract 201
	Goals Supported	Increase Neighborhood Pride through Investment
	Needs Addressed	Increase Neighborhood Pride through Investment
	Funding	CDBG: \$218,750
	Description	Activities include Choice Neighborhood Planning and Implementation Action Plan and Brownfields cleanup CDBG match to the EPA Brownfields Cleanup for Bates Weave Shed.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that 11,450 people in the NRSA will benefit from the proposed activity in the implementation of the Choice Neighborhood Action Plan and 1,500 people live in the residentially dense neighborhood near the mill and will benefit from the cleanup of the Bates Weave Shed.
	Location Description	NRSA CT 201,203 & 204 CT 201

	Planned Activities	<p>Choice Neighborhood Grant Program: The City pledged \$237,500 in leverage funding over a three year time period. This year the City will use the entitlement grant to leverage funding for action activities as part of the Choice Neighborhood Planning and Action Grant to begin implementing the transformation plan. Upon completion of the transformation plan this summer, Healthy Neighborhoods, the governance structure for the Choice Neighborhoods planning work, will review eligible projects based on identified strategies in the transformation plan and recommend qualified projects to the City to fund. Projects may include: Reclaiming and recycling vacant property into community gardens, pocket parks, farmers markets, or land banking (with maintenance); Beautification, place-making, and community arts projects, such as creative signage to enhance neighborhood branding, murals and sculptures, specialty streetscaping, or garden tool loan; Homeowner and business façade improvement projects; Neighborhood broadband or Wi Fi infrastructure and installation (internet service may not be paid for using Choice Funds); Fresh food initiatives, such as farmers markets and mobile fresh food vendors; and Gap financing for economic development projects that are ready for implementation and have secured all the necessary financing, except a modest “gap”. Funding in the amount of \$18,750 from the 2018 entitlement grant and \$100,000 in 2019 entitlement funding will be used to fund this activity.</p> <p>EPA Brownfields Cleanup Grant Match: The City applied for a cleanup grant in the amount of \$500,000 to remediate environmental hazards for the cleanup of the Bates Weave Shed located at Bates Mill #5. Approximately 1.5 acres of brownfield will be cleaned. The EPA grant requires a 20% match in the amount of \$100,000. Funding in the amount of \$40,000 from the 2018 entitlement grant and \$60,000 in 2019 entitlement funding will be used to fund this activity.</p>
5	Project Name	Economic Development
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201
	Goals Supported	Jobs and Economic Growth
	Needs Addressed	Jobs and Economic Growth
	Funding	RLF: \$250,000

	Description	Encompasses activities associated with implementation of micro-enterprise and small business assistance; historic rehabilitation of mixed use buildings; creating or retaining jobs, and façade improvement programs.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will create or retain 2 low-mod jobs and assist 3 businesses
	Location Description	NRSa CT 201, 203 and 204
	Planned Activities	Commercial Loan Programs: The City will utilize RLF to fund its commercial redevelopment programs for businesses located in the NRSA CT 201,203 and 204. Activities include microenterprise and small business assistance; economic development assistance; façade improvements; rehabilitation of mixed use buildings and rehabilitation of historic buildings. Funding in the amount of \$250,000 from RLF will be used to fund this program.
6	Project Name	CD Administration
	Target Area	Census Tract 204 Census Tract 203 Census Tract 201 Census Tract 202
	Goals Supported	Anti-poverty/Lewiston Prevent Homelessness Housing Stock Increase Neighborhood Pride through Investment Jobs and Economic Growth Fair Housing
	Needs Addressed	Anti-poverty Prevent Homelessness Housing Stock Reduce Lead Hazards in Housing Increase Neighborhood Pride through Investment Jobs and Economic Growth Mixed-Income Neighborhoods Fair Housing

Funding	CDBG: \$178,707
Description	Activities relating to the administration of the community development block grant program.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	All households benefit from the staff implementation and administration of the CDBG and RLF
Location Description	Activities are primarily carried out in the CDBG target area and the NRSA. However, some of the rehabilitation activities are carried out city wide.
Planned Activities	Activities associated with the implementation and administration of the programs. This year staff will be involved in conducting focus groups of citizens and the writing of a new Consolidated Plan 2020-2024. This plan will be written primarily in-house by community development staff. Only the Impediments of Fair Housing Choice will be completed through an RFP process. It is expected to cost \$6,000.

