



The City of Auburn  
Community Development Block Grant

2015-2019 Consolidated Plan  
2015 Action Plan  
(CDBG)

Community Development  
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Auburn, Alabama  
36832

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This Substantial Amendment includes a minor amendment to activity 660 as noted and part of FY2015 Action Plan.

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

This document is to be submitted to the U.S. Department of Housing and Urban Development (HUD) in fulfillment of the requirements of the Consolidated Plan process set forth at 24 CFR 91. 200. It serves as the housing affordability strategy and community development plan of the City of Auburn and covers the Community Development Block Grant program years 2015-2019.

A Consolidated Plan is required of all grantee jurisdictions receiving funding from HUD's Community Planning and Development (CPD) formula or entitlement grants. The CPD formula grants are Community Development Block Grant (CDBG), HOME, Emergency Solutions Grant (ESG), and Housing Opportunity for Persons with AIDS (HOPWA). Of the formula grant programs, the City of Auburn is an entitlement recipient of only the CDBG program. Access to any other funds under these CPD grants would be through applications to the State of Alabama which administers these "balance of state" programs on a discretionary basis, making grants to either local governments or non-governmental entities.

This Plan was produced by the Community Development Division of the Economic Development Department of the City of Auburn, which was responsible for overseeing the development of the Plan and the significant aspects of the process by which the Consolidated Plan was developed. The staff of the Division contacted and interviewed governmental and private agencies responsible for providing the housing and public service needs of the Auburn community. The staff also contacted all relevant City departments in developing the non-housing community development needs portion of the Plan.

Data used in formulating the housing, homeless and special needs priorities was obtained from local social service providers, as noted in the Plan. 2010-2011 U.S. Census data was provided by HUD and other sources of state and local data was consulted where available. The Auburn Housing Authority was especially helpful in sharing information regarding public and assisted housing statistics.

Preparation of a plan of this magnitude during the calendar year 2015 presents some obvious problems and shortcomings. The most reliable data for estimating housing and social services needs, as well as information regarding the condition of housing, is the 2010 census of housing. Therefore, this document relies heavily upon that census data that was compiled for the Consolidated Plan by HUD. In some of the discussion points the data has been updated or corrected where more current information is available.

The overall goal of the CPD programs addressed in the Consolidated Plan is to develop a viable urban community by providing decent housing and a suitable living environment, and expanding economic opportunities principally for low- and moderate-income persons. To strive toward meeting this goal, this document describes the programs and initiatives that the City intends to take with the available resources.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The primary source of funding to address the needs identified in the Consolidated Plan, as stated above, is the CDBG program. As such there are certain National Objectives that must be observed. To the maximum extent feasible these objectives are:

- Benefit low- and moderate-income families
- Aid in the prevention or elimination of slums or blight
- Other community development needs having a particular urgency posing a serious and immediate threat to the health or welfare of the community

Emphasis is placed on the objective of benefiting low- and moderate-income persons, requiring 70% of CDBG funds to be spent on such activities.

## **3. Evaluation of past performance**

The Community Development Division has operated a successful affordable housing construction program in partnership with a Community Based Development Organization and an effective housing repair and maintenance program. A portion of available funds have gone to support services to low-income families and individuals.

Over the period covered under the previous Consolidated Plan, the City of Auburn has seen dramatic growth in its economy. Its economic development efforts have been singularly successful at providing economic opportunity to residents of the Auburn area and the area median income has continued to improve. Also related to the economic growth has been an increased housing demand which has driven up the values of existing housing and available raw land. This is the challenge facing the City, to continue the economic success while being able to provide housing that is decent and affordable for its low-income residents.

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

The City has adopted and adheres to a Citizen Participation Plan that complies with federal requirements. It has held public hearings and published notices and summaries of the Consolidated Plan and its proposed use of funds. It has also conducted a citizen survey to obtain citizen views on community development needs.

A more thorough discussion of citizen participation is contained in Section PR-15 of this document.

#### **5. Summary of public comments**

Public comments can be summarized as primarily dealing with housing issues, public improvements and facilities, and specific public services. Most were applicable to CDBG eligible proposals, but several were not. Some comments were referred to other City departments to be dealt with or in one case not taken under consideration at all.

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

Only one comment was not accepted or referred for consideration. That comment dealt with a proposal to fund a low-income credit union. This is considered too expensive a proposition for the resources available to the City, has questionable eligibility, and is outside the expertise available to the staff.

## **7. Summary**

The City has established its main priority to be the provision and/or preservation of affordable housing. The greatest need identified in the Needs Assessment is households paying greater than 30% of their income for housing costs (cost burdened) or greater than 50% of their income for housing costs (severely cost burdened).

Particular emphasis is also given to economic development and industrial training as a means of providing economic opportunity for low- and moderate-income persons. This relates to the strategy of affordable housing in the sense that resources to provide affordable housing are extremely limited and largely negligible in the face of the amount of need. Improving family incomes is one means of making housing more affordable to more households.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	AUBURN	Todd M. White

Table 1 – Responsible Agencies

### Narrative

#### Consolidated Plan Public Contact Information

The contact for the Community Development staff assigned to receive inquires and comments from the public and other stakeholders specific to the 2015 -2019 Consolidated Plan and 2015 Action Plan is as follows:

Todd M. White

Director of Community Development

City of Auburn, Alabama

1500 Pumphery Avenue, 36832

Office: 334-501-7277

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

### **1. Introduction**

The Consolidated Planning process requires the jurisdiction reach out and consult with local agencies and citizen stakeholders during the analysis of needs, the development of strategies and the planning for activities to be funded. The process led us to discussions with citizens in public meetings and hearings, consultation with the local Housing Authority, in debt review of homelessness, and monitoring short-term and long-term needs of agencies serving low to moderate-income citizens in Auburn. This section describes, in detail, the findings of the planning process.

### **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)).**

During the preparation of the Consolidated Plan, the Community Development Division staff consulted with the Auburn Housing Authority (the “PHA”) and other assisted housing providers to determine the availability of affordable housing units receiving government assistance. An attempt was also made to determine the inventory of units that may be available to special needs persons, such as handicapped, elderly, etc.

Consultations were also had with the East Alabama Mental Health Center, Unity Wellness (an HIV/AIDS provider), and the Lee County Department of Health. Such consultation was made to determine the extent of need and the resources available to these organizations to address special need populations. Housing that is affordable to their clients was the main need identified in these consultations.

Coordination and communication between these services agencies and assisted housing providers is encouraged as a means of providing affordable housing and necessary services to low-income individuals, as the need for affordable housing and services often overlap. The City will support additional affordable housing options when appropriate.



One important consultation undertaken by the City staff was to ascertain the existence of any issues related to lead-based paint hazards. It was determined that all of the PHA units have been remediated and no PHA units contain lead-based paint. All other privately owned assisted housing was built after 1980 and contains no lead-based paint. The staff of the Health Department reports that they have not encountered any cases of lead-based paint poisoning during 2014 or the last Consolidated Plan cycle in the City of Auburn.

**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 Continuum of Care agency serving the City of Auburn is the Alabama Rural Coalition for the Homeless (ARCH), which also has a statewide mission. Staff of the Community Development Division met with representatives of ARCH to ascertain the existing and planned resources that are available to meet the needs of the Homeless in the City of Auburn. ARCH currently operates seven (7) units of permanent (i.e., long-term) supportive housing located in the City.

Lacking the funding from the CDBG program to significantly impact the provision of supportive housing and longer term homeless assistance, the City will support appropriate applications for homeless assistance funding by the Continuum of Care agency.

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

The City of Auburn is not an entitlement recipient of Emergency Solutions Grant (ESG) funds due to its population. Any entity applying for ESG funding must apply under the balance of state ESG funds administered and allocated through the Alabama Department of Economic and Community Affairs (ADECA). The City would likely support an application by the Continuum of Care organization provided it complied with the City's zoning, subdivision, and planning ordinances.

Not being an ESG grantee the City has no role in the administration of the Homeless Management Information System (HMIS).

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

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

1	<b>Agency/Group/Organization</b>	AUBURN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Public Housing Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The PHA consultation determined the extent of need and the resources available to this organization for the PHA population.
2	<b>Agency/Group/Organization</b>	LEE COUNTY ALABAMA HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Habitat consultation determined the extent of need and the resources available to the affiliate for their affordable housing activities.
3	<b>Agency/Group/Organization</b>	EAST ALABAMA SERVICES FOR THE ELDERLY (EASE)
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The EASE consultation determined the extent of need and the resources available for their apartment complex and elderly supportive services.
4	<b>Agency/Group/Organization</b>	North Auburn Housing Development Corp.
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The NAHDC consultation determined the extent of need and the resources available to this organization for affordable housing.
5	<b>Agency/Group/Organization</b>	Presbyterian Community Ministry
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The PCM consultation determined the extent of need and the resources available to this organization for emergency home repair services.
6	<b>Agency/Group/Organization</b>	ALABAMA COUNCIL ON HUMAN RELATIONS
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The ACHR consultation determined the extent of need and the resources available to this organization for the their low income activities.
7	<b>Agency/Group/Organization</b>	EAST ALABAMA FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The EA Food Bank consultation determined the extent of need and the resources available to this organization and the Brown Bag service provided.
8	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUBS OF LEE COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The B/G Clubs consultation determined the extent of need and the resources available to this organization as it serves Auburn youth.
9	<b>Agency/Group/Organization</b>	Child Care Resource Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Child Care Resource Center consultation determined the extent of need and the resources available to this organization as they serve the area families.
10	<b>Agency/Group/Organization</b>	AUBURN DAYCARE CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Auburn Daycare consultation determined the extent of need and the resources available to this organization to serves Auburn Daycare LMI families with children.

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

No agencies were intentionally left off of the list of consultants. However, the following agencies did not respond to requests for consultation: the Red Cross, Lee County Youth Development Center (youth detention), Goodwill, and the Achievement Center (mental, physically disabled).

**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	ARCH	The Point in Time count (PIT) for the jurisdiction reports on the area number of homeless to overlap with strategic plan actions.
Transportation services	Lee Russell Council of Gov'ts	Lee Russell provides transportation to the county (including Auburn) and is involved a long-range transport planning.
Affordable Housing Programs	Alabama Housing Finance Authority (AHFA)	We consulted with AHFA on affordable housing initiatives at the state and local levels.
2030 Future Land Use Plan	City of Auburn (Planning)	We consulted with the City Planning department related to the long range land use plan specific to affordable housing.
CDBG Plan	ADECA	ADECA was consulted on CDBG state allocation goals and CDBG support to other Alabama areas.

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

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

As described above the Community Development Division consulted with two state agencies, the Alabama Department of Economic and Community Affairs (ADECA) and the Alabama Housing Finance

Authority (AHFA). In the implementation of the Consolidated Plan it may be necessary to provide letters of local support for applications for funding under state and federal programs.

The AHFA administers the Low Income Housing Tax Credit (LIHTC) and HOME programs for the State of Alabama. Traditionally this agency has undertaken open application periods to provide financial assistance to non-profit and for-profit housing developers proposing to provide affordable rental housing. Such applications require letters of support from the local jurisdiction where the proposed housing is to be constructed. Often the competitive rating system for applications will provide additional points to applicants that receive local government funding from sources such as CDBG. The City of Auburn will support approvable applications to AHFA that meet with the goals and objectives of this Consolidated Plan and which also comply with the zoning, subdivision, and planning ordinances of the City.

At the present time it is not anticipated that the implementation of the Consolidated Plan will require cooperation and coordination with any other units of government.

**Narrative (optional):**

## PR-15 Citizen Participation

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

The City of Auburn has adopted and adheres to a Citizen Participation Plan (CPP) that complies with Federal regulations set forth at 24 CFR 91.105 and 91.200 (c). In accordance with this CPP, the City held public hearings on January 14 and March 10, 2015 to inform citizens of the scope of funding expected to be available and the type of activities for which these funds may be utilized. At these hearings the staff also received citizen comments regarding the needs of low- and moderate-income individuals, households, and neighborhoods. These two public hearings were held at the Boykin Community Center which is located in a low-income neighborhood and is adjacent to a public housing community. One hearing was held at 10:00 AM and one was held at 5:30 PM, in an attempt to reach more citizens with differing work and activity schedules. Special efforts were made to encourage participation through newspaper ads (January 2, and February 11), public service announcements, City sponsored digital communications, correspondence with local churches, and postings in City buildings. On January 10, The Opelika-Auburn News headlined its addition of the newspaper with an article announcing that the City would hold a public hearing on CDBG on January 14.

In all publicity regarding the public hearings, citizens were encouraged to notify the Community Development Division with any requests for accommodations that would be necessary due to physical disabilities or language barriers. The CPP provides that the staff of the Community Development Division will provide technical assistance to groups seeking funding assistance. Such assistance was provided to one group that applied for and received funding for a small public service activity.

A summary of the proposed Consolidated Plan and Action Plan was published in The Opelika-Auburn News and The Villager newspapers on February 11, and February 19, 2015. Interested parties were given 30 days to review and comment on the content of these documents.

In a further effort to increase citizen participation the City contracted with the Auburn University Center for Governmental Services to have students conduct a telephone survey of approximately 1,500 identified low- and moderate-income households. Of these 1,500 the survey was able to solicit responses from 620 respondents. This survey is viewed as supplemental to the prescribed CPP and enabled the Community Development Division to ascertain information concerning the perception of community development and housing needs from a broader constituency.



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The newspaper ad ran in the paper of local distribution to notify the public of the Consolidated Planning/Action Plan/ CPP Process.	There were no comments reported specific to the public hearing ad.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	This notice ran on the City website to inform the public (digitally) of public meeting scheduled in December 2014.	N/A	N/A	
3	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	A public meeting was held December 15, 2014 at Frank Brown recreation center. There no citizens in attendance.	N/A	N/A	

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)
5	Newspaper story	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Calls were placed in needs assessment survey to Auburn Citizens - 1500 calls.	600 survey respondents indentified prevalent needs of the Auburn community.	Needs were reported relevant to income, job insecurity, homelessness, jobs and public improvements.	
6	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Ad ran in local paper to notify citizens of upcoming Public hearing specific to Con Plan/ Annual Action Plan.	N/A	N/A	

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)
7	Newspaper story	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	News story ran about the Con Plan/Citizen's participation process and the 2015 funding cycle.	N/A	N/A	
8	Public Hearing	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	A Public Hearing was held at (January 14, 2015) 10:00 AM, Boykin Community Center. There were 27 citizens in attendance.	Citizens identified needs related to public improvements in public housing, transportation, housing rehab, and senior cent improvements.	All needs were recorded in the minutes for consideration.	

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)
9	Newspaper Ad	Minorities  Non-targeted/broad community  Residents of Public and Assisted Housing	This newspaper ad summarized the Consolidated Plan priorities for 2015-2019 for citizen's comments (February 11, 2015)	We did not receive any citizens comments related to this ad.	N/A	
10	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	This newspaper ad summarized the Consolidated Plan priorities for 2015-2019 for citizen's comments in an additional local paper. (February 19, 2015)	We did not receive any citizens comments related to this ad.	N/A	

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)
11	Public Hearing	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	A Public Hearing was held at (March 10, 2015) 5:00 PM, Boykin Community Center. There was no one in attendance.	N/A	N/A	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The purpose of the Needs Assessment of the Consolidated Plan is to offer an analysis and summary overview of the needs of the jurisdiction as it relates to affordable housing, community development, and homelessness. The information contained in the needs assessment will help the City to establish its priorities for the utilization of CDBG funds and other housing and community development funds that may become available to address those needs.

The Needs Assessment will make use of the best available information from tables automatically populated by census data and housing data provided by HUD. The staff preparing this document attempted where practical to supplement the HUD data with more recent information that might be available from other sources.

Information from agencies consulted was not always available in the format or in the quantity or quality asked for by the Consolidated Plan template, but the preparers made reasonable best estimates and the best interpretations that they could. A sincere attempt has been made to address every question or point of discussion in the most appropriate manner possible from available information.

As is often the case, the needs identified are much greater than the amount of resources available to address those needs. It is anticipated that Auburn will receive \$469,551 in CDBG during federal fiscal year 2015. This represents a small increase from the previous fiscal year, but it is a significant decrease from the grant amount received as recently as 2010 when funding exceeded \$700,000. With current federal budget constraints, it is not expected that funding for the five (5) year period covered by this Plan will be increased. In any event, the response to the needs that will be the result of this planning effort will only be miniscule when compared to the actual needs.

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

### Summary of Housing Needs

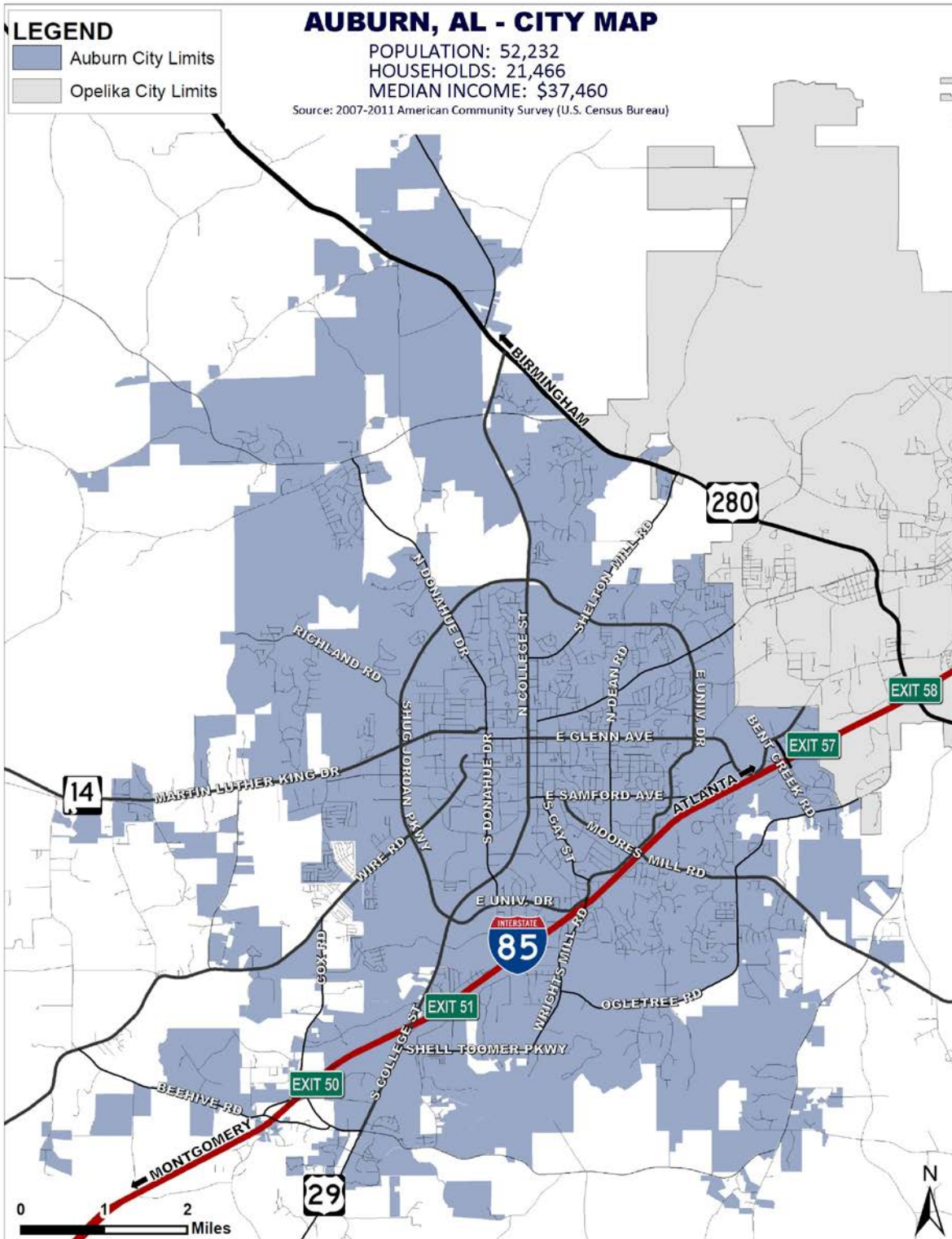
This section will a summary of Auburn's housing needs as it is provided in the data tables and other data used in the analysis. The information will point to details as they relate to the following categories of need: family type, income level, tenure type, and household type. Along with this, the summary will detail need according to specific housing problems - cost burdened; substandard housing, and overcrowdedness.

