

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City identified the following goals and objectives to address in its Consolidated Plan. Included below are goals, benchmarks, and progress this year:

1. Support people in their efforts to transition out of poverty. The City expected to serve 1,050 persons this year and served 1,623 or 161% of the annual goal.
2. Prevent Homelessness. The City expected to prevent homelessness by offering supportive services for 1,700 and served 1,649 or 97% of its annual goal.
3. Improve the safety and efficiency of the housing stock. The City expected to rehabilitate 20 rental units and rehabilitated 21 units or 105% of the annual goal. The City expected to rehabilitate 10 homeowner units and rehabilitated 4 or 40% of its annual goal. The code Enforcement officer, inspected 353 properties in the CDBG target area. Of those, 21 units received CDBG funding to correct code violations; 1 single family home in which the owner requested CDBG was inspected and cited; condemned and recommended for demolition. 204 properties were cited for violations, and 77 were completed and cleared by the owner; 121 remain in violation. Outside of the CDBG Target area, 4 single family low-income homeowners received CDBG funding for both minor violations and improvements such as electrical upgrades, roof replacements and energy improvements.
4. Increase neighborhood pride through investment in infrastructure. In FFY 2018, the city did the environmental assessment on 280 Bartlett Street- Soccer Field, which is being constructed using non-CDBG funding and is not yet complete. Three other infrastructure projects were started including Lionel Park reconstruction; Sophia's House renovation of a convent to a homeless shelter; and Tree Street Youth Center renovations, which are still underway. Shane's Inspiration, a universal playground was completed in 2018 after multiple years of funding. This activity benefitted 11,340 persons of which 72.53% are low mod income persons. The City met 86.3% of its goal for people benefitting from infrastructure improvements.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Anti-poverty/Lewiston	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5050	8248	163.33%	3074	1623	52.80%
Fair Housing	Fair Housing and Housing Choice	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	259	103.60%			
Fair Housing	Fair Housing and Housing Choice	CDBG: \$	Other	Other	0	0				
Housing Stock	Affordable Housing Green and Healthy Homes Intervention	CDBG: \$ / OHHLC: \$ / RLF: \$218000	Rental units rehabilitated	Household Housing Unit	50	56	112.00%	83	21	25.30%

Housing Stock	Affordable Housing Green and Healthy Homes Intervention	CDBG: \$ / OHHLHC: \$ / RLF: \$218000	Homeowner Housing Rehabilitated	Household Housing Unit	100	61	61.00%	5	4	80.00%
Housing Stock	Affordable Housing Green and Healthy Homes Intervention	CDBG: \$ / OHHLHC: \$ / RLF: \$218000	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Housing Stock	Affordable Housing Green and Healthy Homes Intervention	CDBG: \$ / OHHLHC: \$ / RLF: \$218000	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Housing Stock	Affordable Housing Green and Healthy Homes Intervention	CDBG: \$ / OHHLHC: \$ / RLF: \$218000	Buildings Demolished	Buildings	25	5	20.00%			
Housing Stock	Affordable Housing Green and Healthy Homes Intervention	CDBG: \$ / OHHLHC: \$ / RLF: \$218000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	150	148	98.67%	15	25	166.67%

Housing Stock	Affordable Housing Green and Healthy Homes Intervention	CDBG: \$ / OHHLHC: \$ / RLF: \$218000	Other	Other	10	1	10.00%			
Increase Neighborhood Pride through Investment	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12150	78200	643.62%	13140	11340	86.30%
Increase Neighborhood Pride through Investment	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business		0				
Increase Neighborhood Pride through Investment	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		11	0	0.00%
Increase Neighborhood Pride through Investment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted		0				
Jobs and Economic Growth	Non-Housing Community Development	CDBG: \$ / RLF: \$332000	Facade treatment/business building rehabilitation	Business	10	1	10.00%			
Jobs and Economic Growth	Non-Housing Community Development	CDBG: \$ / RLF: \$332000	Jobs created/retained	Jobs	10	3	30.00%	2	0	0.00%