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

During FFY 2018 the City was approved for an NRSA encompassing CT 201, 203 & 204. The NRSa coincides with the Choice Neighborhood Planning and Implementation Plan. The City's low-income Census Tracts and CDBG Target Area consists of 201-204. Activities will be predominantly located in the Target or NRSA; however, the City performs some of its housing activities city-wide.

Geographic Distribution

Target Area	Percentage of Funds
Census Tract 204	30
Census Tract 203	30
Census Tract 201	30
Census Tract 202	2

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

City, County and State rates: The unemployment rate is 17.7% as compared to the City's as a whole at 3.2%. The individual poverty rate is 41.4% as compared to the City at 16%, and Androscoggin County at 16%, Maine at 8.4% and the US at 15.1%. The Median Household Income in the target area is \$22,611, one-third as much as the City as a whole. **NRSA and Target Area:** The residents of the target area (45.2%) receive food stamps; 30% of households are single parent households; and 42% of children are living in poverty. The high school located in Census Tract 204, graduates only 68% of students, the highest drop-out rate among Maine school districts.

The focus will be on these target areas. However, the City offers rehabilitation activities City-wide to low income homeowners which is estimated to encompass approximately 8% of the funding and it is expected that CT 202 will receive about 2% of the funding because it is not in the NRSA or the Choice Implementation area.

Discussion

The City tracks investment in the geographic location on all of the activities as they are logged into IDIS.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City actively works with housing developers and affordable housing providers to create mixed use mixed income housing. In the last five years the City has established TIF districts and been a funding partner in the creation of new affordable units 150 units of affordable housing located at 81 Ash Street; The Lofts of Bates Mill; Raise-Op Housing Cooperative; and most recently, The Hartley Block Additionally, the City worked to support 27 replacement units of a mod rehab on Pierce Street. The City is working to increase the number of affordable units for families living in the Choice Neighborhood and are under discussion with a new 35 units housing project located in CT 203 in the Choice

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Recent changes in the LIHTC program at the State have provided bonus points for municipal TIF's greater than 50% or longer than 20 years. The municipal government uses the TIF as a tool to encourage growth and redevelopment in the downtown where a new project can improve the housing choices for low-income persons; however, the ramification of this type of control creates less affordable housing because municipalities need to balance the need to increase good affordable housing with the revenue generated to provide services in these areas. The City is in negotiations with Maine Housing & developers to make changes in this requirement. The city worked with Maine Housing and developers to mitigate the change in policy and to not enact proposed QAP changes that would have made low cost a major drain of LIHTC allocations. Housing low operating unit cost as a primary criteria would have prevented the construction of mixed income projects.

Lewiston approved a new Comprehensive Plan. A set of strategies in the plan articulates that the city should encourage and support the creation of new affordable and mixed income housing, as well as other housing types. Strategies identified to support affordable housing include land banking to assemble suitable development parcels, and utilization of tax increment financing as well as other grant and loan programs to assist with development costs. Consideration of zoning amendments that may create density bonuses for affordable housing, form based codes, and revisiting parking requirements are also encouraged.

Discussion

In addition to creating new affordable housing, the city has actively sought and received grant funds to fix the housing stock in the downtown

target area. The City has received funding from the OHHLHC for two three year periods to reduce lead hazards and create healthy housing. The city has dramatically increased funding in its rehabilitation program last year funding in excess of half million dollars. Recently the City was awarded a Choice Neighborhood grant which is in process now. Throughout the grant cycle the City will fund \$237,500 in funding improvements in housing and infrastructure in the tree street neighborhood.