<b>Demographics</b>	<b>Base Year: 2000</b>	<b>Most Recent Year: 2011</b>	<b>% Change</b>
Population	42,987	52,232	22%
Households	18,398	21,466	17%
Median Income	\$17,206.00	\$37,460.00	118%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)





**Auburn City**

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,525	3,180	3,065	1,835	8,860
Small Family Households	595	555	670	795	4,310
Large Family Households	60	50	165	110	805
Household contains at least one person 62-74 years of age	69	130	155	110	1,155
Household contains at least one person age 75 or older	55	170	200	85	635
Households with one or more children 6 years old or younger	189	295	265	369	1,290

**Table 6 - Total Households Table**

Data Source: 2007-2011 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	35	70	4	159	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	45	10	4	63	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	25	30	30	95	0	0	0	25	25
Housing cost burden greater than 50% of income (and none of the above problems)	2,815	1,060	265	10	4,150	670	185	225	75	1,155
Housing cost burden greater than 30% of income (and none of the above problems)	125	810	755	160	1,850	160	120	240	170	690

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	315	0	0	0	315	110	0	0	0	110

**Table 7 – Housing Problems Table**

Data 2007-2011 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,880	1,165	380	45	4,470	670	185	225	100	1,180
Having none of four housing problems	365	1,350	1,695	1,090	4,500	190	485	765	600	2,040
Household has negative income, but none of the other housing problems	315	0	0	0	315	110	0	0	0	110

**Table 8 – Housing Problems 2**

Data 2007-2011 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	300	205	130	635	155	75	115	345
Large Related	55	50	10	115	0	0	54	54
Elderly	40	89	64	193	49	30	85	164
Other	2,610	1,600	865	5,075	630	200	220	1,050

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	3,005	1,944	1,069	6,018	834	305	474	1,613

**Table 9 – Cost Burden > 30%**

Data 2007-2011 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	260	150	15	425	100	75	30	205
Large Related	45	0	0	45	0	0	14	14
Elderly	40	75	35	150	35	20	50	105
Other	2,525	850	220	3,595	535	90	135	760
Total need by income	2,870	1,075	270	4,215	670	185	229	1,084

**Table 10 – Cost Burden > 50%**

Data 2007-2011 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	14	70	8	20	112	0	0	0	0	0
Multiple, unrelated family households	0	0	34	10	44	0	0	0	25	25
Other, non-family households	0	0	0	4	4	0	0	0	0	0
Total need by income	14	70	42	34	160	0	0	0	25	25

**Table 11 – Crowding Information – 1/2**

Data 2007-2011 CHAS  
Source:

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

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

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

According to 2010 census data furnished by [usboundry.com](http://usboundry.com), there are 7,476 householders living alone. Based upon a comparison of CHAS data provided by HUD this represents approximately one-third of all household (21,466) in the City of Auburn. Of this number of householders living alone, there are 2,229 owner (29.8%) and 5,247 (70.2%) renter households. Available CHAS data does not provide income or housing problem data for single person households. In order to make a reasonable estimate of single person households in need of housing assistance, it is necessary to make some assumptions based upon the universe of housing needs as provided by the CHAS data.

CHAS data reports cost burden information for elderly households and other (not small or large related households). HUD considers households paying more than 30% of household income for housing costs to be “cost burdened” and households paying greater than 50% of household income for housing costs to be “severely cost burdened”. The exact number of these households that are single person households is not given. The number of elderly and other households that are cost burdened greater than 30% of income represents 32.3% of all households, and the cost burdened households paying greater than 50% of household income for housing is 21.4% of all households. Combined, these numbers represent 53.7% of total households.

Assuming a similar percentage of single person households are cost burdened, this would equate to at least 4,015 householders living alone that would be cost burdened to some extent. Of the cost burdened elderly and other households reported only approximately 11% are owner households and 89% are renter households, therefore, of the 4,015 households living alone it is estimated that at least 3,573 of these cost burdened households are renters and only 442 are owners.

It is not possible to determine the extent of single person households with other housing problems such as lack of plumbing and/or kitchen facilities, but it is certain that such single person households are not overcrowded or severely overcrowded. The numbers of households reported as lacking plumbing and kitchen facilities is so small as to be insignificant in estimating the housing needs of single person households.

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

It is very difficult to relate the need for housing assistance to persons who are disabled or victims of domestic violence, dating violence, sexual assault and stalking. Statistical data is largely unavailable and the statistics that are available do not directly link these problems to housing issues. In order to make a best estimate, information from the agencies that deal with these type issues will be utilized to interpret a reasonable response.

Persons with disabilities, covers a broad spectrum of issues from physical to mental, from blindness and hearing impaired to wheelchair bound. Issues with housing beyond being simply cost burdened would primarily revolve around issues of accessibility. The Auburn Housing Authority reports that it has modified 15 units of public housing to create handicap accessible units. Based on their experience, these 15 units do not all house persons needing accessible units due to lack of demand. This experience, dealing strictly with low-income families and individuals would seem to indicate that there is not a significant unmet need for housing assistance for disabled persons.

Consultation with the Domestic Violence Intervention Center, which operates the domestic violence shelter (safe-house) indicated that there is an adequate number of beds (14 emergency shelter beds) to handle the demand they experience. Records provided by the Auburn Police Department indicates that by far the most issues dealing with dating violence, sexual assault, and stalking ( 23 over the last three years) occur on the campus of the University. Incidences of sexual assault that were non-campus related accounted for only two (2) incidences in the last three (3) years. For the year 2013, the Police records show only six (6) cases of domestic violence, of which four (4) occurred on campus.

From this information, it is generally concluded that there is no significant identifiable housing need related to these issues.

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

By far the greatest housing need identified on the [Housing Needs Summary Table](#) is households that are cost burdened. This table reports “households with one of the listed needs”. There are five (5) listed needs on the table. These include:

1. Substandard Housing – Lacking complete plumbing or kitchen facilities
2. Severely Overcrowded – With more than 1.51 people per room (and complete kitchen and plumbing)
3. Overcrowded – With 1.01-1.51 people per room (and none of the above problems)
4. Housing cost burden greater than 50% of income (and none of the above problems)
5. Housing cost burden greater than 30% of income (and none of the above problems)

Housing cost burden for homeowners is defined as including mortgage payment, taxes, insurance, and utilities. For renters, the definition includes rent paid by the tenant plus utilities. HUD considers that households paying more than 30% of household income as being cost burdened, and households paying more than 50% of household income as severely cost burdened.

The first three (3) categories of housing problems above, accounts for only 342 households, while the last two categories of cost burden households account for a total (both owners and renters) of 7,845 households. Of these cost burdened households, the Housing Needs Summary Table reports that 76.5% are renters, while the remaining 23.5% are homeowners.

Fully 73.2% (5,305) of the reported cost burdened households are severely cost burdened (i.e., paying greater than 50% of income for housing). Of the severely cost burdened households, 78.2% are renters.

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

Tables 9 of the CHAS data provided by HUD (see cost burden tables above) report the numbers of households experiencing cost burden (more than 30% of income paid for housing) and Table 10 reports severe cost burden (greater than 50% of income spent on housing). This information is given for household types as follows: “Small related” households, “large related” households, “elderly” households, and households defined as “other”. By combining the totals for both Table 9 and Table 10, there are a total of 12,930 households reporting a cost burden. This represents over 60% of the 21,466 total households in the City of Auburn.

Small related households (small being defined as 2-4 persons) account for a total of 1,628 households (both renter and owner), or 12.6% of the total of cost burdened households. Large related households (defined as 5 or more persons) account for 228 households, or 1.76% of the total cost burdened households. Elderly households (defined as a household headed by a person at least 62 years of age) experiencing a cost burden issue total 612 households, or 4.7% of total cost burdened households. By far the largest number of cost burdened households are classified on Tables 9 and 10 as being “other” households. Other households total 10,480, or 81% of the total of cost burdened households. While there is no definition given by HUD that further defines the term “other”, one may surmise that this includes persons living together who are unrelated (i.e., roommates, cohabitating couples, single persons, parents or guardians of children not related by blood, etc.). Indeed, as reported elsewhere in this report, there are 7,476 householders living alone that reside in the City.

A breakdown of cost burdened households classified as “other” reveals that a total of 6,125 (5,075 renters and 1,050 owners) are reported as cost burdened (i.e., paying more than 30% of household income for housing costs) and a further 4,355 (3,595 renters and 760 owners) are reported as severely cost burdened (i.e., paying more than 50% of household income for housing costs).



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

The best estimate of low-income individuals, and families with children, who are at risk of becoming unsheltered is provided by statistics available from the Community Development Division. For at least ten years the Community Development Division has provided up to two nights of emergency shelter in local hotels for low-income households encountering immediate loss of shelter. Experience has shown that approximately 36 cases a year, or an average of about 3 applicants per month, are funded by the CDBG program. During program year 2014, to this date, 26 applicants for homeless assistance have been accepted. Of these applicants eleven (11) have been small family households and one (1) was a large family, the remainder (14) were single persons. Most were facing some type of financial crisis, such as utility disconnects, eviction, or illness preventing work. Other types of emergencies include home fires and family separations.

Applicants needing assistance beyond the two days of shelter provided by the City are referred to shelter programs in the neighboring Cities of Opelika, Columbus, GA., and Montgomery. Most indicate after the initial emergency, they are moving in with friends or relatives, renting alternative units, or moving to other areas outside of the City. At the current time there are no homeless shelter programs available in Auburn.

Throughout the consultation process, no agency disclosed to the City, nor is the staff aware of any agencies, that provide Rapid Re-housing assistance.

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

The City staff has not been able to provide estimates for at-risk populations beyond that discussed in the section immediately above. Homelessness, for reasons other than those discussed above, is not prevalent in Auburn. The best information available from the Point in Time Count conducted in all of Lee County recognized approximately six (6) homeless individuals. It is not clear that any of these were in Auburn at the time of the count.

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

The main housing characteristic linked to instability and the risk of homelessness is the existence of a severe cost burden. Individuals and families experiencing a severe cost burden are most at risk of not being able to handle unforeseen financial and housing emergencies. Associated with this characteristic and exacerbating the problem is the lack of extended support from family and friends.

It is the experience of the Community Development Division staff that the next most prevalent cause for homelessness on an emergency basis is the existence of domestic violence.

## **Discussion**

Based on the Housing Needs Assessment, it appears that the greatest problem impacting the housing needs of Auburn is cost burdened households. Auburn has experienced a rapid growth in its economy due to an aggressive economic development strategy on behalf of the City. Also, Auburn University has experienced growth of its student body. This growth has led to the construction of new housing, both traditional and multi-unit, and upward pressures on housing costs and property values in general due to increased demand. Therefore, the affordability of housing will be a continuing problem.

While cost burden is the main housing need identified, it is gratifying to realize that the median income in the City has grown by 118% in the last decade indicating that the City's emphasis on economic development has paid dividends and offers opportunities for local residents to escape poverty and improve their economic situation.

The City does not appear to have a persistent or severe homeless problem and has both public and private agencies in place to deal with the special needs populations.

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

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

### Introduction

One of the requirements of the Consolidated Plan Needs Assessment is to determine if a disproportionately greater need exist. A disproportionately greater need exists when the members of a racial or ethnic group at an income level experiences housing problems at a greater rate (10% or more) than the income level as a whole. This discussion will look at the existence of the amount of housing problems experienced by race and ethnic background of the household for each of the income levels represented in each of the tables. Overwhelmingly, the main racial groups, represented by the households at every income level on each of the four (4) tables above, is either White or Black/African American. While the tables do list information for Asian, American Indian, Pacific Islander, and Hispanic ethnic groups, these groups in total represent only approximately 7% of all households with housing problems; the remaining 93% of households with housing problems are White or Black/African American.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,835	265	425
White	2,950	190	395
Black / African American	630	70	25
Asian	110	0	10
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	125	4	0

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

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,280	900	0
White	1,625	535	0
Black / African American	420	295	0
Asian	175	30	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	20	25	0

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

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,605	1,465	0
White	1,150	890	0
Black / African American	320	385	0
Asian	75	160	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	25	0

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

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	470	1,360	0
White	335	765	0
Black / African American	100	395	0
Asian	30	145	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	4	40	0

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

Data Source: 2007-2011 CHAS

\*The four housing problems are:

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

### Discussion

This discussion will highlight information regarding the racial/ethnic groups and income levels and housing problems. Housing problems: Table 13 0-30%; Table 14 30-50%; Table 15 50-80%; and Table 16 80-100%; and, housing problems - lack of complete kitchen facilities; lack of complete plumbing facilities; Over crowdedness > 1 person per room; and Cost burdened > 30%. This discussion will look at the existence of the amount of housing problems experienced by race and ethnic background of the household for each income level in each table. The information provided on Table 13 the jurisdiction as a whole has housing problems at the rate of 84.7% of the households at this income level. A disproportionate need would necessarily be at a rate of 93.2% ( a 10% disparity) when comparing the housing problems of each racial/ethnic group against the housing problems for the jurisdiction as a whole. The housing problems reported for White and Black households are proportional (i.e., within 10%) of the rate of housing problems of the jurisdiction as a whole. The American Indian and the Hispanic groups have a disproportionately greater need since they experience housing problems at the rate of 100% and 96.9%. While these percentage comparisons do show disproportionate need, they only represent a total housing need of 129 households, which is statistically insignificant to the overall need. From the information provided on Table 14 the jurisdiction as a whole has housing problems at the rate of 71.7%. Therefore, the disproportionate need rate would be at a rate at 78.9%. All of the groups in this table with the exception of Asians have housing problem rates within the 10% tolerance of the jurisdiction as a whole. Asians have a housing problem rate of 85.4%. Again this disparity only represents 175 households or about 7.7% of the total housing need at this income level. From the information provided on Table 15 the jurisdiction as a whole has housing problems at the rate of 52.3%. This results in a housing problem rate of greater than 57.5% for the groups to experience a

disproportionately greater need. The only group to experience a rate of housing problem greater than 57.5% is Hispanics, which experience housing problems at the rate of 58.3%. Here again these households total only 35 and are statistically insignificant when compared to overall housing problems. From the information provided on Table 16 the jurisdiction experiences housing problems at the rate of 25.7% of all households in this income level. The rate at which a disparity would exist would be at 28.3%. The two groups in this income level which experience disproportionate needs are White, which experience a rate of housing problems of 30.5%, and American Indian, which experiences a housing problem rate of 100%. It should be pointed out that these households do not qualify as low- and moderate-income households for CDBG purposes, since their level of income exceeds 80% of the area median income. As a result of this analysis of the households with housing problems, it is determined that there does not exist a significant disproportionate need.

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

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

### Introduction

From the earlier discussion of Disproportionately Greater Needs of households with Housing Problems, the Consolidated Plan now calls for an analysis of Disproportionately Greater Need for those households with Severe Housing Problems. A disproportionately greater need exists when the members of a racial or ethnic group at an income level experiences housing problems at a greater rate (10% or more) than the income level as a whole. This section will discuss the information provided in CHAS data tables specific to 0-30% Area Median Income (AMI) - Table 17; 30-50% (AMI) - Table 18; 50-80% AMI - Table 19; 80-100% AMI - Table 20. These tables provide data regarding racial/ethnic characteristics and income levels of households with severe problems.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,550	550	425
White	2,760	375	395
Black / African American	550	150	25
Asian	110	4	10
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	115	15	0

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

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,350	1,835	0
White	1,005	1,150	0
Black / African American	245	470	0
Asian	60	145	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	20	25	0

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

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	605	2,460	0
White	510	1,530	0
Black / African American	45	655	0
Asian	10	225	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	30	0

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

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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



## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	145	1,690	0
White	60	1,035	0
Black / African American	55	440	0
Asian	15	160	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	4	45	0

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

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

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

## Discussion

This discussion will look at the amount of severe housing problems experienced by race and ethnic background of the household for each of the income levels represented in each of the tables. The severe housing problems include - lacks complete kitchen facilities; lacks complete plumbing facilities; > 1.5 persons per room; cost burden >50%. Overwhelmingly, the main racial groups, represented by the households at every income level on each of the four (4) tables above, is either White or Black/African American. While the tables do list information for Asian, American Indian, Pacific Islander, and Hispanic ethnic groups, these groups in total represent less than 7% of all households with severe housing problems; the remaining 93% of households with severe housing problems are White or Black/African American. From the information provided on Table 17, the jurisdiction as a whole has severe housing problems at the rate of 78.5% of the households at this income level. A disproportionate need would necessarily be at a rate of 86.4% when comparing the severe housing problems of each racial/ethnic group against the severe housing problems for the jurisdiction as a whole. The severe housing problems reported for White and Black households are proportional (i.e., within 10%) of the rate of severe housing problems of the jurisdiction as a whole. The Asian, American Indian and Hispanic groups have a disproportionately greater need since they experience severe housing problems respectively at the rate of 88.7%, 100% and 88.5%. While these percentage comparisons do show disproportionate need, they only represent a total housing need of 6.5% of all households having severe housing problems, which is statistically insignificant to the overall need. From the information provided on Table 18 the jurisdiction as a whole has severe housing problems at the rate of 42.4%. Therefore, the disproportionate need

would be at a rate at 46.6%. All of the groups in this table with the exception of Whites have severe housing problem rates within the 10% tolerance of the jurisdiction as a whole. Whites have a severe housing problem rate of 46.6%, exactly a 10% disparity. The White households at this income level represent slightly over 1,000 households with severe housing problems. From the information provided on Table 19 the jurisdiction as a whole has severe housing problems at the rate of 19.7%. This results in a severe housing problem rate of greater than 21.7% for the groups to experience a disproportionately greater need. The only groups to experience a rate of severe housing problem greater than 21.7% are Whites and Hispanics, which respectively experience severe housing problems at the rate of 25% and 50%. These two groups combined represent 89.3% of all households in this income group experiencing severe housing problems. However, Hispanic households represent only 30 households, or less than 5% of the need. From the information provided on Table 20 two groups experience disproportionate needs - Blacks experience severe housing problems at a rate of 11.1%, American Indian experiences housing problems at a rate of 100%. As a result of this analysis of the households with severe housing problems, it is determined that there does exist a significant disproportionate need at the 30%-50% income level for White households, and at the 50%-80% income level for Whites and Hispanics, though there are only 30 Hispanic households in this total.