Jobs and Economic Growth	Non-Housing Community Development	CDBG: \$ / RLF: \$332000	Businesses assisted	Businesses Assisted	15	3	20.00%	3	1	33.33%
Mixed-Income Neighborhoods	Affordable Housing Education tenant and landlord - LEAD	HOUSING RLF: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	1	20.00%			
Prevent Homelessness	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	8500	7124	83.81%			
Prevent Homelessness	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Prevent Homelessness	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Prevent Homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		2780	1649	59.32%
Reduce Lead Hazards in Housing	Affordable Housing Healthy Homes	CDBG: \$ / OHHLHC: \$	Rental units rehabilitated	Household Housing Unit	150	54	36.00%			
Reduce Lead Hazards in Housing	Affordable Housing Healthy Homes	CDBG: \$ / OHHLHC: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%			

Reduce Lead Hazards in Housing	Affordable Housing Healthy Homes	CDBG: \$ / OHHLHC: \$	Housing for Homeless added	Household Housing Unit	0	0				
Reduce Lead Hazards in Housing	Affordable Housing Healthy Homes	CDBG: \$ / OHHLHC: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Reduce Lead Hazards in Housing	Affordable Housing Healthy Homes	CDBG: \$ / OHHLHC: \$	Other	Other	30	24	80.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City has identified 8 high priority goals in its Consolidated Plan.. The objectives under Goal #7 are HOME goals and are not reflected in the City's CDBG CAPER. The City is on target to meet 80% of its goals by the fourth year Annual Action Plan and in most respects has exceeded target goals. The City has not met the 80% threshold in Economic Development. During 2018, the City hired an Economic Development Specialist (EDS) to support CDBG activities relating to businesses. This year, the EDS revised the Economic Development Programs to attract businesses to create economic opportunities in the target area. The following business assistance programs were newly created or revised to better reflect the needs of the community: Microenterprise Loan Program; Economic Development Loan Program; Residential Rehabilitation for Mixed-Use Properties; Façade Improvement for Historic Preservation; and Façade Improvement for Commercial Buildings. The City was approved for a NRSA In FFY 2018 and plans to utilize this strategy to increase the number of businesses investing in the target area. Additionally, CT 203 was designated as an Opportunity Zone, and the City is working to understand how to best promote and engage investors in the Opportunity Zone. Including 2018 totals, the City has completed rehabilitations on 77 rental units, meeting 77% of the rental rehabilitation goal for all consolidated plan years to date. Including 2018 totals, the City has completed rehabilitations on 65 homeowner units, or 130% of the

homeowner rehabilitation goal for all consolidated plan years to date. In the fourth year CAPER, the City has exceeded its goals in the areas of Infrastructure and Public Services.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,869
Black or African American	1,237
Asian	3
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	4
<b>Total</b>	<b>3,120</b>
Hispanic	53
Not Hispanic	3,067

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Lewiston's racial and ethnic background are similar to the state as a whole in that 93% of the population is white. However, in the past decade over 6,000 African immigrants and refugees have resettled into Lewiston, of which nearly 60% have settled in the downtown CDBG Target area. This explains the demographic information which identifies the area population as approximately 40% Black or African American, exceeding the city and state population percentages.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,035,983	1,050,874
Other	public - federal	550,000	115,958

Table 3 - Resources Made Available

### Narrative

In FFY 2018, the City spent \$1,166,833.34 in funding to meet its annual goals. The largest amount spent was on Infrastructure and Public Facilities. Shane's Inspiration, a universal playground, took three years to complete, with the majority of the funding allocated in 2018.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 201	30	45	Public services, infrastructure improvements, rental and commercial rehabilitation
Census Tract 202	10	1	public service activities
Census Tract 203	30	9	public services and rental rehabilitation
Census Tract 204	30	40	public services, infrastructure improvements, rental rehabilitation

Table 4 – Identify the geographic distribution and location of investments

### Narrative

City wide 5% of the funding was spent on public services and homeowner rehabilitation. During the year HUD approved a Neighborhood Revitalization Strategy Area in CT 201,203 &204. These are also part of the Choice Neighborhood. This area is home to some of the lowest income persons in the City. Census Tract 202, although part of the CDBG Target Area, is not part of the NRSA.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City counts all funding sources as match or leverage to the CDBG and records the amount in IDIS. The City receives match funds based on requirements for each program.