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

Introduction

The City has been working collaboratively with other organizations to pool resources and effect a positive change among citizens. The City relies on open communication to understand and address underserved needs.

Actions planned to address obstacles to meeting underserved needs

The City evaluates the reach of its programs and priorities on an annual basis and targets resources to areas that is under served. A large number of immigrant families have moved into the area in the recent past. The families do not receive information in the same way as the residents who were born in the US. Public Service Agencies have learned that the best approach to engaging immigrant families is using a "neighbor" to "neighbor" approach rather than a media event or internet. More and more families are becoming involved and are assimilating into the culture.

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 and demolish properties in the target area that had been abandoned or derelict. There were 60 units that were demolished during this time. The focus changed starting in 2015, when the City funded 34 rehabilitations; and in 2016, when 35 rehabilitations were funded that corrected code violations, improved energy efficiency and safety. In 2016, the City funded 55 units in support of the lead hazard control. The City was awarded an OHHLHC grant from \$3.4 million and by March 31, 2018 had completed and cleared 244 units and had addressed health hazards in 205 units. In February, the City received a Choice Neighborhood Grant. 98% of the work has been in the CDBG target neighborhoods. The emphasis remains on rehabilitating to bring the properties up to code and to maintain the affordable housing stock and now, with Choice Neighborhood grant, to make infrastructure and housing improvements in three of the downtown census tracts that comprise our CDBG target area. The City expects engaging citizens in the Choice Neighborhood grant activities will result in the creation of new mixed income housing in the area.

Actions planned to reduce lead-based paint hazards

On July 1, 2019, the City will have completed the first year and one-half of its second consecutive lead hazard control reduction grant. Through April of 2019, the LALP is on track to complete and clear 104 units of lead hazards. Its goal is to complete and clear 220 by December 31, 2020. This year the City will use CDBG funding in the amount of \$75,000 from the RLF to provide loans to owners CDBG funded match for lead hazard control and minor rehabilitation in support of lead hazard control; and will fund \$55,000 of entitlement funding to add insulation to the attic and basement for multi-family 5+ units as

healthy homes leverage associated with the lead hazard control program.

Actions planned to reduce the number of poverty-level families

The City is a strong proponent of the "Bridges Out of Poverty" model which enable a person to look beyond their current status and instead focus on future needs, and redefine their relationship with money as well as their world view. This new way of thinking, case management and mentoring enables families to move out of generational poverty. This year, the City will fund 5 agencies to focus on moving people out of poverty and are expected to serve 714 low-income persons.

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 (Code & Planning); a Lead Program Manager (ECDD); an Economic Development Manager (ECDD) and an Economic Development Specialist (ECDD). Staff are encouraged to seek continuing education for the federal grants we manage.

There are times when our staff is stretched thin; however, we have the capacity to manage the programs and contract for services when specialized expertise is needed. The City encourages staff to be trained and network to find ways to work more efficiently and effectively. The staff at the City that manage the federal grant programs have a combined experience of 65 years.

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

The City works 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; the Green and Healthy Homes Initiative (GHHI) which is a group of agencies that signed a compact committing to work together to make housing healthy for all households; and Healthy Neighborhood, the governance board for the Choice Neighborhood Planning and Implementation grant.

Discussion

The City works collaboratively among a myriad of partnerships to coordinate services as well as funding streams to better serve low income residents. One of the goals of the Consolidated Plan is to utilize other eligible resources available in the community with CDBG and HOME. This enables families to improve their living conditions without relying solely on one funding source.

Program Specific Requirements

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

Introduction

In FFY 2019 the City will track the activities that are non-low moderate income in the NRSA to make sure that there are low-mod activities to offset the non-lowmod through a spreadsheet that will track units and expenditures. The program income on the RLF is lower this year in part because of the spend down but also in identifying a grant portion of economic development activities and recording the income as program income.

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	120,000
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:	120,000

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.	80.00%

Discussion

The % of low-mod benefit is lower due to the creation of 3 market rate residential units in the NRSA.