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

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

### Introduction:

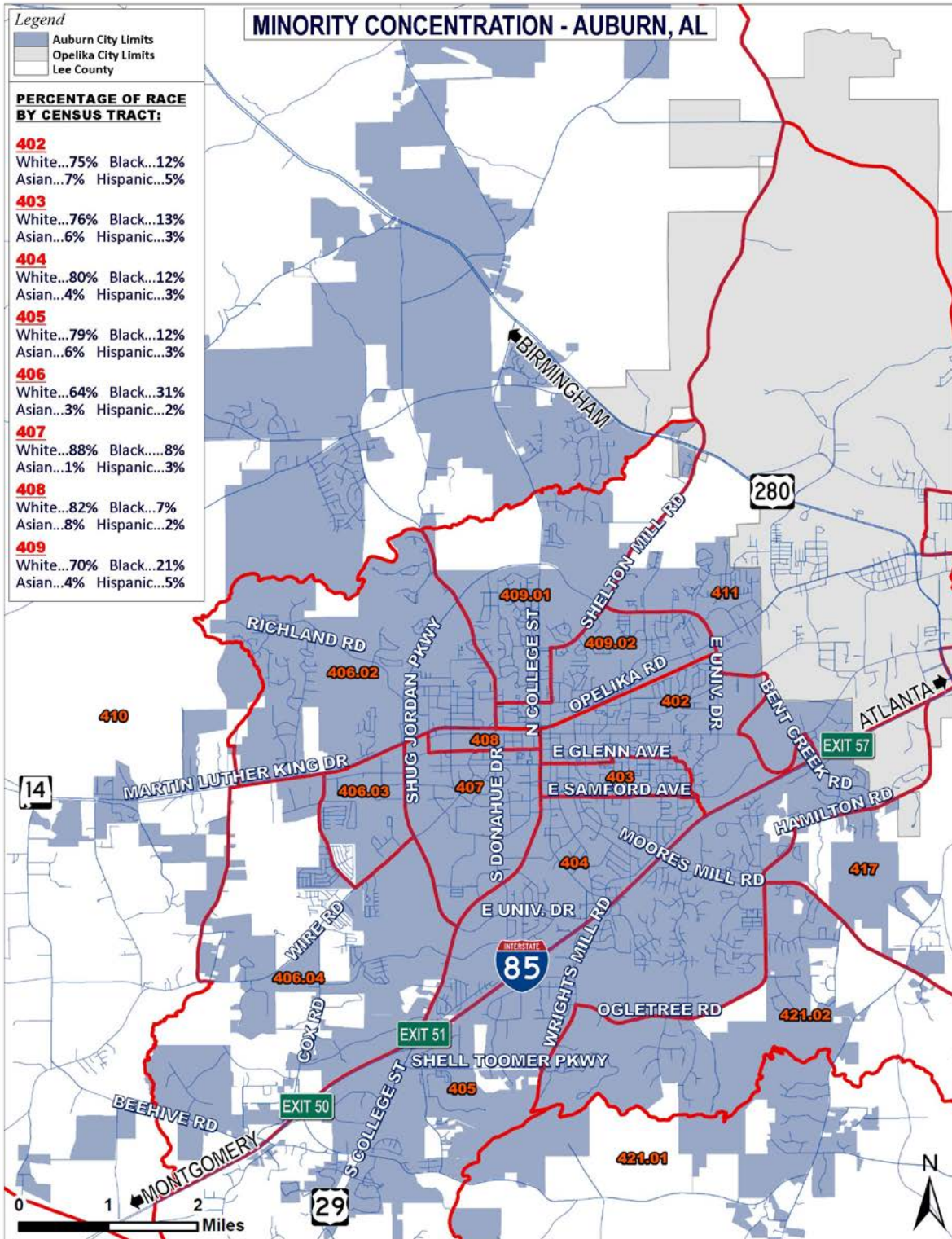
From the earlier discussion of Disproportionately Greater Needs of households with Housing Problems, the Consolidated Plan now calls for an analysis of Disproportionately Greater Need for those households considered cost burdened at some level. This section will discuss the information provided in CHAS data tables specific to <= 30% AMI cost burdened; 30-50% (AMI); and, > 50% AMI cost burdened - provided in Table 21. These tables provide data regarding racial/ethnic characteristics as it relates to cost burden as the housing problem.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,130	2,665	5,380	430
White	8,810	2,525	4,330	390
Black / African American	2,155	709	815	25
Asian	775	225	155	8
American Indian, Alaska Native	30	0	14	0
Pacific Islander	0	0	0	0
Hispanic	180	24	130	0

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

Data Source: 2007-2011 CHAS



**Racial demographic**

**Discussion:**

As stated above in the discussion of Disproportionately Greater Needs of those households with Housing Problems and Severe Housing Problems, the Con Plan now requires an analysis of Disproportionately Greater Need for those households with Housing Cost Burden. A disproportionately greater need exists when the members of a racial or ethnic group experiences cost burden at a greater rate (10% or more) than the jurisdiction as a whole.

This section will discuss the information provided in CHAS Data Table 21 above. This table provides information regarding the racial/ethnic characteristics and cost burden of households having a cost burden greater than 30% but not more than 50%, and those households having a cost burden greater than 50% of household income. The first column of figures shows those households paying less than 30% of income for housing costs, and are, therefore, according to HUD definition, not cost burdened.

An analysis of the information contained in Table 21 for the jurisdiction as a whole shows that households experience a 30%-50% cost burden at the rate of 15.8% of the total of all households reported on this table (24,815 total households). Therefore, a 10% disparity or disproportional need would exist when the rate exceeds 17.4%.

A review of the racial/ethnic groupings under the column showing a cost burden of 30%-50% reveals that two groups have rates of cost burden exceeding 17.4%. These are Black/African American with a rate of 21.7% and Asian with a rate of 23.5%.

A further analysis of the information contained in Table 21 for the jurisdiction as a whole shows that households experience a greater than 50% cost burden at the rate of 26.4% of the total of all households reported on this table (24,815 total households). Therefore, a 10% disparity or disproportional need would exist when the rate exceeds 29%.

A similar review of the racial/ethnic groupings under the column showing a cost burden of greater than 50% reveals that no grouping experiences a cost burden greater than 50% at a rate that exceeds 29%. Therefore, there is no disproportionate need at this level of cost burden.

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

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

The racial/ethnic groups that represent by far the bulk of the identified housing problems, severe housing problems, and cost burdened households in the City are White and Black/African American, accounting for approximately 93% of all needs.

White households experience a disproportional need in the analysis of severe housing problems for those households in the 30%- 50% of area household median income, and in the 50%-80% of area household median income categories. Black/African American households have a disproportionate need in the category of households experiencing a cost burden of greater than 30% but not exceeding 50% of housing costs.

Other racial/ethnic groups showed various disproportionate needs, but all of these groups combined account for about 7% of all needs identified and are not a significant statistical impact on the overall analysis of disproportionately greater need.

The overall analysis of Disproportionately Greater Need seems to indicate that there are no great yawning disproportionate needs when taken as a whole. There is no consistent pattern of need that indicates that one race/ethnic group has a need of much greater proportion than the jurisdiction as a whole.

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

The grantee is not aware of additional needs not identified above.

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

Review of census data reveals that racial and ethnic groups in the City of Auburn are well disbursed. There is only one census tract (406.2) that has a minority (Black/African American) population exceeding 50%. This area includes the largest public housing communities in the City (Ridgecrest, Moton and Drake) and a significant minority neighborhood surrounding these housing communities. But even with this concentration, the Black/African American population accounts for just 53.2% of the residents in the census tract.

Other minority groups are not concentrated in any given census tract or area, and the staff of the Community Development Division is not aware of any large concentrations within a given area.

## NA-35 Public Housing – 91.205(b)

### Introduction

This section of the Consolidated Plan provides information related to the inventory of public housing resources within the City of Auburn, along with a summary of needs of public housing residents. This section was prepared in consultation with the Auburn Housing Authority which provided much of the financial and programmatic information contained herein. The Tables 22-26 were automatically populated with figures and information provided by HUD in the Consolidated Planning Program System.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	254	232	0	231	1	0	0

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)



## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,319	10,740	0	10,759	6,492	0
Average length of stay	0	0	7	5	0	5	0	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	36	12	0	12	0	0
# of Disabled Families	0	0	56	52	0	51	1	0
# of Families requesting accessibility features	0	0	254	232	0	231	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

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

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	10	22	0	22	0	0	0
Black/African American	0	0	242	210	0	209	1	0	0
Asian	0	0	2	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

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

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	0	0	0	0	0	0
Not Hispanic	0	0	252	232	0	231	1	0	0

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

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

**Data Source:** PIC (PIH Information Center)

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

The Auburn Housing Authority has fifteen (15) housing units equipped for handicapped accessibility. These 15 units are not all filled with persons requiring accessible housing. The policy of the Housing Authority does not allow such units to go vacant waiting on an applicant needing an accessible unit. Therefore, it rents these units to otherwise qualified persons who do not require accessible housing, with the understanding that they may be subject to relocation within the public housing community in the event an applicant is accepted that does require accessible housing.

Under the circumstances, that not all accessible units are in demand, it is felt that the 15 units are adequate to handle the needs of both public housing residents and applicants on the waiting list.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

On the waiting list for Public Housing are 253 applicants that are overwhelmingly (85%) extremely low-income (i.e., with incomes below 30% of the area median income). By race/ethnicity the applicants are by far Black/African American (92.5%). There are also 54 applicants with a disability in the family, however, the information does not indicate if any of these require accessible housing. Slightly less than half (43.5%) of the applicants have children. Only four (4) applicants are classified as elderly.

In addition to traditional public housing, the Auburn Housing Authority has been allocated 280 units of Section 8 Vouchers. However, due to the high housing costs in Auburn, and the lower-income status of most Voucher Holders, the 280 unit financial commitment from HUD is only able to purchase about 258 to 260 units at any given time.

Under the Voucher Program, eligible low-income applicants are given financial assistance vouchers which can then be taken to landlords of private market housing. This program offers the tenant an alternative to traditional public housing and allows them, within certain latitudes, to shop for housing on the open market.

It is difficult to specifically verify how many actual total applicants there are for both the public housing and Voucher Program, since applicants may, and often do, apply under both public housing and voucher programs. There are even applicants for vouchers that are current residents of public housing that desire to enter the voucher program.

The waiting list for Section 8 Vouchers currently contains approximately 89 applicants, with persons sometimes dropping their application when notified of acceptance because their conditions have changed due to the often lengthy wait. The application period for the Voucher Program is only opened on rare occasions, as much as two or three years apart, so that the actual number of persons who would

apply may not be known for certain until an open application period is implemented. The last time voucher applications were accepted was in July of 2012, and the Authority does not foresee opening for additional applications anytime in the near future. By contrast, the public housing application process is always open.

The waiting list for Vouchers is similar demographically and economically to the waiting list of public housing applicants which is described above.

The most immediate needs of public housing residents and Housing Choice voucher holders according to the staff of the Housing Authority are for more single-occupancy units. The longest wait on the public housing waiting list is for single-occupancy (i.e., one-bedroom and efficiency) apartments. The inventory of public housing currently contains 47 one-bedroom and 7 no-bedroom (efficiency) units.

Another immediate need is for more units of housing to be made available to voucher holders. Since Auburn is home to a large university, landlords can often receive more money renting units by the bedroom to college students than by unit. The Housing Authority staff has made an effort to better acquaint the real estate community with the advantages of renting units under the Voucher Program and is finding some successes in this effort.

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

The needs of public housing and voucher holder tenants mirrors the needs identified elsewhere in this document. The overwhelming housing problem is housing cost burden. This limits the choice of housing and forces families to strain to maintain housing costs exceeding 30% or even 50% of their household income.

The need for single-occupancy affordable housing also mirrors the finding that the bulk of need is for households classified as “other”, or not traditional family households. With changing patterns of families (smaller and non-traditional) and the higher incidence of persons living alone, the demand for large-family and multi-room housing has declined.

## **Discussion**

The Auburn Housing Authority manages 304 units of traditional public housing and is able to provide approximately 258 to 260 units of Section 8 Voucher units with the resources available. These units are well managed and meet housing quality standards. During program year 2012, the City of Auburn made available to the Housing Authority a Section 108 loan to enable it to undertake the complete modernization and rehabilitation of the Moton Public Housing Community (38 units). With the completion of this project the entire inventory is considered to be in excellent condition.

The Housing Authority and the City of Auburn operate parks, community centers, recreational facilities, training programs, and a Family Self-Sufficiency Program. All of these efforts are designed to address the needs of public housing residents.

The needs identified for more affordable housing choices and single-occupancy housing choices is a harder need to address because of available resources and the inability to control the private market. However, these are certainly worthy goals that should be addressed when opportunity arises.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

An important part of completing a Consolidated Plan is to assess the needs of the homeless population in a jurisdiction. This is a very difficult task, given the transitory nature of homelessness and the fact that such problems are seldom recognized in official channels. The best source of information for the nature and extent of homelessness is the Homeless Management Information System (HMIS), which in the case of Auburn is handled by the Alabama Rural Coalition for Homelessness (ARCH) a Continuum of Care agency headquartered in Montgomery and the Point-in-Time (PIT) count conducted each year by volunteers seeking out unsheltered homeless individuals.

Other sources of information have been provided through the consultation process described in Section PR-10 of this document. Additional insight was realized from the City's Community Development Division staff which operates a homeless assistance program under its CDBG Program.

It is apparent from the information that was available for this report that homelessness is mainly the result of financial and housing emergencies encountered from time to time by extremely low-income residents. There is no large or persistent homeless problem in the City and there are no homeless shelters in the City.

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





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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

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

With regards to families, information available from the HMIS reports that the homeless shelter in the neighboring City of Opelika reported two (2) females being housed with children, one white and one black. There is no evidence as to whether either family was, or has been, residents of Auburn. The PIT count conducted on January 28, 2015 for all of Lee County found one female with her 18 year old son. The PIT count held on January 29, 2014 found no unsheltered homeless in Lee County.

Perhaps a better indication of families that may be experiencing homelessness is the homeless assistance CDBG activity administered through the Community Development Division. For at least ten years the Community Development Division has provided up to two nights of emergency shelter in local hotels for low-income households encountering immediate loss of shelter. Experience has shown that approximately 36 cases a year, or an average of about 3 applicants per month, are funded by the CDBG program. During program year 2014, there have been 26 applicants accepted by the program so far. Of these there were eleven (11) small family and one (1) large family households served by this program. Most were facing some type of financial crisis, such as utility disconnects, eviction, or illness preventing work. Other types of emergencies include home fires and family separations.

Applicants needing assistance beyond the two days of shelter provided by the City are referred to shelter programs in the neighboring City of Opelika or the nearby cities of Columbus, GA., and Montgomery. Most indicate after the initial emergency, they are moving in with friends or relatives, renting alternative units, or moving to other areas outside of the City. At the current time there are no homeless shelter programs available in Auburn.

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

Information available from the HMIS reports that shelter programs in Opelika on the 2015 date count housed one (1) black female with three (3) children, one (1) white female with two (2) children, and 35 males (race unknown). In addition, there were 20 persons (no race or gender reported) in transitional housing at a facility in Opelika.

The only homeless persons housed in Auburn were one (1) black male and nine (9) males (race unknown) housed in permanent supportive housing.

In addition to the sheltered homeless, the PIT count for 2015 identified two (2) white females (one with an 18 year old son), three (3) white males, and one (1) black male.

Of the 26 applicants assisted by Auburn's Community Development Division with emergency short-term hotel stays, 22 have been black and four (4) white.

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

As is readily apparent from the information above, the incidence of unsheltered homeless in the City of Auburn is practically non-existent. The PIT count for all of Lee County has located only six (6) cases in the last two (2) years. It is not known if any of these were, or ever had been, residents of Auburn.

Of those sheltered persons there were only two small families being housed. The balance of those being housed in the Opelika shelter programs are believed to be primarily persons dealing with addiction issues because addiction intervention is the main mission of those male and female shelters.

### **Discussion:**

The main instances of homelessness in the City of Auburn are primarily the result of very low-income households encountering unforeseen financial or housing emergencies. The City does provide short-term emergency housing assistance to give these persons time to make arrangements with family, friends, or social service agencies, or to find alternative housing.

There is not a severe or persistent homelessness problem in the City of Auburn.

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

### **Introduction:**

Special needs populations are those groups of individuals that because of physical or mental limitations, health concerns, or abuse are in need of supportive services or supportive housing in order to maintain a decent and safe living environment. These groups are designated as: 1) Elderly and Frail Elderly, 2) Physical, Mental and/or Developmental Disabilities, 3) Alcohol and Other Drug Addiction, 4) Domestic Violence, Dating Violence, Sexual Assault, and Stalking. Each of these special needs populations will be discussed in turn.

### **Describe the characteristics of special needs populations in your community:**

Special needs populations are those groups of individuals that because of physical or mental limitations, health concerns, or abuse are in need of supportive services or supportive housing in order to maintain a decent and safe living environment. These groups are designated as: 1) Elderly and Frail Elderly, 2) Physical, Mental and/or Developmental Disabilities, 3) Alcohol and Other Drug Addiction, 4) Domestic Violence, Dating Violence, Sexual Assault, and Stalking. Each of these special needs populations will be discussed in turn.

**Elderly and Frail Elderly:** In order to estimate the needs of non-homeless elderly persons in the City of Auburn, information available on American Fact Finder, which provides information based upon U.S. Census Bureau, 2009-2013 5-Year American Community Survey, was utilized.

According to American Fact Finder there were 3,591 persons age 65 or older residing in the City. Since the definition used by HUD established the age of elderly persons as age 62, the number of persons aged 62-64 years (886) should be added to arrive at a total elderly population of approximately 4,477. This is almost 25% greater than the number of persons aged 65 or older on which most of the known data for elderly difficulties is given. Therefore, this report will inflate the known number by an arbitrary 12.5% (half the 25% adjustment for person age 62-64), making the assumption that these difficulties are not as prolific in the 62-64 age group, but that difficulties increase with age.

American Fact Finder reports that there are 1,161 persons aged 65 and older with a disability. Using the arbitrary adjustment factor of 12.5%, the total disability number would be 1,306. It further reports a total of 2,527 difficulties for persons aged 65 and over. Using the above described adjustment factor,

the number would be 3,159. A difficulty would include one of the following: Difficulty with Hearing, Vision, Cognitive, Ambulatory, Self-care, Independent living.

In estimating the number of frail elderly, the difficulty numbers for “self-care difficulty” and “with independent living difficulty” will be used. It is assumed that persons with either of these difficulties will be considered “frail”. The number for those 65 and over with these difficulties is 907. Making an adjustment for those aged 62-64, the total becomes an estimated 1,020. It is those persons defined as frail elderly that are in most need of supportive housing options.

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

At the present time, elderly persons make up only slightly over 8% of the City’s population. However, as national projections show, this is the fastest growing age group. As the Baby Boom population ages there will be increased demand for supportive housing options.

Statistics provided by the University of Southern California Gerontology Center show that approximately 70% of elderly persons live in their own homes, 20% live in apartments, 5% live in congregate housing (most providing assisted living services and prepared meals), and 5% are residents of nursing homes.

The option favored by most elderly persons, and the most cost effective for all concerned, is for the elderly to remain housed in their own homes or apartments for as long as possible. This means that government planners should look to innovative ways to keep these persons in independent living for as long as possible.

One way that has been effective in assisting older persons to stay independent is to assist them with home modifications that enable them to remain active and doing things for themselves. Such modifications might include ramps, grab bars, shower and tub remodeling, etc.

Another possibility is assistance in adding accessory units to existing houses. This might allow elderly persons to downsize their needs and live in a house with an independent accessory unit with other family members (children, etc.) living in the rest of the house.

For those requiring more supportive service, mainly due to medical or disability issues, the provision of home healthcare services is a desirable and cost effective way to address their needs.

Those persons considered frail elderly are the most in need of supportive housing. These persons may become too frail to be assisted in remaining in their homes and eventually require assisted (congregate) living or, in the worst cases, nursing home services.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Alabama Department of Public Health (ADPH) maintains records of HIV/AIDS infected persons by Public Health Areas and by Counties. The preparers of this Consolidated Plan have not been able to pare these statistics down to identify just those cases of HIV/AIDS that are attributable solely to the City of Auburn.