1. **Commercial Loans and Grants:** The City requires a 1:1 private match on all commercial development programs, with the exception of the microenterprise which requires a 1:3 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 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. In exchange for the final payment the vendor provides a final waiver of lien for the total job demonstrating payment in full by both parties. Often, the total investment in a commercial project far exceeds the match required.
2. **Residential Loans and Grants:** Investor-owned 1-4 unit properties and homeowners with incomes between 51%-80% of Median Family Income (MFI) are required to provide a 10% match. For loans to homeowners at or below 50% of MFI, no match is required and homeowners are given a deferred loan. On these loans, the City tries to maximize its CDBG resources to leverage funding sources from local partners to make improvements through weatherization, lead, and green and healthy homes.
3. **Public Services and Infrastructure Improvements:** Public Service Agencies are required to leverage CDBG funding by providing funding from other federal, local, state or private sources. CDBG funds can leverage other private, public, state and local funding in Infrastructure Improvements, which are often much larger projects than what CDBG can fund on its own.
4. **Public and Private Properties # used to further the Plan:** In FFY 2018, the City had identified several City-owned infill lots where, through the Choice Neighborhood Transformation Plan, additional affordable housing is proposed. Although the lots are included in the Choice Neighborhood Transformation Plan, the development was delayed due to the Choice Neighborhood Transformation Plan public process. The process has been completed and the City expects the developments to begin in FFY

2019. The infill lots are anticipated to be donated or provided to developers at a discounted price.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	11	0
Number of Non-Homeless households to be provided affordable housing units	30	25
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>41</b>	<b>25</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	30	25
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>30</b>	<b>25</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City rehabilitated 21 rental units and 4 homeowner units to address Code violations. Also, the City spent down over \$500k from the Revolving Loan Fund on sewers in the prior year which limited resources available to increase the number of rehabilitations. There were only three homeowner weatherization units in FFY 2018 because the CDBG weatherization grant program funding was exhausted by December.

The City provided funding to renovate a convent into 11 units of homeless housing. Construction is underway and is expected to be completed by January of 2020. The City will be able to complete the activity and count this activity in 2019.

**Discuss how these outcomes will impact future annual action plans.**

At the time of this submission, the City is 23 units short of meeting our 5-year rental rehabilitation Con Plan goal. The City expects to meet the rental rehabilitation goal in 2019, with 15 units already completed, 6 units in process, and 5 recent new requests. The City has already exceeded the 2019 homeowner rehabilitation goal of 50 units with 65 units, or 130% completed.

The City has developed a strategy to build more capacity into the housing rehabilitation program by enlisting the assistance of the CDBG dedicated Code Enforcement Officer (CEO) and the current Lead Program Manager (LPM) to assist the Community Development Coordinator (CDC) in inspecting and creating a scope of work for a property owner to use. Both the CEO and LPM will guide the construction, and the CDC will determine eligibility, underwrite, and ensure compliance with the file until a person is employed as a Rehabilitation Coordinator. The City will procure the services of a licensed Lead Inspector who will identify hazards to be addressed during the scope of work and obtain clearances.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	5	0
Low-income	17	0
Moderate-income	3	0
<b>Total</b>	<b>25</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

All households served were at or below 80% of MFI. Most persons were considered low income.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

In Lewiston's Consolidated Plan, preventing homelessness is a high priority goal. There are over 7,800 people living in poverty in Lewiston. Many are on the brink of crisis. A survey of low income Maine people in 2015 found that at one point in the prior year 46% couldn't pay their utility bill; 39% couldn't pay the full monthly rent; 36% experienced having a car break down with no money to fix it; and 25% 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 identify needs, alleviate barriers, and connect with jobs, as is described in the recommendations with regard to poverty above. Most importantly, it requires helping homeless 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. The City of Lewiston is an active member of a collaboration of 20+ homeless service providers known as the Lewiston Auburn Alliance for Services to the Homeless (LAASH). LAASH meets monthly to communicate needs and services being provided and coordinate services to the greatest extent possible to address the needs of homeless and near homeless persons in Lewiston-Auburn. LAASH sets annual priorities and goals to address identified gaps in service delivery. LAASH facilitates the Point in Time Survey for the Lewiston-Auburn area. The link to Maine's Continuum of Care (CoC) is:

<https://www.mainehousing.org/partners/partner-type/homeless-service-providers/homeless-initiatives>

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

On June 5, 2019, LAASH and the State of Maine CoC hosted a Conversation about Homelessness at Lewiston City hall to address the recent increase in homeless individuals in Lewiston. 37 persons attended, including staff from our congressional delegation, providers, homeless persons, citizens, housing authority representatives, and City representatives to discuss issues, resources, barriers and recommendations. There were three recommendations: 1) People need to be safe and secure in housing that is affordable to them; 2) Once housed, provide supportive or case management services to help the person housed stay in their home; and 3) Establish a communication hub where good up to date information can be given to homeless people. Information could be distributed through Trinity Jubilee Center, The Club House, or the Lewiston Public Library. The city will include many of these strategies in the next Con Plan and is already funding the renovation of a convent to a combined transitional shelter and affordable housing option.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The State of Maine has launched a new initiative with their Shelter Plus Care vouchers for long-term stayers. If a person is homeless 180 out of the previous 365 days, they will go to the top of the list to receive a voucher. The State of Maine will utilize the Homeless Management Information System (HMIS) system to identify at-risk people. A large challenge for Lewiston's chronically homeless is the lack of shelters that allow individuals to remain in the shelter more than 60 days. Two new faith-based shelters have recently been added; however, they do not count the Homeless that seek shelter in these facilities in the HMIS data system. LAASH improves 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 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. This year the City funded 5 programs through its CDBG public services, who provided support services to 1,649 households who are homeless or near homeless.

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

The State of Maine has launched a new initiative with their Shelter Plus Care vouchers for long-term stayers. If a person is homeless 180 out of the previous 365 days, they will go to the top of the list to receive a voucher. The State of Maine will utilize the Homeless Management Information System (HMIS)

system to identify at-risk people. A large challenge for Lewiston's chronically homeless is the lack of shelters that allow individuals to remain in the shelter more than 60 days. Two new faith-based shelters have recently been added; however, they do not count the Homeless that seek shelter in these facilities in the HMIS data system. LAASH improves 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 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. This year the City funded 5 programs through its CDBG public services, who provided support services to 1,649 households who are homeless or near homeless.



## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City and Lewiston Housing Authority (LHA) work collaboratively to further fair housing initiatives and have an MOU to provide financial assistance for security deposits under the HOME program. Additionally, LHA is a collaborating partner on the L-A Lead Program and Choice Neighborhood. They make referrals to owners of properties that have Section 8 tenant Vouchers to enroll their property in the LEAD program. LHA works independently and does not require City assistance to further its goals. LHA has its own initiatives to address the needs of public housing residents, such as collaborating with Lewiston Schools and Lewiston Adult Education to bring educational services to its residents in an effort to open doors of opportunities to which they may not have otherwise had access.

The housing authority recently hired a new executive director and early indications are that the housing authority and the City will be working more closely. Talks indicate that they are willing to assist with the City's Section 3 program with recruitment and support, and they are gearing up to purchase properties in the downtown to assure affordability.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Lewiston Housing Authority convenes a Resident Advisory Board to provide input for its Annual Plan. LHA encourages and provides financial support for residents to organize resident councils and encourages homeownership through its Family Self-Sufficiency and Voucher Homeownership programs. The City provides rehabilitation funding through CDBG and HOME programs to support homeowners in home ownership and offers homebuyer assistance to pay for down payment or closing cost assistance.

### **Actions taken to provide assistance to troubled PHAs**

Lewiston Housing Authority is a top performer under the rating system.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

Lewiston's approved Comprehensive 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, utilization of tax increment financing, and 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 reducing parking requirements are also encouraged. <http://www.lewistonmaine.gov/comprehensiveplan>.

In November of 2018, the City adopted AN ORDINANCE PERTAINING TO PARKING REGULATIONS, which: 1) lowered the required parking from two spaces to one per dwelling unit plus 0.1 spaces for visitor parking for all single-family attached or multi-family housing ; 2) Allowed off-street parking facilities to be located within 1,320 feet of principal parking increased from 500 and eliminated the requirement for the developer to appeal to obtain a waiver. These changes are supported in the Comprehensive Plan in numerous areas all listed in the ordinance below.