ADPH reports that there are a total of 3,620 cumulative reported cases of HIV/AIDS in Public Health Area 8, which includes Lee County and seven (7) other counties. These seven (7) other counties also include Montgomery County, an urban county that is home to the State Capital (City of Montgomery). Montgomery County alone accounts for 2,390 of the 3,620 cases in Public Health Area 8.

Lee County, which includes the City of Auburn and the Auburn-Opelika Metropolitan Statistical Area, accounted for 325 cases or approximately 9% of the cases in Area 8. The incidence reporting of new cases has been trending down, with 18 newly diagnosed cases in 2012, nine (9) newly diagnosed cases in 2013, and seven (7) newly diagnosed cases in 2014.

Statewide, it is estimated that of the recent HIV infections, 72% were among gay and bisexual men who have sex with men, 23% were attributed to heterosexual contact, and 3% were attributed to injection drug use. African Americans account for 77% of recent HIV infections. It is assumed that the statistics for Lee County would be similar to these statewide percentages.

### **Discussion:**

From the information contained in this section of the Consolidated Plan, it appears that there are agencies and programs to deal with the various special needs types or groups listed in the introduction hereto. Especially as relates to groups such as disabled, substance abusers, HIV/AIDS and domestic violence, the available statistics reveal that these are not hugely significant problems and that the existing resources are handling the demand for services without a tremendous strain.

Elderly and frail elderly individuals make up approximately 8% of the City's population at present, but will become a larger number as the large baby boom population reaches retirement age. Advances in

healthcare would indicate that these persons will tend to live longer and will require more services and supportive housing in the future.

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

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

The City of Auburn has completed a Capital Improvement Plan (CIP) for the years 2015-2020 that identifies a year-by-year budget for Public Facilities Improvements. The CIP list proposed Public Facilities Improvements by project description and matches the estimated costs of those projects with funding expected to be available to pay for the projects. The six (6) year total estimated amount of funds necessary to undertake planned public facility improvements is \$19,139,000.

City facilities slated for expenditures during fiscal year 2015 include, park and recreational facilities, library improvements, parking deck maintenance, public park parking lot surfacing, and industrial park construction. The total budgeted for 2015 is \$2,984,000.

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

The Capital Improvement Program (CIP) is a six-year (three biennia) projection of major capital projects approved for funding based on priorities established by the City Council after reviewing each biennium the Plan developed and presented by the City Manager and his staff. Factors considered by the City Manager and staff in developing the CIP include the following:

- A Citizen Survey conducted each year to measure satisfaction with various aspects of City services.
- City Council Priorities established in their biennial ranking exercise.
- Priorities from various other Advisory Bodies.
- External Studies of facilities and needs.
- Internal guiding documents and Staff analysis.

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

As described above under the discussion of Public Facilities needs, the Capital Improvement Plan (CIP) also includes a six (6) year proposed budget for Public Improvements, broken down into three (3) broad categories: Redevelopment & Neighborhood Enhancement Projects, Transportation Improvements (i.e., roadways), and Sewer & Stormwater Improvements. The six (6) year total estimated amount of funds necessary to undertake planned public facility improvements is \$16,118,490 for Redevelopment & Neighborhood Enhancement Projects, \$25,528,203 for Transportation Improvements, and \$4,960,000 for Sewer & Stormwater Improvements.

For fiscal year 2015 the estimated funds budgeted by categories are \$2,225,000 for Redevelopment & Neighborhood Enhancement Projects, \$5,066,990 for Transportation Improvements, and \$2,305,000 for Sewer & Stormwater Improvements.

In addition to these Public Improvement Projects identified in the City's CIP planning process, the Community Development Division identified public improvements needs that exist in the Public Housing Communities during its consultation with the Auburn Housing Authority. The Housing Authority has expressed the need for sidewalk and street lighting improvements for streets in, and/or adjacent to, five (5) different apartment complexes. No cost projection has been determined at this time.

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

See "How were these needs determined?" above. The same CIP planning process was followed in determining Public Improvement needs as that followed in determining Public Facilities needs.

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

The need for Public Services is limited only by the imagination of those persons and agencies that can identify (and can establish a rational means of delivering services to meet) a need. Agencies and organizations exist within Auburn and Lee County to meet most every need identified in the Needs Assessment portion of this document. The City of Auburn has determined that there are at least ten (10) public service agencies that it has chosen to provide funding to from its General Fund Budget. These ten (10) agencies provide services to meet the needs of Mental Health, Public Health, Day Care, Youth Services and Advocacy, Food Bank, Domestic Violence, HIV/AIDS, and Elderly Services.

The City's 2015 general fund budget includes total allocations to these agencies in the amount of \$264,227. Allocations to public service agencies are reviewed and budgeted annually.

In addition to the General Fund Budget, the City also provides a small amount of funding (limited to a maximum of 15% of funds available) from its CDBG program to assist public service agencies. In the past, the CDBG program has provided between \$50,000 and \$60,000 in total assistance. These agencies are required to maintain records demonstrating that the assistance provided through CDBG funds goes to benefit low- and moderate-income persons or households.

In the most recent program year (2014) the CDBG program allocated funds to six (6) public service agencies. These services included youth services, day care, and hunger/food bank.



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

As stated elsewhere in this document, there are public service agencies serving the Auburn community that address, in some form or other, every need group identified in this Plan. Public Services needs are normally brought to the attention of City officials during the budgeting process. Most public service agencies depend in whole or in part for their funding requirements on public tax (i.e., governmental) support.

During the budgeting process, both general fund and CDBG, agencies are given the opportunity to present their requests for financial assistance. These request present the agencies justification for public assistance and tout the benefits they deliver to the community.

In the case where funding is being requested from CDBG, the agency must describe how their use of those funds will benefit low- and moderate-income persons and how they will document that benefit.

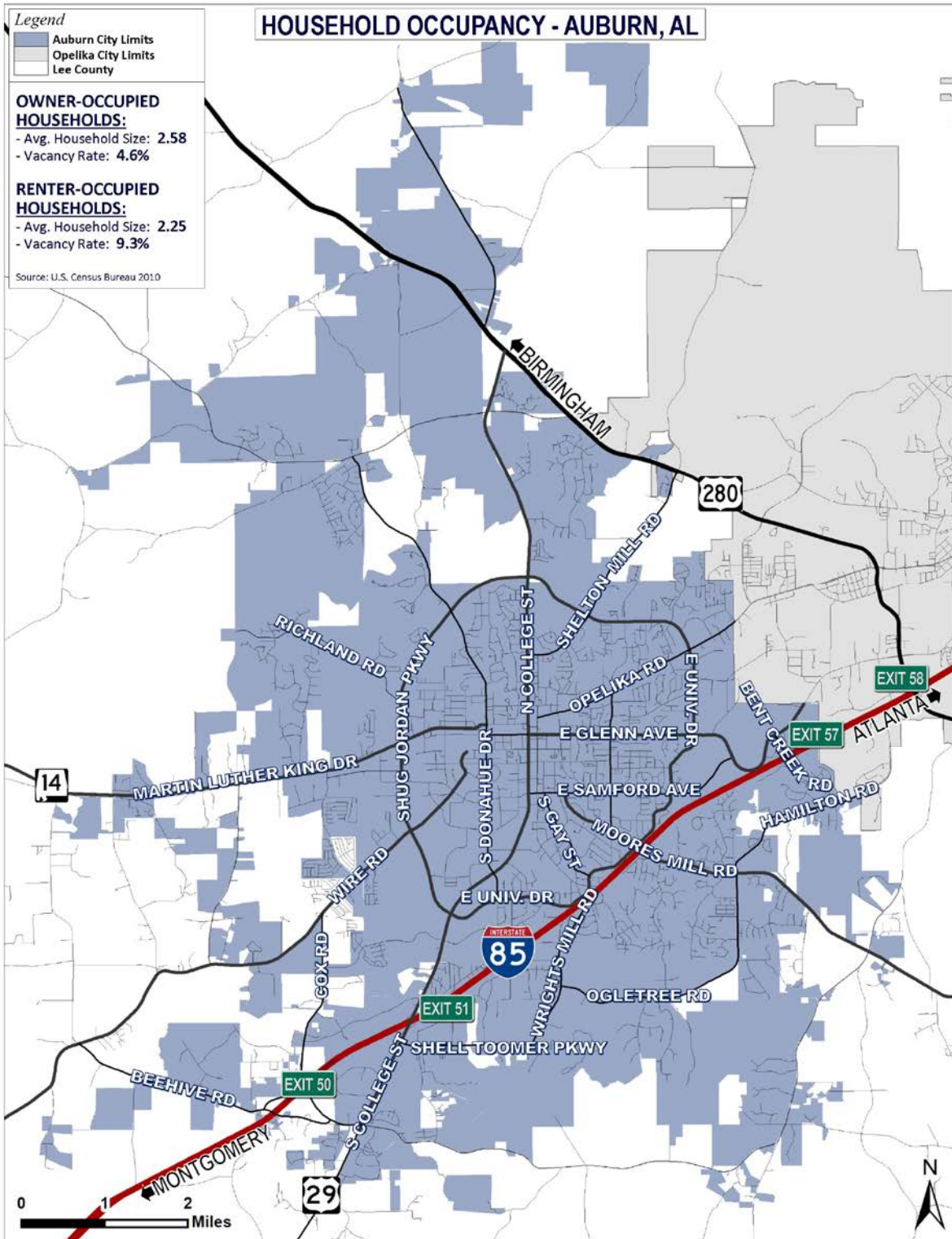
# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

At this point in the Consolidated Plan, the document switches from a Need Analysis to one of a Market Analysis. That is, what are the existing market conditions that the City must operate in order to carry out its Community Development efforts. The Market Analysis will examine such things as the demand, condition, and cost of housing. It will also look at such things as housing availability for persons with special needs and resources to assist the homeless.

It will also address regulatory boundaries to affordable housing and will examine significant characteristics of the jurisdiction's economy.



**Housing occupancy**



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section of the Consolidated Plan addresses the number and type of housing units in the City of Auburn. Table 26 is available to show the number of units in property types from 1-unit detached to buildings containing 20 units or more. This gives an overview of the number of persons residing in the various types of properties that go into making up the housing stock of the City. Also provided in this section is Table 27 delineating the bedroom size of housing units by tenure (i.e., owner or renter).

Part of this section will examine the number and type of housing units outside of public housing that offer affordable housing for low- and moderate-income persons. Also discussed are the housing needs of the population as a whole and the types of housing to meet those needs.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,650	40%
1-unit, attached structure	1,202	5%
2-4 units	2,846	12%
5-19 units	5,790	24%
20 or more units	2,974	12%
Mobile Home, boat, RV, van, etc	1,426	6%
<b>Total</b>	<b>23,888</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	17	0%	384	3%
1 bedroom	162	2%	2,834	24%
2 bedrooms	1,613	17%	4,461	38%
3 or more bedrooms	7,913	82%	4,082	35%
<b>Total</b>	<b>9,705</b>	<b>101%</b>	<b>11,761</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

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

Besides the Public Housing Authority, which owns and manages 304 units of public housing, there are six (6) privately owned housing developments in the City that received federal subsidies in the form of Low Income Housing Tax Credits, HOME, Section 202, HoDag, UDAG or a combination of these various programs. These six (6) developments contain 312 multi-family apartment units targeted to families or individuals that qualify as low- and moderate-income. Of the 312 units, only 24 units constructed under the Section 202 program are targeted exclusively to elderly and/or handicapped individuals.

Of the remainder of these 312 units, 50 are occupied by elderly persons over age 62, 16 units are occupied by persons who are disabled, and 246 are occupied by families and/or single occupants. It is also interesting to note that 56 of the households living in these properties are holders of Housing Choice Vouchers.

Households making less than 30% of the area median income (AMI) reside in 27 of the units, persons making less than 50% of the AMI reside in 23 of the units, and the remainder of the units are occupied by persons making below 80% of AMI.

Affordable owner-occupied units have been built in the City under the auspices of the North Auburn Housing Development Corporation, a non-profit that utilizes CDBG funds to build and market low cost affordable housing. To date this organization has built 29 units, of which 27 have sold to qualified low- and moderate-income purchasers.

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

There are no known housing units that are expected to be lost from the affordable housing inventory.

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

The Needs Analysis has determined a high incidence of cost burdened and severely cost burdened households. Clearly, the number one problem is that the high cost of housing outstrips the population's ability to acquire housing within HUD's affordability standards for their income level. This is due in large measure to the rapid expansion taking place in the student body at Auburn University and the rapid growth in the City's economy that has spawned a demand for housing. Demand has inflated the value of raw land, and land costs and development costs drive up the costs of new housing. With this demand

housing developers are unable or unwilling to undertake construction of lower cost or affordable housing.

It was also noted in the Needs Assessment that there is a large number of single-person households in the City. The production of more housing targeted to single-person households is needed.

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

As described above, there is a need for more affordable housing of all types. There is a specific need for more housing targeted to the needs of single-person households. This might include smaller one-bedroom or efficiency units.

Also noted in the Needs Assessment is the fact that the population in general is aging rapidly as the baby boom generation reaches retirement age. This fact will inevitably lead to the need for more housing options for seniors, and a serious consideration of ways to maintain them in their current housing situation for as long as possible.

### **Discussion**

This section of the Consolidated Plan establishes the fact that there is a strong housing demand in the City of Auburn. However, the existence of large numbers of households experiencing a “cost burden” or “severe cost burden” as defined by HUD, means that the market is not able to provide housing that is affordable. The City will look to programs and resources that can expand the availability of affordable housing.

There is also a need to encourage the construction of housing units targeted to single-person households. Such units are in short supply in the market and may offer an opportunity to meet an unfilled demand.

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

### Introduction

This section will look at the cost associated with housing in the existing market and whether there is housing in sufficient supply to meet the housing needs of households at every income level.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	116,100	214,800	85%
Median Contract Rent	357	581	63%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,709	40.0%
\$500-999	5,117	43.5%
\$1,000-1,499	1,389	11.8%
\$1,500-1,999	406	3.5%
\$2,000 or more	140	1.2%
<b>Total</b>	<b>11,761</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	495	No Data
50% HAMFI	3,325	830
80% HAMFI	7,285	1,755
100% HAMFI	No Data	2,614
<b>Total</b>	<b>11,105</b>	<b>5,199</b>

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	532	535	724	997	1,224
High HOME Rent	494	516	679	864	913
Low HOME Rent	465	498	597	690	770

**Table 31 – Monthly Rent**

Data Source Comments:

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

Based on HUD’s definition of affordability (i.e., cost of housing should not exceed 30% of household income), there is not sufficient housing for households at all income levels. When comparing Table 6 - Number of Households Table in Section NA-10 to Table 35 - Housing Affordability shown above, it reveals that there are 7,705 households with incomes below 50% of the area median income, versus 4,650 housing units affordable to households making below 50% of the area median. This represents a gap of 3,055 affordable housing units needed to meet the need of those low-income households.

The housing market in the City of Auburn has been marked by a high demand as a result of rapid growth. An examination of Table 33 – Cost of Housing reveals that the median home value increased by 85% between 2000 and 2011, while the median contract rent increased by 63% over the same period. The American Fact Finder (2013) quotes a median rent figure of \$788 or almost 30% higher than the 2011 amount of \$581 stated above.

American Fact Finder (AFF) also finds that the median monthly owner costs for housing is \$1,551. In order to meet the HUD definition of affordability it would take a median household income of approximately \$60,000. By contrast, AFF states that the median household income for the City is \$37,715. At this household income level, monthly cost of housing should not exceed \$942.

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

Relying on the information presented under the previous question, it appears that costs of housing will continue to rise. Auburn’s rapid growth and corresponding housing demand seems poised to continue.

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

Table 36 – Monthly Rent gives a breakout of the Fair Market Rent established for rent payments under Section 8 project based and housing choice voucher programs. This table also shows High & Low HOME Rents or rents established for use by entitlements and state programs utilizing HOME funds to carry out rental assistance activities.

When comparing these rents with the monthly median contract rent stated in American Fact Finder (\$788) the Fair Market Rent and the HOME rent figures appear to be lower. This has an effect on any strategy that would use rent subsidies such as Section 8 or HOME in assisting households needing rental assistance. It should be pointed out here that Auburn is not a recipient of HOME funds and does not anticipate being able to apply for direct HOME assistance.

The higher rent costs in Auburn mean that available dollars can purchase less housing. It has been reported elsewhere in this document that the Public Housing Authority has been given funding for 280 Housing Choice Vouchers. This assistance comes as a fixed amount of funding that is anticipated will assist 280 low-income households, however, the funds have only been able to purchase housing in the current market to assist 258 households. This is due to the high cost of rental housing and the amount of subsidy required to assist eligible households.

## **Discussion**

High housing demand has resulted in higher housing cost which negatively affects the ability of low- and moderate-income households to obtain safe and decent housing at an affordable cost. The economic growth being experienced in the City will continue to exacerbate the problem.

There is no easy fix for this problem given the limited resources available. Housing production programs such as the Low Income Housing Tax Credit can aid in the construction of new affordable housing by private housing developers, and Section 8 vouchers can supply a limited number of affordable rental units in the existing market, but even these resources are severely limited compared to the overall problem identified herein.

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

### Introduction

This section of the Consolidated Plan will examine the condition of housing units relative to the four (4) housing problems (conditions) discussed in Section NA-10 “Housing Needs Assessment” herein. Also contained in this section is information on the age of housing, the vacancy rate, and the risk factors regarding the possible existence of lead-based paint in a housing unit.

Part of analyzing the condition of housing is to consider the need for rehabilitation of both owner and renter occupied units.

### Definitions

The jurisdiction defines properties in "substandard condition" those with identifiable state and local code deficiencies and or public safety issues that restrict habitation. Existing properties deemed "substandard condition but suitable for rehabilitation" are those structures with similar conditions but rehabilitation is financially feasible.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,715	28%	6,336	54%
With two selected Conditions	0	0%	146	1%
With three selected Conditions	0	0%	73	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,990	72%	5,206	44%
<b>Total</b>	<b>9,705</b>	<b>100%</b>	<b>11,761</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data Source: 2007-2011 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,205	33%	2,959	25%
1980-1999	3,520	36%	5,132	44%
1950-1979	2,625	27%	3,271	28%
Before 1950	355	4%	399	3%
<b>Total</b>	<b>9,705</b>	<b>100%</b>	<b>11,761</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2007-2011 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,980	31%	3,670	31%
Housing Units build before 1980 with children present	1,139	12%	820	7%

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

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

Data Source: 2005-2009 CHAS

**Need for Owner and Rental Rehabilitation**

There are a total of 21,466 units (9,705 owner-occupied and 11,761 renter-occupied) in the City that make up this analysis of housing conditions. There are 2,715 owner-occupied units and 6,336 renter-occupied units with one of the four selected conditions or problems. In addition, 146 renter-occupied units have two selected conditions, and 73 renter-occupied units have three selected conditions.

Only a total of 159 renter housing units are reported as “lacking complete plumbing” or “lacking kitchen facilities”. No owner-occupied units suffer from these conditions. All other units with a problem suffer from either “cost burden” (more than 7,800 units) or “overcrowding” (183 units). These latter two conditions reveal nothing about the condition of the housing unit relative to needing rehabilitation.

The best available information on housing conditions in the City of Auburn comes from the Lee County Tax Assessor Office which appraises properties, both residential and commercial, for the entire county. They record conditions of 30% deteriorated as being considered average.

There are 1,196 properties that exceed 30% deterioration and 395 properties that exceed 50% deterioration. This indicates that there are a sizable number of properties that likely show a need for rehabilitation.

Another indication of possible need for rehabilitation can be seen by examining Table 33, Year Unit Built. This table shows that approximately 30% (6,350) of housing units were built prior to 1980. While age of housing is not an indication of condition, it does offer the likelihood that such units may benefit from more than common maintenance attention.

Given the county property conditions records and the age of housing information, it is probably safe to assume that a significant number of units could be in need of rehabilitation.

Table 35 shows the number of Vacant housing units in the City. There are only 52 total vacant units creating an incredibly low vacancy rate of .24%.

With housing options this limited it is believed that housing rehabilitation is a good means to enable low-income persons to live in a decent and safe home, and makes for a sound investment in the available housing stock.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Lead Based Paint (LBP) has been identified as a source of brain damage and learning/developmental difficulties especially when ingested by young children. Such ingestion normally occurs when older paint deteriorates and leaves dust particles that young children ingest from their hands when crawling or playing in contaminated areas. This problem shows up in blood tests and is of great concern to public health officials. The Alabama Department of Public Health has a unit assigned to track the occurrences of elevated lead blood levels in children and youths.

Lead based paints were outlawed for use in residential construction beginning in 1978. For the purpose of tracking residential units potentially containing lead based paint, HUD designates all units built prior to 1980 as potentially having lead based paint. Because lead paint deterioration is not believed to be as dangerous for adult occupants as for children, the attempt is made to determine those units built before 1980 that are occupied by households with children present.

Table 39 above provides an estimate of the total numbers of owner occupied houses that were built prior to 1980 (2,980), as well as the number of rental units that were built prior to 1980 (3,670). It further estimates that 1,139 owner occupied and 820 renter occupied units have children present.

In preparation for undertaking the Consolidated Plan, the Alabama Department of Public Health (ADPH) was consulted to determine if their records show any children or youths in the City of Auburn having high levels of lead in their blood. This agency not only maintains records concerning the incidence of such cases, but is required by law to keep track of the cases to make sure they receive appropriate treatment and follow-up.

According to ADPH there are no cases currently being tracked in the City of Auburn and there have been no new reported cases of children with high blood levels of lead during 2014.

## **Discussion**

Overall housing conditions in the City of Auburn are good, with over 69% of all housing having been constructed in the last 30 years. The main housing problem encountered is the high incidence of “cost burden” or “severely cost burden”. The housing market in the City is one of high demand created by the rapid growth of the economy and the expansion of Auburn University. This demand has sparked a great deal of new housing development, but has also inflated raw property values and made the costs of building low-cost affordable housing near impossible, especially by the private market.

Therefore, a wise strategy is to maintain, to the extent possible, the inventory of affordable housing, including owner-occupied and rental units. Rehabilitation is needed in order to accomplish such a strategy.

One of the considerations in any housing rehabilitation program is the handling of lead based paint (LBP). Strict guidelines exist for working around or handling LBP. The rehabilitation officer for the City must determine the existence or non-existence of LBP in each unit built prior to 1980 that is a candidate for rehabilitation. In those instances where LBP does exist, a decision must be made as to the cost feasibility of such an undertaking, since abating or properly encapsulating LBP can be very expensive.

Based upon available information high lead blood levels in children and youths do not appear to be a problem in the City. Therefore, the City does not anticipate a campaign to seek out and abate LBP problems, but will handle each application for rehabilitation assistance on an individual basis.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

This section of the Consolidated Plan – Market Analysis, requires that an analysis be made of the amount and quality of public and assisted housing resources available in the jurisdiction. As shown in the following Table 41, there are 304 public housing units and authority for 280 housing vouchers. A more through discussion of these resources follows.

### Totals Number of Units

	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers						
				Total	Project -based	Tenant -based	Special Purpose Voucher			
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			304	280				0	0	0
# of accessible units										

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

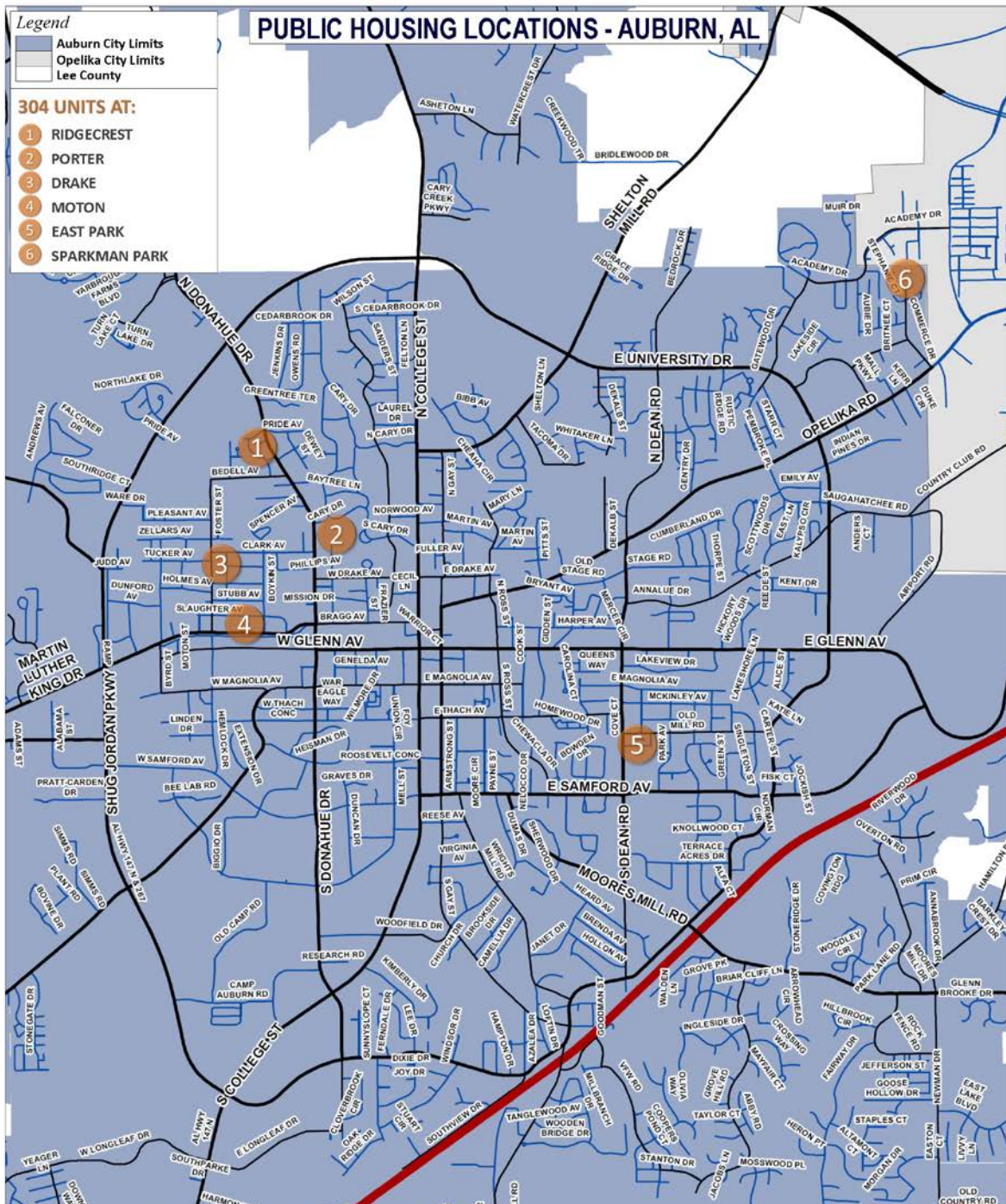
Legend

- Auburn City Limits
- Opelika City Limits
- Lee County

304 UNITS AT:

- 1 RIDGECREST
- 2 PORTER
- 3 DRAKE
- 4 MOTON
- 5 EAST PARK
- 6 SPARKMAN PARK

# PUBLIC HOUSING LOCATIONS - AUBURN, AL





## **Auburn Housing Authority**

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

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

The Auburn Housing Authority (AHA) owns and manages 304 units of public housing in the City of Auburn. These 304 housing units represent six (6) separate apartment developments as follows:

- Ridgecrest Apartments has 106 units ranging in size from 2 – 5 bedrooms.
- Drake Apartments has 60 units ranging in size from 1 – 4 bedrooms.
- Moton Apartments has 38 units ranging in size from 1 – 4 bedrooms.
- East Park Apartments has 48 units ranging in size from 1 – 4 bedrooms.
- Sparkman Apartments has 31 units ranging in size from 2 – 4 bedrooms.
- Porter Apartments has 15 units ranging in size from 0 – 2 bedrooms.

The Housing Authority's inventory of housing units has been modernized with central heat and air conditioning and all units meet housing quality standards.

As shown on Table 41, the Auburn Housing Authority has an allocation of 280 Housing Choice Vouchers available. Vouchers subsidize the rents of participants renting private market housing units. This allocation comes in the form of a fixed dollar amount that is projected to be able to purchase 280 rental units. However, due to the high costs of housing in the Auburn market,

## Public Housing Condition

Public Housing Development	Average Inspection Score
Moton	10

Table 37 - Public Housing Condition

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

At the present time, all public housing units in the City of Auburn are considered to be in excellent condition. All units underwent an inspection by HUD’s Real Estate Assessment Center during 2014. The Auburn Housing Authority properties received a combined score of 95, thereby ranking the Authority as a “High Performer”.

Also in 2014 the Authority performed a 20-year Physical Conditions Assessment (PCA) in order to comply with HUD’s Rental Assistance Demonstration program. This assessment was undertaken to determine the 20-year viability of the Authorities units and to outline a schedule of maintenance and improvements to maintain that viability. Auburn Housing Authority is committed to following the PCA schedule.

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

The local public housing agency, the Auburn Housing Authority, has undertaken a lengthy list of resident initiatives in its ongoing efforts to improve the living environment for families and households residing in public housing. The following is a list of those resident initiatives:

- Offers a Free Health Clinic in partnership with the School of Nursing at Auburn University.
- Observance of the National Night Out, a nationwide crime fighting initiative, undertaken in partnership with the Auburn Police Department.
- Has an application pending under the Housing Choice Voucher Homeownership Program, to assist housing voucher tenants to undertake the goal of homeownership.
- Operates a Family Self Sufficiency (FSS) Program that enrolls tenants of either public housing or housing choice voucher units on a volunteer basis. These volunteers sign up for the FSS for the purpose of achieving self-sufficiency and reducing their dependency on public assistance. This program offers participants education opportunities, job training, financial counseling, and other assistance, all with the goal of making them self reliant. There are currently 36 public housing residents enrolled.

- Provides a community building to serves as a Senior Center providing a feeding program and activities for elderly residents.
- Offers photography classes for youth residents.
- Offers a Career Planning Class through Auburn Unites which is CDBG funded.
- Offers Budgeting Classes to its residents.
- Participates in a Job Access Reverse Commute (JARC) grant program funded through federal transit funding. This program provides transportation to allow low income persons the ability to get to and from employment locations.

These initiatives represent a well developed and coordinated strategy for improving the living environment and the personal lives of public housing residents.

**Discussion:**

Public Housing is a bright spot in the Auburn housing market. It is well managed and maintained and the Auburn Housing Authority has adopted programs and strategies to improve the living environment and better the lives of its tenants. As a result public housing enjoys generally good public support and has been able to craft beneficial partnerships with a variety of other organizations and institutions that serve the needs of the community.

Certainly, public housing, along with the Housing Choice Voucher program, provides much needed affordable housing, especially for very low-income families. With the large number of households identified in the Needs Assessment portion of this document as “cost burdened” and “severely cost burdened”, housing programs offered by the Auburn Housing Authority can provide a viable option for obtaining safe and decent housing.

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

### Introduction

At the outset, it should be stated that there are no homeless facilities or housing targeted to homeless households in the City of Auburn. As discussed in the Needs Assessment portion of this document, homelessness is not a significant problem in the City of Auburn. When persons do become homeless, it is almost entirely due to financial or family emergencies, home fires, or storm damage.

The City of Auburn Community Development Division does offer a short-term hotel stay program to assist such emergency loss of shelter and allow families and individuals an opportunity to make arrangements for more permanent housing.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	7	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

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

The Lee County Health Department and the East Alabama Mental Health Center provide services to the general population as well as to any homeless individuals that might require their services. No special attempt has been made to complement service providers working with the homeless, since the patrons of the few available homeless services in Lee County are few is not their primary service.

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

There are no homeless facilities for any purpose in the City of Auburn and Point in Time Counts have located almost no homeless individuals.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section contains a discussion of the facilities and services that are available in the community to address the needs of persons with special needs.

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

In the narrative concerning elderly and frail elderly in the Needs Assessment portion of this Consolidated Plan (NA-45) it was estimated that approximately 1,306 elderly and approximately 1,020 frail elderly persons reside in Auburn. Not all of these persons, in spite of having health difficulties are in need of supportive housing. Also discussed in that section, is the fact that first and foremost elderly persons desire to remain in their own homes. Support programs such as home healthcare, accessibility assistance, and home repair assistance are the most needed services.

Private providers of assisted living, skilled nursing, and dementia care are available in the City. Such care can be expensive and beyond the reach of many. State medicaid and other assistance programs are usually tapped to for such care when other resources are unavailable.

Resources available on a private pay basis in Auburn include a 50 unit independent living facility, 187 assisted living units in four separate properties, and an 87 bed skilled nursing care facility.

Persons with mental and developmental disorders are counseled and evaluated through the East Alabama Mental Health Center. Most clients are treated purely on an outpatient basis and are able to maintain residency at home. This agency oversees 26 supportive housing units which groups clients at two locations within large apartment complexes. This arrangement maintains these people in contact with the general public residing in the other apartment units.

In its substance abuse program, East Alabama Mental Health Center treated 85 consumers on an outpatient or intensive outpatient basis during calendar year 2014. No certified supportive housing treatment center is provided anywhere in Lee County.

For persons with HIV/AIDS and their families, the Alabama Department of Public Health tracks maintains contact to insure that such persons are receiving proper treatment and counsels them about problems regarding housing, employment, etc. No supportive housing devoted exclusively to HIV/AIDS patients is available in Lee County.

The supportive housing programs provided for residents of public housing are discussed extensively in Section MA-30 of this document.

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

Case Managers at the East Alabama Medical Center, as well as other hospital facilities, are required to determine that patients dismissed have appropriate places to reside. Case Managers work with patient families to refer them to agencies and facilities that can handle the specific need.

East Alabama Mental Health Center provides outpatient and supportive housing for mental patients.

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

The City of Auburn currently provides funding support from its general fund budget to several agencies that provide supportive services. These include the East Alabama Mental Health Center, the Lee County Health Department, Unity Wellness Center, and East Alabama Services to the Elderly.

In its CDBG program it offers a home repair program that is available to elderly and disabled homeowners. Assistance provided under this program may be utilized to make the home handicap accessible.

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

See narrative immediately above.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Staff from the Community Development Division has examined the zoning regulations, subdivision regulations, and building codes of the City of Auburn to determine if public policies have a negative effect on affordable housing. This examination resulted in a finding that factors other than public policy are much more detrimental to the provision of affordable housing.

Auburn operates under a modern zoning ordinance that deals with a use approval process rather than a strict adherence to specific zoning requirements such as building size restrictions, lot size restriction, etc. Affordable housing and multi-family housing could conceivably be built in any part of the City with the presentation and approval of an acceptable development plan. Therefore, zoning exclusivity is not an issue.

Under its subdivision regulations, the City does require all developers to make provision for standard curbs and gutters and sidewalks, as opposed to cheaper valley gutters and no sidewalks allowed in some other jurisdictions. This has the effect of adding to the development costs that must be passed on to the homeowner or tenant. However, this must be weighed against the resultant living environment and safety of the residents. This requirement, it is felt, is best for the ultimate residents and the community at large.

Recently, the City adopted an energy code as part of its building code. This requires residential builders to utilize construction materials, HVAC systems, and appliances meeting certain energy efficiency standards. It is estimated that this new code adds about \$2,500 to the cost of a typical housing unit. This is a sizable amount of money when discussing affordable housing. However, the long-term sustainability and viability of those units are felt to offset this higher building cost. Low-income residents purchasing housing built under this code will find utilities and up-keep more affordable over the long run and will receive a payback in as little as five years.

Affordability, as discussed repeatedly in this document, is the result of high housing demand created by rapid growth both in the economy and the student body at Auburn University. The demand for residential housing and commercial services has spawned a construction boom and inflated land cost creating a tough environment for private investors to be able to undertake the development of affordable housing. Development costs are just too high to build affordable housing without some type of government subsidy.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Economic Development is highly involved in the quality of life in the City of Auburn. The thriving economic growth being experienced initiates problems in coordinating the prospective workforce with skill level demands by local businesses. Economic Development has a realistic approach providing job training to reduce a skill gap. This section will touch economic activity as it expands and the economic opportunities available to low- and moderate-income individuals and as it represents a strategy for reducing poverty.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	162	300	1	2	1
Arts, Entertainment, Accommodations	2,514	4,252	19	25	6
Construction	665	894	5	5	0
Education and Health Care Services	1,554	1,330	12	8	-4
Finance, Insurance, and Real Estate	849	951	7	6	-1
Information	259	340	2	2	0
Manufacturing	1,772	3,499	14	21	7
Other Services	477	614	4	4	0
Professional, Scientific, Management Services	933	1,061	7	6	-1
Public Administration	0	0	0	0	0
Retail Trade	2,556	3,059	20	18	-2
Transportation and Warehousing	500	296	4	2	-2
Wholesale Trade	666	425	5	2	-3
Total	12,907	17,021	--	--	--

**Table 39 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)





**Auburn Economic Development**

## Labor Force

Total Population in the Civilian Labor Force	25,619
Civilian Employed Population 16 years and over	23,665
Unemployment Rate	7.63
Unemployment Rate for Ages 16-24	18.22
Unemployment Rate for Ages 25-65	3.25

**Table 40 - Labor Force**

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	7,660
Farming, fisheries and forestry occupations	769
Service	2,060
Sales and office	4,911
Construction, extraction, maintenance and repair	1,044
Production, transportation and material moving	737

**Table 41 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,928	85%
30-59 Minutes	2,535	11%
60 or More Minutes	698	3%
<b>Total</b>	<b>22,161</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	504	81	271
High school graduate (includes equivalency)	2,174	139	555
Some college or Associate's degree	2,649	126	847

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	9,370	274	2,051

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	100	81	20	118	244
9th to 12th grade, no diploma	428	207	94	336	171
High school graduate, GED, or alternative	2,520	791	649	1,428	576
Some college, no degree	15,022	970	460	1,071	587
Associate's degree	628	500	342	295	80
Bachelor's degree	1,996	2,661	1,617	2,072	813
Graduate or professional degree	228	1,529	1,462	2,386	996

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,833
High school graduate (includes equivalency)	26,110
Some college or Associate's degree	29,819
Bachelor's degree	42,632
Graduate or professional degree	51,209

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

The largest employment sector in the City of Auburn in sheer numbers of jobs based on information contained in Table 45, "Business Activity" is Retail Trade, however, the most important two employment sectors that define the City's economy are Education and Health Care Services and Manufacturing. The City is the home to Auburn University, a large public university employing over 6,300 persons. This institution is the driving force in the area's economy.

Manufacturing has become in recent years more critical to the economic health of the City. Beginning in the mid-1980's, the City instituted a formal Economic Development Department and began a strategy of recruiting and incubating manufacturing and high tech businesses. This strategy has proven to be extremely successful, transforming the City of Auburn from a small college town to a major economic driver in the State's economy.

**Describe the workforce and infrastructure needs of the business community:**

The transformation of the City to a high-tech manufacturing and research based economy has resulted in a shortage of skilled workers trained in areas such as precision machining and industrial maintenance. Research scientist and engineers are being turned out in sufficient numbers by Auburn University. These university graduates are an asset in recruiting high-tech manufacturing companies.