<https://www.lewistonmaine.gov/ArchiveCenter/ViewFile/Item/3916>

On September 17, 2019, the City Council will have the first reading of the Rental Registry Ordinance to improve properties in the downtown. The progress and any results will be reported in the 2019 CAPER.

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The financial instability in the housing market has discouraged households and investors from improving housing and has become one of the obstacles to meeting underserved needs in the target area for the last decade. To alleviate this, the Cities of Lewiston and Auburn made changes to the HOMEowner Rehabilitation Assistance Program which has enabled low income households to make improvements in their housing. The Cities now offer deferred loans to 2 different income categories. Families at 0-65% of MFI qualify for a 100% deferred loan, whereas families from 65-80% of MFI receive a loan that is 50% deferred and 50% amortized @ 0% for up to 30 years. The Cities increased the amount of funding available for rehabilitation activities. In investor housing, the Cities partner with housing agencies to include all resources available such as weatherization, lead, and rehabilitation resources to make improvements in buildings in which low-income families reside.

In 2018, a major collaborative planning process began utilizing the Choice Neighborhood Planning and

Action Grant. Over 400 persons took part in the process. The DRAFT Plan was published in June 2019 (FFY 2018) and the City Council approved the plan 6-0 on September 17, 2019 (FFY 2019). The Plan identifies 9 Goals and numerous strategies that will substantially improve the quality of life and address the underserved needs of the community. The Plan may be viewed at <https://www.growingourtreestreeets.com/>

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

In January 2018, the City received and is implementing its 4th LEAD grant. Under that grant, as of June 30, 2019, the City has performed lead hazard control interventions in 99 units, exceeding its benchmark of 67; reformed lead risk assessments/lead paint inspections to identify hazards in 196 units, exceeding its benchmark of 117 units; performed healthy homes interventions in 99 units; educated 2,534 about the dangers of lead paint; and trained 36 persons in lead safe practices. CDBG funded lead hazard interventions in 16 units in the target area.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City is focusing its efforts on an anti-poverty strategy that reduces intergenerational poverty. In FFY 2018, the City funded 8 public service agencies, benefitting 1,623 households by providing: subsidized childcare to enable families to work; classes and training skills to improve housing stability; soft skills employment training; and classroom tutoring and academic activities for youth that boost proficiency in the academic skills such as basic math, reading & writing. Skills attained through these services are designed to break the cycle of intergenerational poverty.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Over the last several years the City has added two staff members to the Economic and Community Development Department (ECDD) - 1 full time Lead Program Manager and 1 full time Economic Development Specialist. Other members of the Department include a full time Director; 1 full time Economic Development Manager; 1 full time Community Development Coordinator; 1 full time Grants Accountant; a part time Administrative Assistant; and 1 full-time Code Enforcement Officer. The staff skill sets compliment each other and allow for a thoughtful and through response to Lewiston's community development needs. Because ECDD is housed within the City, staff is able to garner support from other departments who are very willing to help. City staff is encouraged to attend training to improve knowledge.

In July 2018, The Grants Accountant and Community Development Coordinator attended training in Illinois sponsored by NCD and discovered that the City programs were out of compliance with 2 CFR 200 Uniform Administrative Requirements. The City immediately implemented changes, starting with sub-recipients approved in May 2018 for the 2018 Action Plan. In April 2019, the City's Rehabilitation Program was audited by HUD. ECDD is in the process of responding to the findings and implementing appropriate solutions.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City has been able to maintain strong collaborative partnerships that bring additional resources to further community goals. The City works well with Lewiston Housing Authority, Community Concepts Inc., Coastal Enterprises Inc., several LIHTC developers and private landlords to address Lewiston's housing needs. The GHHI partnership includes both hospitals, City of Auburn, Healthy Androscoggin, and private nonprofits to meet the needs of the residents in the CDBG target area. The City is involved in LAASH and works closely with homeless providers. The City has built a network of providers that work collaboratively to accomplish goals. The City has nurtured relationships with several affordable/mixed income housing developers, as well as with the Maine State Housing Authority. In the scoring structure, Maine's LIHTC Qualified Allocation Plan Lewiston is one of the preferred communities for housing. The Choice Neighborhood Plan "Growing our Tree Streets" has over 400 persons speaking over 8 different languages successfully collaborating to create a comprehensive community plan to transform the CDBG target area neighborhood.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In October of 2018, Central Maine Community Health Corporation (Healthy Androscoggin), based in Lewiston, Maine, was selected for a \$120,000 cooperative agreement for work to address environmental justice issues in their community. Healthy Androscoggin is one of only ten organizations nationally selected under EPA's 2018 Environmental Justice Collaborative Problem-Solving (EJCPS) program, which supports local organizations in their efforts to develop and implement community-driven solutions that address environmental and public health disparities in minority, low-income, tribal and indigenous population. Healthy Androscoggin engaged partners across public/private sectors to identify ways to improve access to housing for all persons regardless of race or ethnicity. Two sectors align directly with the Auburn Lewiston Analysis of Impediments of Fair Housing Choice including:

IMPLEMENTATION TEAM 1: *Increasing Owner Occupancy*

Ranked #1: Identify supports for increasing owner-occupancy of multi-family buildings

Ranked #2: Incentivize owner-occupancy of multi-family buildings

**MEMBERS: Craig Saddle mire, Jessica Tripp**

IMPLEMENTATION TEAM 3: *Education Programs*

Ranked #5: Design education program for owners on healthy & financially sustainable housing based on healthy housing pilot

Ranked #7: Identify existing owner education programs and quality

Ranked #6: Create a roles & responsibilities agreement template for owners, PMCs and renters

**MEMBERS: Lynn Ward, Amy Smith, Beatie Graham, Travis Mills, Lily Greene, and Jayne Jochem**

## **CR-40 - Monitoring 91.220 and 91.230**

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

The Director, Community Development Coordinator, and the Grants Accountant monitor the activities funded under the Consolidated Plan and the Annual Action Plan as follows:

- Contractual Agreements are executed between the City and Subrecipients that include the applicable HUD regulations and address requirements of reporting, performance measures, documentation to support the request to be funded, agreement that the City can access and monitor files, and the requirement to meet all applicable federal, state, and local regulations.
- Training sessions are held with all subrecipients on the requirements of the program, frequency of reporting, outcome measures, and additional requirements as applicable.
- A desk audit is performed by the Grants Accountant at each draw and the Administrative Assistant ensures that the reporting is completed quarterly and that the reporting is complete with number of participants served and that race & ethnicity data is provided.
- The Administrative Assistant insures annual compliance with affordability, insurance, and continued residency or other requirements as required with city loan and grant recipients.
- In April all files are reviewed to ensure compliance and that the reporting reflects the goals and objectives they identified during the application process.
- Run periodic performance reports in IDIS to monitor funded activities to the AAP
- City staff make on site visits every 3 years for grantees receiving public services grants and City staff perform a desk audit when the sub-recipient submits its quarterly report and drawdown request to ensure compliance with CDBG rules and that the sub-recipient is meeting its stated goals.

For CDBG activities conducted with other City Departments, a Memorandum of Understanding is completed with information about the expected roles and responsibilities of the department written out. City staff follow a City adopted procurement policy that identifies the cross cutting regulations, minority business outreach, etc. CDBG staff are notified when services are being procured for a project to ensure that the appropriate language is included in the bid package. The City maintains a log of names and addresses of contact persons in our Ethnic-based Community Organizations and state registered Women, Disabled, -and Minority Business Enterprises to make sure that they are included in the notifications from the City. City staff attended a Section 3 training session in 2019 to learn about the regulations relating to Section 3, changes that are coming at the end of 2019, and ways to recruit and document Section 3 qualified workers. The City is reviewing and updating its policies and procedures.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Each year the City places a notice that the CAPER is available and ready for review and provides a 15 day comment period; the notice is published in the newspaper and the DRAFT CAPER is placed on the City's website and a copy is provided to each member of the Citizen Advisory Committee.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

In FFY 2018, HUD approved a Neighborhood Revitalization Strategy Area in the Choice Neighborhood located in Census Tractas 201,203 & 204. The City hopes to utilize the designation to create more mixed-income housing opportunities and greater economic opportunity.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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