The rapid growth of manufacturing has required a heavy investment in industrial park properties, including adequate roads, water lines, sewers, etc. The City has an ongoing plan for expanding and improving its industrial infrastructure. Also demanded by this economic growth is the expansion of the City's traffic grid, its water treatment and sewage treatment facilities. All of this demand places a strain on the City's Capital Improvement Budget to keep up.

Also as a result of economic growth the City's population has swelled creating a demand of residential housing. This residential growth and residential infrastructure is paid for primarily through private investment.

Important to the City's finances is the fact that the City has a occupational license tax that is effectively an income tax paid by all persons working within the city limit. The payoff in employment growth is that it also grows revenue for the City.

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

The Industrial Development Board (IDB) of the City of Auburn recently purchased 80 acres of property for use in expanding its industrial park holdings. Infrastructure improvements are currently under construction, including utility installation and the extension of West Tech Lane to the south of Beehive Road. The IDB currently has approximately 50 acres remaining in Auburn Technology Park West that is committed to future projects and anticipates new investment and new jobs at these sites within the next five (5) years. The IDB is also actively seeking new property for acquisition to increase its inventory



of available industrial sites. Based on past and upcoming announcements, the City's Economic Development Department anticipates an increase in the number of new manufacturing jobs in the next five (5) years to be approximately 2,000.

The Auburn Research Park at Auburn University continues to expand, with a new medical school to open in the fall of 2015. The Research Park will continue to expand into the new life sciences campus at Auburn University. The new jobs and students this expansion will create should produce commercial expansion both in the Research Park and along South College Street.

Auburn City Schools are the second fastest growing school system in the State of Alabama. This growth will result in new students, families, teachers, and staff thereby increasing the resident population and creating new commercial demands. The city school system is currently expanding at the rate of 200-400 students per year. To address this expansion, a new high school is planned to open in 2017-2018. A second high school is in the early planning stages. The planned location of this second new high school may create opportunities for commercial growth in east Auburn near Exit 57.

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

While the educational institutions are turning out a well educated citizenry at both the secondary and post secondary levels, a real and sizeable gap in skills does exist. Auburn's strategy of recruiting small high-tech manufacturing jobs has resulted in a shortage of qualified precision machining and industrial maintenance skilled workers. This shortage of skilled workers was exacerbated by the recent opening of a large Kia automotive assembly plant in nearby West Point, Georgia. Both the influx of jobs from the assembly plant and the influx of jobs created by auto suppliers clustering in proximity to the assembly plant have placed a high demand for skilled industrial workers.

The demand for these skills has opened opportunities for low- and moderate-income persons who are willing to acquire the skills necessary and has challenged the educational community to begin offering courses and training beyond that afforded in traditional educational environments.

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

Auburn's economic development planners have developed a unique training program to meet the skills needs specifically identified by the business community. This program known as the Auburn Training Connection (ATC), a non-profit workforce development organization, was established in 2003. It

represents a joint-partnership between the City and community leaders from industry, education, and government. The primary objective of ATC is to offer training opportunities that enable the local labor force to keep pace with the changing technology being employed in the area's high-tech industry.

The main goals of the ATC are:

- Provide career opportunities for high school students.
- Develop an industrial technology education program at Auburn High School.
- Involve industry, government, and education entities in employment training, skills standards, employee development, and other related activities.
- Enhance industrial and manufacturing career opportunity for area citizens.

ATC also fills the roll of broker between companies recruiting employees and other available training resources. In those instances where new or expanding companies plan to create a sizeable number of new jobs, the services of the Alabama Industrial Development Training (AIDT) program are utilized. AIDT is a state funded agency established to tailor workforce training programs to the specific needs of the expected new jobs to be created. AIDT applicants do not apply for a job, they apply for training and graduates are then referred to companies creating the new jobs.

ATC also has a working relationship with Southern Union Community College located in Opelika, which offers a variety of two year technical training degrees. Federal Workforce Investment training funds have been funneled through Southern Union (a state school) to purchase CNC machinery and other equipment utilized at ATC's training facility.

Through its network of partnerships, ATC is changing the workforce makeup of the Auburn area and raising expectations for many low- and moderate-income people.

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

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

The Comprehensive Economic Development Strategy (CEDS) covers the entire area of Lee and Russell Counties in Alabama and was last updated by the Lee-Russell Council of Governments in 2009. The CEDS looks mainly at economic growth factors beyond the control of individual member governments and is prepared according to the guidelines of the U.S. Economic Development Administration (EDA). Auburn is a member government in the Lee-Russell Council of Governments.

The goals and hoped for outcomes of CEDS deal primarily with road and transportation improvements, expansion of water and sewer systems, and other regional improvements.

The existence of a CEDS would in theory allow member governments to apply for Federal assistance through programs of the EDA, however, the threshold for qualifying for such assistance is related to the existence of high unemployment numbers for the applicants home county. Since Auburn and Lee County do not have high unemployment numbers when compared to national norms, it will not be possible to access EDA funding.

Auburn is continuing to plan for and implement expansions of its inventory of available industrial properties and is working with the Metropolitan Planning Organization (MPO) to develop and implement major road and highway projects benefitting the entire region. The MPO is the organization established according to Federal Department of Transportation regulations to plan for and allocate highway and transit funding in the urbanized area of Lee and Russell counties.

Another project listed in the CEDS is the Revitalization of Downtown Auburn. The revitalization plan plays up the connection of the downtown to the campus of Auburn University and centers on the traditional celebrations of athletic triumphs that draw both students and alumni in large numbers to Toomer's Corner. By enhancing this traditional gathering area and making access to downtown easier and more pleasant through the provision of parking decks, landscaping and other improvements, it will further grow the retail and hospitality businesses in the downtown area, thereby creating additional low skilled jobs available to low- and moderate-income persons.

An initiative undertaken by the City and directly connected to CDBG is the Section 108 Loan Program. In 2010 the City made application for and received HUD approval for a Section 108 Loan in the amount of \$3,950,000. Part of the loan proceeds were utilized for public housing improvements, but \$1,750,000 was set aside for economic development loans and \$300,000 was budgeted for micro-loans to assist small business expansion and start-up. A requirement for borrowers accessing these loans is that they create jobs for low- and moderate-income persons.

## **Discussion**

Economic Development has been, and continues to be, a bright spot for the City of Auburn. The rapid economic growth being experienced is also creating problems in matching the available workforce with the skills levels demanded by employers. Economic Development officials seem to have a realistic approach to providing job training to reduce this skills gap. Overall this economic activity continues to expand the economic opportunities available to low- and moderate-income individuals and represents the most effective strategy for reducing poverty.



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

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

According to Table 7 of this report, there are only 342 households in the entire City that report having a housing problem other than "Cost Burden". This represents less than 2% of the housing stock. Therefore, it is not considered that there is a concentration of households with multiple housing problems.

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

For the purpose of this question, it is considered that there is minority concentration when the racial or ethnic minority exceeds 50% of the population.

Review of census data reveals that racial and ethnic groups in the City of Auburn are well disbursed. There is only one census tract (406.2) that has a minority (Black/African American) population exceeding 50%. This area includes the largest public housing communities in the City (Ridgecrest, Moton and Drake) and a significant minority neighborhood surrounding these housing communities. But even with this concentration, the Black/African American population accounts for just 53.2% of the residents in the census tract.

Other minority groups are not concentrated in any given census tract or area, and the staff of the Community Development Division is not aware of any large concentrations within a given area.

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

The area incorporates the largest concentration of public housing in the City and the quality of housing tends to be mixed in condition and quality. The City has worked with North Auburn Housing Development Corporation, a non-profit, to develop 29 new affordable single-family housing units. Small retail stores and small business dot the periphery of the neighborhood.

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

There is City middle school, two (2) large recreation centers, four (4) large minority churches, two (2) public parks, a fire and rescue station, a City swimming pool, and a Boy's and Girl's Club.

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

The neighborhood is in close proximity to Auburn University, Downtown Auburn, and a large City owned industrial park. This offers job opportunities and training opportunities which enables those persons with personal drive to better their economic situation and opportunities.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

As an outgrowth of the Needs Assessment and the Market Analysis, this Section of the Consolidated Plan presents a Strategic Plan for undertaking actions and activities to address some of the identified needs. It also seeks to influence, to the extent that is practical, the housing and social services market available to serve the needs of low- and moderate-income persons.

This Strategic Plan will address the priorities that the City will pursue with the available resources and the rationale for establishing those priorities. It will address how the housing market conditions influenced decisions on which housing programs and activities to undertake. Most importantly, it will estimate the amount of resources that will be available to the jurisdiction over the period covered in the Consolidated Planning period.

Given the priorities, programs, and resources that are a part of this Strategic Plan, the City will establish goals for outcomes and accomplishments that will be utilized to measure progress and effectiveness of the strategies adopted.

As in the Needs Assessment and the Market Analysis, the Strategic Plan will also address issues regarding Public Housing, Homelessness, Lead Based Paint, and Barriers to Affordable Housing. It will address the findings contained in the Needs Assessment and Market Analysis and how that information led to determining how resources and efforts will be directed.

The Strategic Plan also contains a concise summary of the City's goals, programs, and policies that are aimed at reducing the number of poverty level households. This Anti-Poverty Strategy considers how Economic Development and Employment Training programs are having a positive effect on reducing poverty in the City of Auburn.

Finally, the Strategic Plan discusses the monitoring standards and procedures to be followed in order to ensure that the Consolidated Plan priorities are being carried out ethically, effectively and in accordance with applicable laws and regulations.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 46 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Based upon the information contained in the Needs Analysis and the resources available to meet those needs, the City of Auburn does not choose to allocate its resources to a specific targeted geographic area.



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 47 – Priority Needs Summary

1	<b>Priority Need Name</b>	Rehabilitation-Reconstruction of exiting units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Reconstruction Housing Rehabilitation Housing Rehabilitation - Resale
	<b>Description</b>	Provide housing repair grants and loans to LMI housing units.
	<b>Basis for Relative Priority</b>	Based on the housing market analysis rehabilitation is necessary to help maintain the inventory of affordable housing.
2	<b>Priority Need Name</b>	Production of new units
	<b>Priority Level</b>	High
	<b>Population</b>	Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	New Home Construction
	<b>Description</b>	Make single-family housing construction allocations to North Auburn Housing Development Corporation - a non profit, CBDO.

	<b>Basis for Relative Priority</b>	Need for affordable housing identified under MA-15 - Cost of Housing.
3	<b>Priority Need Name</b>	Homeownership Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeowner Assistance
	<b>Description</b>	Community Development provides assistance with down-payment and closing cost assistance for qualified LMI homebuyers.
	<b>Basis for Relative Priority</b>	LMI applicants need assistance with down payment assistance and closing cost assistance to support home purchases within the City limits.
4	<b>Priority Need Name</b>	Housing Program administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Administrative cost for housing program operations.
	<b>Basis for Relative Priority</b>	Housing needs assessment and market analysis indicates need for housing assistance programs.
5	<b>Priority Need Name</b>	Acquisition of vacant residential lots
	<b>Priority Level</b>	High

	<b>Population</b>	Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Land Acquisition
	<b>Description</b>	Acquisition of residential lots to support production of new affordable housing units.
	<b>Basis for Relative Priority</b>	Need for affordable housing identified under MA-15 - Cost of Housing.
<b>6</b>	<b>Priority Need Name</b>	Demolition and Clearance
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Demolition and Clearance
	<b>Description</b>	Elimination of slum and blighted properties on a spot basis.
	<b>Basis for Relative Priority</b>	LMI residents recognize the need to eliminate blight and safety hazards in LMI neighborhoods.
<b>7</b>	<b>Priority Need Name</b>	Site improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	
	<b>Description</b>	Site preparation and infrastructure improvements on affordable housing building sites.
	<b>Basis for Relative Priority</b>	Need for affordable housing identified under MA-15 - Cost of Housing.
8	<b>Priority Need Name</b>	Public Improvements and infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Drainage improvements Street improvements Street light improvements
	<b>Description</b>	Public improvements support neighborhood stabilization efforts.
	<b>Basis for Relative Priority</b>	Public improvement need identified under NA - 50 (Non-Housing Community Development Needs).
9	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Elderly Frail Elderly

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Family supportive services Temporary Emergency Assistance Mortgage assistance Rental Assistance Senior supportive services Utility Assistance Youth supportive services
	<b>Description</b>	Auburn has a need to support citizens that are cost burden and severely cost burden through public service programs (i.e. utility, rental assistance, homeless assistance, Youth, Family and Senior supportive services).
	<b>Basis for Relative Priority</b>	Need for public service activities identified under NA-50 - Non-Housing Community Development Needs.
<b>10</b>	<b>Priority Need Name</b>	Section 108 -ED loans
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Economic Development activity
	<b>Description</b>	Economic development loans to support area commercial and industrial businesses creating jobs for LMI persons.
	<b>Basis for Relative Priority</b>	Need for Economic Development job creation initiatives identified under MA-45.
<b>11</b>	<b>Priority Need Name</b>	CD program Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Program administration
	<b>Description</b>	Community Development program administration enables the program daily operations of all CD programs.
	<b>Basis for Relative Priority</b>	All CD programming (Admin, Housing, Public Service, and Economic development-Section 108) is administered through the office of Community Development.
12	<b>Priority Need Name</b>	Public facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Recreational facilities Senior facilities
	<b>Description</b>	Address public facilities needs of LMI neighborhoods and population.
	<b>Basis for Relative Priority</b>	Public facilities needs identified under NA-50 (Non-Housing Community Development Needs).
13	<b>Priority Need Name</b>	Rental Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Rental Assistance

	<b>Description</b>	Tenant based rental assistance (TBRA) provided through Section 8 (HCV) or Low-Income Housing Tax Credits (LIHTC).
	<b>Basis for Relative Priority</b>	The TBRA assistance renters cost burdened and severely cost burdened.

**Narrative (Optional)**

The establishment of Priority Needs is the result of considering the information discussed in the Needs Assessment and Market Analysis portions of the Consolidated Plan in light of the amount of resources reasonably to be expected.

Staff is available to undertake Priority 1 and has a track record of addressing the housing maintenance and repair needs of low- and moderate-income homeowners. Rehab is seen as a means to preserve affordable housing and to help relieve some of the cost burden experienced by low- and moderate-income homeowners.

Priorities 2, 3, 5, and 7 all relate to the City’s strategy to produce more affordable housing by constructing new single-family houses. Working with the North Auburn Housing Development Corporation, a Community Based Development Organization, the CDBG Program has been able to develop homeownership opportunities for eligible low- and moderate-income households. Priority 3 provides down-payment and closing cost assistance to low/mod persons purchasing affordable housing units anywhere in the City.

CDBG resources are not adequate to address the needs of those renters identified as suffering from a “cost burden” or a “severe cost burden”. A high priority, however, should be set for providing rental assistance. Priority 13 sets a priority for providing rental based tenant assistance by using Section 8 Housing Choice Vouchers or other Section 8 resources, or Low Income Housing Tax Credit allocations to rental housing developers.

Priority 4 provides needed administrative funds for operating the housing part of the CDBG Program, while Priority 11 provides for general administration of the Program.

Priority 6 provides for the demolition and clearance of dilapidated and abandoned properties on a spot basis in response to citizen complaints.

To address Priority 9 the City will provide CDBG funding to public service agencies that assist persons and families at risk of becoming homeless, and that provide assistance to low-income youths and the elderly. Through its General Fund Budget, the City provides financial assistance to public service agencies to assist persons with mental disabilities, HIV/AIDS, victims of domestic abuse, and those with substance abuse issues.

Priorities 8 and 12 address issues of public improvements and public facilities needed by low-income areas, including public housing communities. Specific projects will be funded under the CDBG program or other City capital budget funding as resources and projects are identified.

The need for more and better jobs for low- and moderate-income persons is provided for under Priority 10 – Economic Development. Funding will come primarily from the proceeds of, and program income from, the Section 108 program. The operation of this Economic Development lending program has been outlined in the 108 Application and further defined in the Grant Agreement with HUD.

This summary represents the Priorities that will be undertaken by the City over the five-year period covered by this Consolidated Plan.

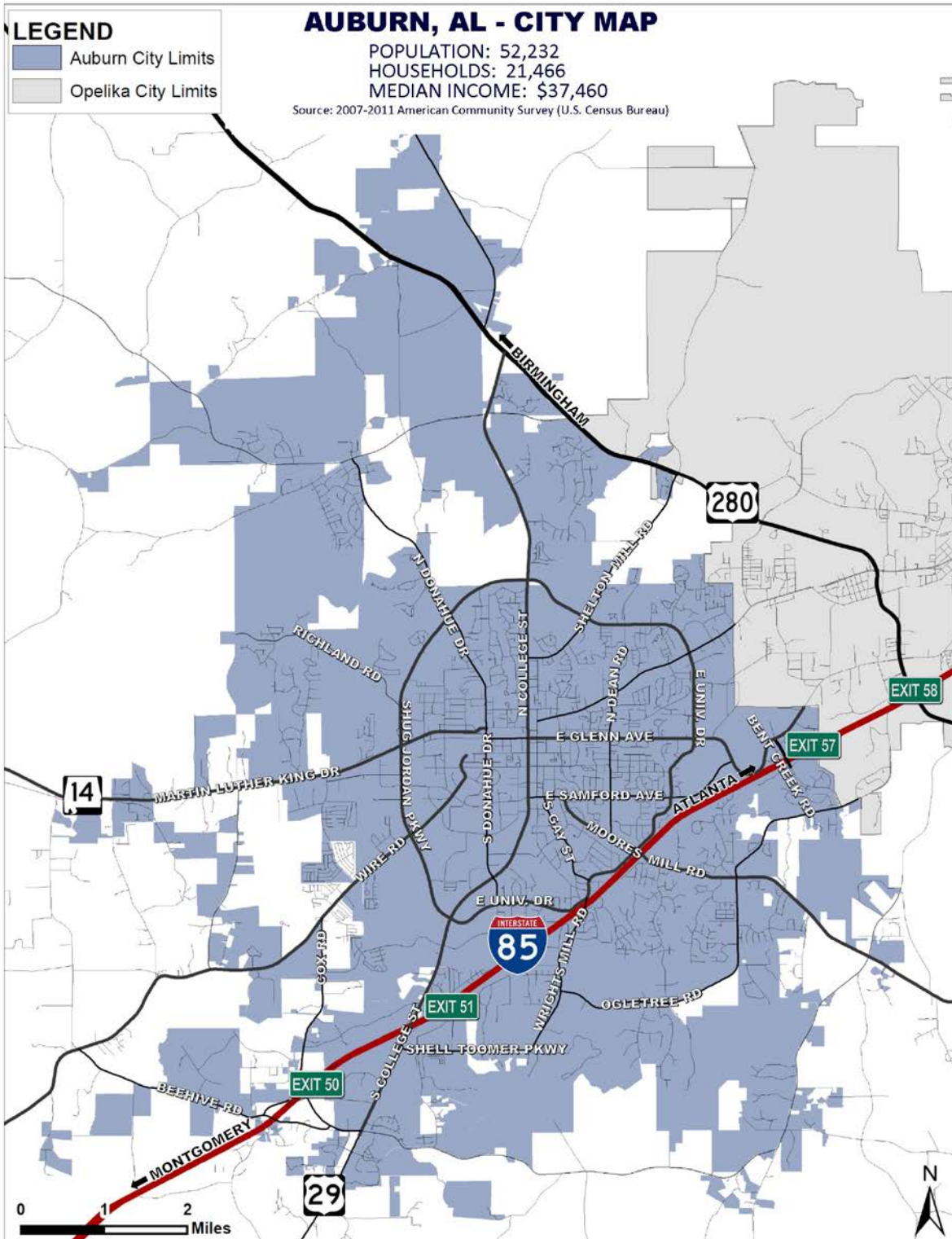


## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to the Needs Assessment and the Market Analysis, there is a large number of renter households that are cost burdened or severely cost burdened. Such rental assistance would be subject to availability of Section 8 rental assistance and/or Low Income Housing Tax Credit allocations. (Priority 13)
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	According to the Needs Assessment and the Market Analysis, there is a large number of owner households that are cost burdened or severely cost burdened. The City will undertake a affordable homeownership housing production program in partnership with a qualified Community Based Housing Development Organization. (Priorities 2, 3, 5, & 7)
Rehabilitation	According to the Needs Assessment and the Market Analysis there is a sufficient supply of housing units in need of rehabilitation. This fact coupled with the large number of owner households that are cost burdened justifies a strategy of undertaking rehabilitation.
Acquisition, including preservation	N/A

**Table 48 – Influence of Market Conditions**



**Auburn City**



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

### **Introduction**

Of the formula Entitlement Programs allocated by HUD (CDBG, HOME, ESG, and HOPWA), the City of Auburn qualifies to receive entitlement funding only under the CDBG program. Therefore, only CDBG funding is available to address the priority needs and specific objectives identified in the Strategic Plan.

The only private funding leveraged by the activities undertaken by the City is the Homeownership Assistance (down-payment and closing cost) provided by the City to low- and moderate-income homebuyers. Under this program a private mortgage lender provides first mortgage financing and the City provides a second mortgage as a down-payment for qualified applicants. Typically the down-payment will provide no more than 20% of the cost of the house, thereby incentivizing the lender to provide 80% of the financing.

While the City has set a high priority for rental assistance, Section 8 vouchers must be applied for by the Public Housing Authority when funding is available and applications are being accepted by HUD. Likewise, Low Income Housing Tax Credit allocations may only be applied for by a qualified housing development organization applying to the Alabama Housing Finance Authority.

**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	469,551	100,000	1,012,000	1,581,551	2,200,000	Grantees are not certain of future anticipated funds, but this represents an estimate for planning purposes

**Table 49 - Anticipated Resources**

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

See the discussion in the introduction to this section (SP-35) above.

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

No publically owned land or property located in the City of Auburn will be used to address the needs identified in this Plan.

## Discussion

Given the finding from the Needs Assessment and Market Analysis that cost burdened and severely cost burdened households represent the greatest need, it is the City's intention to allocate most of its CDBG resources to housing related issues. Priority will be given to new affordable housing construction and rehabilitation (i.e., repair and maintenance) to help preserve the stock of affordable units. Homeowner assistance, which is a down payment assistance program is designed to encourage and enable low- and moderate-income renters to become homeowners, by making the initial down payment and closing cost affordable.

Part of the public service items budgeted are also targeted to the assistance of cost burdened households. The City will budget activities to assist low-income households that experience problems with making their mortgage or rent payment, or that face imminent threats of having utilities disconnected. Persons facing such emergencies are at risk of becoming homeless and this assistance is designed to provide one-time grants to get past such emergencies.

Also being funded are public service activities to provide assistance to youths and children and to senior citizens (the elderly). These activities provide needed services to assist very low-income persons who lack financial resources to participate in recreational and nutritional programs that are otherwise available to the general public. It is felt that these resources are adequate at this time, and that there is no major obstacle to addressing these underserved needs.

Finally, activities to improve low-income neighborhoods are provided through a sidewalk public improvement that was requested by the Housing Authority, and a demolition and clearance activity to remove dilapidated structures that create a blighting influence. This demolition will be on a spot basis.

Implicit in the selection of priorities to fund under this Action Plan is the amount of available funding and the ability of staff and sub recipients to implement and execute the activities.

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
North Auburn Housing Development Corp.	CBDO	Ownership	Other

**Table 50 - Institutional Delivery Structure**

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

In assessing the institutional delivery system employed by the City of Auburn in administering its CDBG program, it appears that the strengths lie in the compact activity load undertaken in delivering its program. The vast majority of the City’s Community Development program is administered and handled in-house by the Community Development Division. It provides housing rehab, and coordinates public improvements and facilities with the appropriate City departments. As a division of the City’s Economic Development Department, it is able to leverage the considerable resources of that department to assist in structuring and analyzing economic development loans and other financing activities.

The Community Development Division (CDD) also directly oversees the public service activities that relate to providing assistance to persons at risk of homelessness (i.e., mortgage/rental assistance, utility assistance, and short term shelter assistance). The Community Development Division also utilizes the services of a small number of public service agencies (sub-grantees) that undertake contracted services available to low- and moderate-income individuals and families. CDD monitors these agencies for compliance with their sub-grantee agreements.

In order to provide for the construction of new housing, an activity not permissible under Community Development regulations except where carried out through a Community Based Development Organization (CHDO), the City utilizes the services of North Auburn Housing Development Corporation. CDD has a housing development agreement with the non-profit North Auburn Housing Development Corporation, a CBDO.

Based upon the size of the program and the priorities being undertaken, no gaps in the institutional delivery system are apparent.

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

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

**Table 51 - Homeless Prevention Services Summary**

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

From the information available in Section NA-40, Homeless Needs Assessment, homelessness is not a substantial problem in the City of Auburn. Agencies handle homelessness as a sideline to their main missions.

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

There appear to be adequate services available within the Auburn-Opelika MSA to meet the demands that exist. No agencies reported an inability to handle demands which they experience.



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

No particular needs gap has been identified.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Home Construction	2015	2019	Affordable Housing		Production of new units	CDBG: \$565,000	Homeowner Housing Added: 15 Household Housing Unit
2	Housing Rehabilitation	2015	2019	Affordable Housing		Rehabilitation-Reconstruction of exiting units	CDBG: \$400,000	Homeowner Housing Rehabilitated: 40 Household Housing Unit
3	Homeowner Assistance	2015	2019	Affordable Housing		Homeownership Assistance	CDBG: \$100,000	Homeowner Housing Added: 10 Household Housing Unit
5	Housing Reconstruction	2015	2019	Affordable Housing		Rehabilitation-Reconstruction of exiting units	CDBG: \$270,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
6	Land Acquisition	2015	2019	Affordable Housing		Acquisition of vacant residential lots	CDBG: \$300,000	Homeowner Housing Added: 10 Household Housing Unit
7	Housing Rehabilitation - Resale	2015	2019	Affordable Housing		Rehabilitation-Reconstruction of exiting units		
9	Senior facilities	2015	2019	Non-Homeless Special Needs		Public facilities		
10	Recreational facilities	2015	2019	Non-Housing Community Development		Public facilities		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Street improvements	2015	2019	Public Housing Non-Homeless Special Needs Non-Housing Community Development		Public Improvements and infrastructure		
12	Drainage improvements	2015	2019	Non-Housing Community Development		Public Improvements and infrastructure		
13	Street light improvements	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Public Improvements and infrastructure		
14	Sidewalk projects	2015	2019	Non-Housing Community Development			CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
15	Rental Assistance	2015	2019	Non-Homeless Special Needs		Public Services Rental Assistance	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
16	Utility Assistance	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$50,000	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Mortgage assistance	2015	2019	Affordable Housing Non-Homeless Special Needs		Public Services	CDBG: \$2,500	Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
18	Senior supportive services	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
19	Youth supportive services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
20	Temporary Emergency Assistance	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
21	Demolition and Clearance	2015	2019	Affordable Housing		Demolition and Clearance	CDBG: \$25,000	Buildings Demolished: 5 Buildings
22	Economic Development activity	2015	2019	Non-Housing Community Development		Section 108 -ED loans	CDBG: \$1,012,000	Jobs created/retained: 29 Jobs
23	Program adminstration	2015	2019	Progam adminstration		CD program Administration		
24	Family supportive services	2015	2019	Non-Housing Community Development		Public Services		

Table 52 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	New Home Construction
	<b>Goal Description</b>	North Auburn Housing Development Corporation (CBDO) will design/build new affordable home opportunities for LMI households.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Home modifications and repairs will be performed to existing homes.
3	<b>Goal Name</b>	Homeowner Assistance
	<b>Goal Description</b>	LMI homebuyers will be assisted by down payment and closing cost assistance.
5	<b>Goal Name</b>	Housing Reconstruction
	<b>Goal Description</b>	The Community Development office considers housing reconstruction as funding is available and housing rehabilitation is not an option with the structure.
6	<b>Goal Name</b>	Land Acquisition
	<b>Goal Description</b>	Land acquisition is a necessary to affordable housing. Land acquisition is considered as funding is available and a "willing seller" approaches Community Development. As well, the City does not "land bank"; therefore, if there is no immediate/direct beneficiary (LMI) the purchases will not be considered.
7	<b>Goal Name</b>	Housing Rehabilitation - Resale
	<b>Goal Description</b>	The activity can support affordable housing goals. This type project will be considered when funding is available.

9	<b>Goal Name</b>	Senior facilities
	<b>Goal Description</b>	Community Development intends to support efforts to improve facilities for seniors upon request and as funding is available.
10	<b>Goal Name</b>	Recreational facilities
	<b>Goal Description</b>	Community Development intends to support LMI family and youth recreation through facility enhancements upon request and as funding is available.
11	<b>Goal Name</b>	Street improvements
	<b>Goal Description</b>	Community Development intends to support LMI areas through street/road improvements as requests are made and funding is available.
12	<b>Goal Name</b>	Drainage improvements
	<b>Goal Description</b>	Community Development intends to support public improvements/drainage projects as requests are made and funding is available.
13	<b>Goal Name</b>	Street light improvements
	<b>Goal Description</b>	Community Development intends to improve LMI area street lights by request and as funding is available.
14	<b>Goal Name</b>	Sidewalk projects
	<b>Goal Description</b>	Community Development intends to perform sidewalk improvements in LMI area (including public housing areas) as request are made and funding is available.
15	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	Rental assistance supports citizens cost burdened and at risk of homelessness.

16	<b>Goal Name</b>	Utility Assistance
	<b>Goal Description</b>	Utility Assistance supports those cost burdened and citizens at risk of homelessness.
17	<b>Goal Name</b>	Mortgage assistance
	<b>Goal Description</b>	Mortgage assistance supports LMI homeowners and those at risk of homelessness.
18	<b>Goal Name</b>	Senior supportive services
	<b>Goal Description</b>	Senior supportive services assistance LMI elderly and frail elderly through area agencies.
19	<b>Goal Name</b>	Youth supportive services
	<b>Goal Description</b>	Youth services (LMI Auburn youth) are available through Community Development and area agencies.
20	<b>Goal Name</b>	Temporary Emergency Assistance
	<b>Goal Description</b>	Emergency assistance for citizens temporarily displaced and in need for two-nights hotel stay.
21	<b>Goal Name</b>	Demolition and Clearance
	<b>Goal Description</b>	Eliminating blight on a spot basis.
22	<b>Goal Name</b>	Economic Development activity
	<b>Goal Description</b>	Extending economic development loans to area commercial/industrial businesses for job creation.
23	<b>Goal Name</b>	Program administration
	<b>Goal Description</b>	Salaries and expenses of daily operations of CDBG programming.

24	<b>Goal Name</b>	Family supportive services
	<b>Goal Description</b>	Family supportive services will assist LMI families through counseling, transportation, and education.

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

Based upon the programs and resources listed in the Goals Summary above, it is estimated that affordable housing assistance will be provided through the construction of new homes to 15 homebuyers (three new homes per year on average). Housing reconstruction is estimated to be undertaken on three (3) units.

From the above information, it is estimated that these programs will provide affordable housing to ten (10) moderate-income households, five (5) low-income households, and three (3) extremely low-income households.



## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

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

Based upon its Section 504 assessment, the Public Housing Authority has an adequate number of Accessible Units available at this time. Accessible units currently outnumber the demand.

### **Activities to Increase Resident Involvements**

Section MA-25, Public and Assisted Housing, of this document lists an extensive array of resident initiatives designed to increase resident involvement. There are no plans to introduce additional initiatives at this time.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

The Auburn Housing Authority is considered a high performing agency and does not carry the designation of “troubled”.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Staff from the Community Development Division has examined the zoning regulations, subdivision regulations, and building codes of the City of Auburn to determine if public policies have a negative effect on affordable housing. This examination resulted in a finding that factors other than public policy are much more detrimental to the provision of affordable housing.

Auburn operates under a modern zoning ordinance that deals with a use approval process rather than a strict adherence to specific zoning requirements such as building size restrictions, lot size restriction, etc. Affordable housing and multi-family housing could conceivably be built in any part of the City with the presentation and approval of an acceptable development plan. Therefore, zoning exclusivity is not an issue.

Under its subdivision regulations, the City does require all developers to make provision for standard curbs and gutters and sidewalks, as opposed to cheaper valley gutters and no sidewalks allowed in some other jurisdictions. This has the effect of adding to the development costs that must be passed on to the homeowner or tenant. However, this must be weighed against the resultant living environment and safety of the residents. This requirement, it is felt, is best for the ultimate residents and the community at large.

Recently, the City adopted an energy code as part of its building code. This requires residential builders to utilize construction materials, HVAC systems, and appliances meeting certain energy efficiency standards. It is estimated that this new code adds about \$2,500 to the cost of a typical housing unit. This is a sizable amount of money when discussing affordable housing. However, the long-term sustainability and viability of those units are felt to offset this higher building cost. Low-income residents purchasing housing built under this code will find utilities and up-keep more affordable over the long run and will receive a payback in as little as five years.

Affordability, as discussed repeatedly in this document, is the result of high housing demand created by rapid growth both in the economy and the student body at Auburn University. The demand for residential housing and commercial services has spawned a construction boom and inflated land cost creating a tough environment for private investors to be able to undertake the development of affordable housing. Development costs are just too high to build affordable housing without some type of government subsidy.

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

The City is undertaking an affordable housing production program for owner units, and is electing to provide certificates of endorsement to affordable rental housing developers applying for Low Income

Housing Tax Credits or other subsidy programs. While these efforts may prove to be helpful to a few cost burdened households, the resources, compared to the identified need, is negligible.

The City is not undertaking a modification or amendment to public policies at this time.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Due to the lack of homelessness within the jurisdiction, as identified in the Needs Assessment, there will be no special outreach effort.

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

Based upon information derived from consultation with homeless shelters, the Point in Time Count, and the Needs Assessment hereto, there appears to be adequate resources to serve the emergency and transitional housing needs of homeless persons.

**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.**

Based upon information derived from consultation with homeless shelters, the Point in Time Count, and the Needs Assessment hereto, there appears to be adequate resources to serve the emergency and transitional housing needs of homeless persons.

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

The Community Development Division utilizes its CDBG funds to provide financial assistance in the form of mortgage and rental assistance, utility payments, and short-term hotel stays to assist persons at risk of becoming homeless.

Again all available information shows homeless individuals and families are not prevalent in the City of Auburn. The grantee plans to make no special expenditure related to the needs of homeless.

## **SP-65 Lead based paint Hazards – 91.215(i)**

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

A discussion of Lead Based Paint (LBP) Hazards is undertaken in Section MA-20 – Condition of Housing. While this analysis does identify that units of housing do exist that possibly contain LBP, it determined that there are no cases of children or youths having high lead levels in their blood. Due to the lack of resources available, and the lack of an apparent problem to address, the City does not choose to undertake a special effort to eliminate LBP in the housing stock.

It should be pointed out that the Community Development Division does undertake a LBP evaluation of all units being assisted under its housing rehab program that were built prior to 1980. When encountered, such LBP is treated in accordance with LBP regulations.

It should also be reported that all public housing units are free of LBP.

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

The actions listed above are considered an appropriate response to the degree of the identified problem.

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

All housing rehabilitation units are evaluated for the presence of LBP. In order to receive rehab assistance, the unit must be abated or treated in accordance with health department rules and federal regulations for LBP.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

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

The City's strategy for reducing poverty is to undertake an aggressive economic development program that includes the recruitment of new and expanding industries, assistance to existing industries and businesses, and encouragement of entrepreneurial start-ups, coupled with an innovative approach to job training and education. Section MA-45 – Non-Housing Community Development Assets, of this report contains an extensive discussion of the City's economic development successes and the role of the Auburn Training Connection in that success.

Based upon past and upcoming announcements, the City's Economic Development Department anticipates an increase in the number of new manufacturing jobs over the period covered by this Plan to be approximately 2,000 jobs. Clearly opportunity abounds and the department plans a concerted effort to encourage poverty level persons to take advantage of the training offered at no cost to the participants. Recruitment of poverty level persons will begin in high school with specialized work study programs in industrial technology.

In addition to the efforts of the Economic Development Department, the Public Housing Authority offers a Family Self-Sufficiency Program aimed at assisting residents of public housing to participate in education opportunities, job training, financial counseling, and other types of self improvement programs. The ultimate goal is to make the program participants self reliant. The PHA also offers Career Planning Classes and a federal transit funded Jobs Access Reverse Commute (JARC) program that improves transportation for low-income persons that enable them to access available jobs.

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

The most pressing housing need in the City of Auburn is households that are "cost burdened" and "severely cost burdened" (see Section MA-15, Cost of Housing). Clearly increasing the median family income for its residents will make a positive impact on these numbers. Clearly, as shown in the demographic information supplied in Section NA-10, the Median Household Income (MHI) increased by 118% between the 2000 and 2010 census. By contrast the national MHI over the same period decreased by almost minus -9%. This increase seems to indicate that the City's anti-poverty strategy of intensive economic development has paid dividends.

### **SP-80 Monitoring – 91.230**

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



## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Of the formula Entitlement Programs allocated by HUD (CDBG, HOME, ESG, and HOPWA), the City of Auburn qualifies to receive entitlement funding only under the CDBG program. Therefore, only CDBG funding is available to address the priority needs and specific objectives identified in the Strategic Plan.

The only private funding leveraged by the activities undertaken by the City is the Homeownership Assistance (down-payment and closing cost) provided by the City to low- and moderate-income homebuyers. Under this program a private mortgage lender provides first mortgage financing and the City provides a second mortgage as a down-payment for qualified applicants. Typically the down-payment will provide no more than 20% of the cost of the house, thereby incentivizing the lender to provide 80% of the financing.

While the City has set a high priority for rental assistance, Section 8 vouchers must be applied for by the Public Housing Authority when funding is available and applications are being accepted by HUD. Likewise, Low Income Housing Tax Credit allocations may only be applied for by a qualified housing development organization applying to the Alabama Housing Finance Authority.

#### 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: \$		

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	469,551	100,000	1,012,000	1,581,551	2,200,000	Grantees are not certain of future anticipated funds, but this represents an estimate for planning purposes

Table 53 - 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**

See the discussion in the introduction to this section (SP-35) above.

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

No publically owned land or property located in the City of Auburn will be used to address the needs identified in this Plan.

**Discussion**

Given the finding from the Needs Assessment and Market Analysis that cost burdened and severely cost burdened households represent the greatest need, it is the City's intention to allocate most of its CDBG resources to housing related issues. Priority will be given to new affordable housing construction and rehabilitation (i.e., repair and maintenance) to help preserve the stock of affordable units. Homeowner assistance, which is a down payment assistance program is designed to encourage and enable low- and moderate-income renters to become homeowners, by making the initial down payment and closing cost affordable.

Part of the public service items budgeted are also targeted to the assistance of cost burdened households. The City will budget activities to assist low-income households that experience problems with making their mortgage or rent payment, or that face imminent threats of having utilities disconnected. Persons facing such emergencies are at risk of becoming homeless and this assistance is designed to provide one-time grants to get past such emergencies.

Also being funded are public service activities to provide assistance to youths and children and to senior citizens (the elderly). These activities provide needed services to assist very low-income persons who lack financial resources to participate in recreational and nutritional programs that are otherwise available to the general public. It is felt that these resources are adequate at this time, and that there is no major obstacle to addressing these underserved needs.

Finally, activities to improve low-income neighborhoods are provided through a sidewalk public improvement that was requested by the Housing Authority, and a demolition and clearance activity to remove dilapidated structures that create a blighting influence. This demolition will be on a spot basis.

Implicit in the selection of priorities to fund under this Action Plan is the amount of available funding and the ability of staff and sub recipients to implement and execute the activities.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Home Construction	2015	2019	Affordable Housing			CDBG: \$210,641	Homeowner Housing Added: 3 Household Housing Unit
2	Housing Rehabilitation	2015	2019	Affordable Housing		Rehabilitation-Reconstruction of exiting units	CDBG: \$25,017	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Homeowner Assistance	2015	2019	Affordable Housing		Homeownership Assistance	CDBG: \$0	
5	Housing Reconstruction	2015	2019	Affordable Housing		Rehabilitation-Reconstruction of exiting units		Homeowner Housing Added: 1 Household Housing Unit
6	Land Acquisition	2015	2019	Affordable Housing		Acquisition of vacant residential lots		Homeowner Housing Added: 1 Household Housing Unit
7	Housing Rehabilitation - Resale	2015	2019	Affordable Housing		Rehabilitation-Reconstruction of exiting units		Homeowner Housing Added: 1 Household Housing Unit
9	Senior facilities	2015	2019	Non-Homeless Special Needs		Public Improvements and infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Recreational facilities	2015	2019	Non-Housing Community Development		Public Improvements and infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
11	Street improvements	2015	2019	Public Housing Non-Homeless Special Needs Non-Housing Community Development		Public Improvements and infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
12	Drainage improvements	2015	2019	Non-Housing Community Development		Public Improvements and infrastructure	CDBG: \$54,827	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
13	Street light improvements	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Public Improvements and infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
14	Sidewalk projects	2015	2019	Non-Housing Community Development		Public Improvements and infrastructure	CDBG: \$0	
15	Rental Assistance	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$8,000	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
16	Utility Assistance	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$15,000	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Mortgage assistance	2015	2019	Affordable Housing Non-Homeless Special Needs		Public Services	CDBG: \$1,000	Public service activities for Low/Moderate Income Housing Benefit: 5 Households Assisted
18	Senior supportive services	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
19	Youth supportive services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
20	Temporary Emergency Assistance	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$3,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
21	Demolition and Clearance	2015	2019	Affordable Housing		Demolition and Clearance	CDBG: \$15,000	Buildings Demolished: 2 Buildings
22	Economic Development activity	2015	2019	Non-Housing Community Development		Section 108 -ED loans	CDBG: \$1,012,000	Jobs created/retained: 29 Jobs
23	Family supportive services	2015	2019	Non-Housing Community Development			CDBG: \$11,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 54 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	New Home Construction
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Homeowner Assistance
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Housing Reconstruction
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Land Acquisition
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Housing Rehabilitation - Resale
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Senior facilities
	<b>Goal Description</b>	
10	<b>Goal Name</b>	Recreational facilities
	<b>Goal Description</b>	
11	<b>Goal Name</b>	Street improvements
	<b>Goal Description</b>	
12	<b>Goal Name</b>	Drainage improvements
	<b>Goal Description</b>	
13	<b>Goal Name</b>	Street light improvements
	<b>Goal Description</b>	

14	<b>Goal Name</b>	Sidewalk projects
	<b>Goal Description</b>	
15	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	
16	<b>Goal Name</b>	Utility Assistance
	<b>Goal Description</b>	
17	<b>Goal Name</b>	Mortgage assistance
	<b>Goal Description</b>	
18	<b>Goal Name</b>	Senior supportive services
	<b>Goal Description</b>	
19	<b>Goal Name</b>	Youth supportive services
	<b>Goal Description</b>	
20	<b>Goal Name</b>	Temporary Emergency Assistance
	<b>Goal Description</b>	
21	<b>Goal Name</b>	Demolition and Clearance
	<b>Goal Description</b>	
22	<b>Goal Name</b>	Economic Development activity
	<b>Goal Description</b>	
23	<b>Goal Name</b>	Family supportive services
	<b>Goal Description</b>	





# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The Annual Action Plan reflects the projects planned for funding along with anticipated outcomes in FY2015.

### Projects

#	Project Name
1	Housing Rehabilitation
2	Housing Rehabilitation Grants
3	Homeownership Assistance
4	Housing Administration
5	Housing New Construction
6	Demolition and Clearance
7	CDBG Program Administration
9	Homeless Assistance
10	Family Care Resources - FCR
11	Family Services Program - TDC
12	Auburn Daycare Center
13	Auburn Housing Authority - Family Services
14	Food Bank - Brown Bag Program
15	Boys and Girls Club - Youth Services
16	Sports Vouchers
17	Mortgage Assistance
18	Utility Assistance
19	Rental Assistance
20	Sidewalk Project
21	Economic Development special activity
22	Northwest Village drainage project

**Table 55 – Project Information**

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

Given the findings from the Needs Assessment and Market Analysis that cost burdened and severely cost burdened households represent the greatest need, it is the City's intention to allocate most of its CDBG resources to housing related issues. Priority will be given to new affordable housing construction and rehabilitation (i.e., repair and maintenance) to help preserve the stock of affordable

units. Homeowner assistance, which is a downpayment assistance program is designed to encourage and enable low- and moderate-income renters to become homeowners, by making the initial downpayment and closing cost affordable.

Part of the public service items budgeted are also targeted to the assistance of cost burdened households. The City will budget activities to assist low-income households that experience problems with making their mortgage or rent payment, or that face imminent threats of having utilities disconnected. Persons facing such emergencies are at risk of becoming homeless and this assistance is designed to provide one-time grants to get past such emergencies.

Also being funded are public service activities to provide assistance to youths and children and to senior citizens (the elderly). These activities provide needed services to assist very low-income persons who lack financial resources to participate in recreational and nutritional programs that are otherwise available to the general public. It is felt that these resources are adequate at this time, and that there is no major obstacle to addressing these underserved needs.

Finally, activities to improve low-income neighborhoods are provided through a sidewalk public improvement that was requested by the Housing Authority, and a demolition and clearance activity to remove dilapidated structures that create a blighting influence. This demolition will be on a spot basis.

Implicit in the selection of priorities to fund under this Action Plan is the amount of available funding and the ability of staff and subrecipients to implement and execute the activities.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Rehabilitation-Reconstruction of exiting units
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Providing housing rehab loans for LMI working homeowners and deferred loans for elderly/disabled owners.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Housing rehab loans benefit LMI owners to maintain the structural value of personal property.
<b>2</b>	<b>Project Name</b>	Housing Rehabilitation Grants
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Rehabilitation-Reconstruction of exiting units
	<b>Funding</b>	CDBG: \$19,786
	<b>Description</b>	Housing emergency grants are issued for needed home repairs for LMI owners.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Emergency rehab grants combat structural damages, system failures threatening the value of the structure and/or personal safety.
<b>3</b>	<b>Project Name</b>	Homeownership Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	

	<b>Funding</b>	:
	<b>Description</b>	This program provides down payment and closing cost assistance to qualifying LMI buyers.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The activity supports affordable housing of new and existing homes within the jurisdiction.
<b>4</b>	<b>Project Name</b>	Housing Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Housing Program administration
	<b>Funding</b>	CDBG: \$53,000
	<b>Description</b>	This funding supports the oversight and administration costs for the delivery of all housing activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	N/A
<b>5</b>	<b>Project Name</b>	Housing New Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	New Home Construction
	<b>Needs Addressed</b>	Production of new units
	<b>Funding</b>	CDBG: \$135,000
	<b>Description</b>	This program creates marketable new homes for qualifying LMI families and individuals.
	<b>Target Date</b>	5/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 households will be assisted with affordable housing funding
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	This program provides support of neighborhood stabilization efforts in LMI areas.
<b>6</b>	<b>Project Name</b>	Demolition and Clearance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Demolition and Clearance
	<b>Needs Addressed</b>	Demolition and Clearance
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Eliminate blighted properties on a spot basis in LMI areas.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Area LMI families and individuals will benefit from demolition and clearance grants.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	1118 Dunford Avenue and 735 North Donahue Drive
<b>7</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	CD program Administration
	<b>Funding</b>	CDBG: \$86,782
	<b>Description</b>	Community Development program administration provides funding for daily operations.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	Homeless Assistance
	<b>Target Area</b>	

	<b>Goals Supported</b>	Temporary Emergency Assistance
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	Homeless assistance provides temporary shelter for persons that are homeless or temporarily displaced to prevent chronic homelessness.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	Family Care Resources - FCR
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth supportive services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	FCR provides health and education resources and supportive services to youth and parents.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	Family Services Program - TDC
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth supportive services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	TDC will provide direct supportive services to families in LMI area. TDC is located adjacent to a sizeable Public Housing complex.



	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Auburn Daycare Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth supportive services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,000
	<b>Description</b>	Auburn Daycare provides childcare/after schools services primarily to LMI households in a LMI area.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	Auburn Housing Authority - Family Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Family supportive services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	The Auburn Housing Authority provides residential support services to residents at all complexes.
	<b>Target Date</b>	5/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	Food Bank - Brown Bag Program

	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior supportive services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	The area Food Bank supports LMI adults (Seniors) with reliable brown bag meals from its Community Market.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>14</b>	<b>Project Name</b>	Boys and Girls Club - Youth Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth supportive services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	Boys and Girls club provides youth development programming to local LMI youth.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	Sports Vouchers
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth supportive services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Sports vouchers are available through the Community Development Division to support youth entry fees for LMI youth.

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>16</b>	<b>Project Name</b>	Mortgage Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Mortgage assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,000
	<b>Description</b>	Mortgage assistance supports LMI cost burdened owners and combats the risk of homelessness.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>17</b>	<b>Project Name</b>	Utility Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Utility Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Utility assistance supports cost burdened and severely cost burdened LMI citizens and combats the risk of eviction and homelessness.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	U

18	<b>Project Name</b>	Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Rental assistance supports cost burdened and severely cost burdened LMI citizens and combats the risk of eviction and homelessness.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
19	<b>Project Name</b>	Sidewalk Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	This public improvement (Sidewalk project) lagged and funding was reallocated to Demolition and Clearance (\$10,000 FY2015) and Boykin Community Center project (\$15,000 FY2016).
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
20	<b>Project Name</b>	Economic Development special activity
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development activity
	<b>Needs Addressed</b>	Section 108 -ED loans
	<b>Funding</b>	:

	<b>Description</b>	ED-Section 108 provides loan funds for local commercial/industrial businesses to support LMI employees.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>21</b>	<b>Project Name</b>	Northwest Village drainage project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Drainage improvements
	<b>Needs Addressed</b>	Public Improvements and infrastructure
	<b>Funding</b>	CDBG: \$5,482,612
	<b>Description</b>	Northwest Village drainage project will remediate flooding during heavy rain events for the subdivision residents on Ellis Court.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 LMI households will benefit from this project.
	<b>Location Description</b>	Census tract 406.02, LMI block group 2, Auburn, Alabama
<b>Planned Activities</b>	This project will improve water flow and drainage to the subdivision retention pond.	

**AP-50 Geographic Distribution – 91.220(f)**

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

Based upon the information contained in the Needs Analysis and the resources available to meet those needs, the City of Auburn does not choose to allocate its resources to a specific targeted geographic area.

**Geographic Distribution**

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

Based upon the information contained in the Needs Analysis and the resources available to meet those needs, the City of Auburn does not choose to allocate its resources to a specific targeted geographic area.

**Discussion**

The City of Auburn has had a on-going presense, allocating CDBG funding on a variety of projects in the City limits to LMI households and in LMI areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Affordable housing has been identified as the highest priority need for the City of Auburn. The ability to address that need is strictly limited by resources. The goals for affordable housing set forth in this section of the Action Plan is felt to be realistic given the funding and programs available to address this issue.

<b>One Year Goals for the Number of Households to be Supported</b>	
Special-Needs	123
Total	123

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Goals for providing affordable housing for homeless, non-homeless, and special needs are zero. Based on the needs assessment there was not a significant need identified for these types of housing. Also the City does not receive the funding that would be necessary to provide such housing.

Given the existing programs and resources, a goal of building three (3) new affordable homeowner units and repairing ten (10) houses occupied by low- and moderate-income persons is felt to be reasonable. The City has been operating these two activities for a number of years and has the experience to undertake this goal.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Public housing is probably the most important source of providing housing for low- and extremely low-income households. It represents an important housing asset to the City of Auburn and the City supports the Auburn Housing Authority Board and Staff and works closely in addresses the needs of public housing residents and facilities.

### **Actions planned during the next year to address the needs to public housing**

The only action in this year’s budget that will serve public housing is a sidewalk project requested by the Auburn Housing Authority.

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

Auburn Housing Authority currently undertakes a broad range of resident initiative programs as outlined in the Consolidated Plan. No new initiatives are planned for this program year.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Auburn Housing Authority is considered a high performing PHA and is not designated as “troubled”.

### **Discussion**

The Auburn Housing Authority is a well managed public entity scoring an average of 95 on its housing condition evaluation.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Consolidated Plan identifies homelessness as almost none existent in the City of Auburn. The City will continue to fund its short-term shelter assistance program that provides financial assistance for households and individuals who have lost their homes due to fire, utility disconnections, family separations or other emergencies. This program pays hotel bills for short stays to enable clients to make arrangements for more permanent arrangements. Experience has shown that this program will handle between 24- 36 persons a year.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The Consolidated Plan identifies homelessness as a less than high priority need. As the City administers the emergency homeless vouchers, at the same time, the City does not plan any other expenditure in this area. Community Development will be an active member of the balance-of-state entity (ARCH) and will remain a resource for area homeless services.

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

Community Development is be an active member of the balance-of-state entity (ARCH) and will serves victims of homelessness via an emergency shelter program. Earlier sections point to out involvement as an area resource.

#### **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 Consolidated Plan recognizes homelessness in Auburn. Community Development wants to support all area agencies to the extent CDBG rules and regulations allow. Direct services for those needing

shelter or at risk of needing shelter are outside the City limits for the most part.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Community Development will continue to work closely with LMI families and individuals and serve those in need to combat homelessness.

### **Discussion**

Consultation with homeless shelter providers in Lee County and examination of the point-in-time count of homeless persons has revealed that homelessness is almost non-existent in Auburn. Homelessness is most often the result of emergency situations temporarily rendering households homeless. Auburn does offer a short-term hotel stay to provide shelter to low-income persons in these situations. Experience has shown that within a couple of days these households are able to make arrangements for other shelter.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Auburn has looked at its governmental policies to determine if such policies are having a negative effect on production of affordable housing. This section addresses those findings.

### **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**

Community Development will work closely with others involved in housing - Codes, Planning, Housing agencies, Lender, Insurance providers, County appraiser, etc. - to insure constructive practices are considered and/or in place for prospective LMI homeowners.

### **Discussion:**

Section MA-40 of the Consolidated Plan provides an extensive discussion of the negative effects of public policies on affordable housing and residential investment. This section identifies items required by the City's new energy code and its subdivision regulations that add additional costs that must be eventually passed on by the housing developer to the homebuyer or rental tenant. While these items were identified, it was considered that the overall benefit to the eventual occupant and the public at-large outweighed the negative impact of the additional costs.

See the discussion in Section MA-40 in the Consolidated Plan.

The jurisdiction plans no modifications or amendments to its policies at this time.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section will address actions that the jurisdiction will or will not take to deal with the items that follow.

### **Actions planned to address obstacles to meeting underserved needs**

The CDBG will fund a small number of public service programs to meet underserved needs of youths, children and elderly persons.

### **Actions planned to foster and maintain affordable housing**

The CDBG program will continue to provide a housing construction program in conjunction with the North Auburn Housing Development Corporation, a Community Based Development Organization (CBDO). This organization builds and markets affordable homes to qualified low- and moderate-income homebuyers.

In addition, the Community Development Division will continue its housing repair and maintenance program to assist units occupied by low-income households. This program helps maintain low-income households in their homes.

### **Actions planned to reduce lead-based paint hazards**

Houses accepted for assistance under the housing repair and maintenance program that were built prior to 1980 will be tested for lead-based paint. Should LBP be detected, the house will be treated or abated in accordance with federal guidelines.

### **Actions planned to reduce the number of poverty-level families**

The City's strategy for reducing poverty is to undertake an aggressive economic development program

that includes the recruitment of new and expanding industries, assistance to existing industries and businesses, and encouragement of entrepreneurial start-ups, coupled with an innovative approach to job training and education. Section MA-45 – Non-Housing Community Development Assets, of the Consolidated Plan contains an extensive discussion of the City’s economic development successes and the role of the Auburn Training Connection in that success.

In addition to the efforts of the Economic Development Department, the Public Housing Authority offers a Family Self-Sufficiency Program aimed at assisting residents of public housing to participate in education opportunities, job training, financial counseling, and other types of self-improvement programs. The ultimate goal is to make the program participants self-reliant. The PHA also offers Career Planning Classes and a federal transit funded Jobs Access Reverse Commute (JARC) program that improves transportation for low-income persons that enable them to access available jobs.

### **Actions planned to develop institutional structure**

It is felt that the existing institutional structure is adequate for a small CDBG program. There are no specific plans to develop additional institutional structure.

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

Staff of the Community Development Division (CDD) continues to attend meetings of social service providers such as those sponsored by the United Way, Goodwill and others. These meetings are a valuable way to let other agencies know of CDBG activities and to assess where social service agencies can assist the efforts of CDD.

CDD has regular contact with the Director and Staff of the Public Housing Authority and discusses ways in which the CDBG program can benefit public housing facilities and residents.

Private housing developers seek out the CDD when planning applications for Low Income Housing Tax Credits or other programs of the Alabama Housing Finance Authority. Applications for financial subsidies from AHFA generally require letters of consistency with the City’s Consolidated Plan.

### **Discussion:**

CDBG plans to fund a variety of programs/activities to support area LMI households with affordable housing, homelessness, public housing, special needs activities, and community development assets

initiatives. Throughout this plan these areas have been addressed related to the level of needs, priorities, goals and outcomes

## Program Specific Requirements

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

#### Introduction:

The City has budgeted a CDBG program to address housing needs in the form of new housing construction, rehabilitation (maintenance and repair), homebuyer assistance (downpayment and closing cost), and administration of housing programs. Also budgeted are public services in the form of assistance to persons at risk of becoming homeless (mortgage, rent, and utility assistance), and services for youth and children and for senior citizens.

A public improvement project that will benefit a Housing Authority property and economic development loans will be carried out with the remaining proceeds of a Section 108 Loan. With the inclusion of Administration and Planning expenses, all available funds are budgeted.

#### 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	18,058
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.	1,012,000
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
<b>Total Program Income:</b>	<b>1,030,058</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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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%

1. All program income that is expected to be received before the start of the next program year has been programmed into activities for this program year.
2. The City has borrowed its maximum amount of Section 108 loan authority (\$3,950,000) and will have approximately \$1,012,000 available for economic development loans during this program year. Funds from the 108 have been utilized for renovation of 38 units of public housing and for economic development loans to businesses and industry as specified in the Loan Agreement with HUD.
3. N/A
4. N/A



5. N/A

Auburn has never qualified an urgent need activity.

## **Attachments**

## Citizen Participation Comments









2. Where past history of public hearings has shown participation and involvement of Limited English Proficiency residents, and the Census shows a significant number (more than 5 percent), the following measures will be taken to overcome any language barriers that may exist so that the informational needs of these residents will be met:
  - (a) The hearing will be held as schedule with a translator/interpreter in attendance for translation.
  - (b) Notices of public hearings will be placed in local specialty newspapers (when available) and posted in appropriate places.

#### **E. Public Records**

All program records will be kept at City Hall located at 144 Tichenor Avenue for convenient inspection by the public, between the hours of 8:00 am and 5:00 p.m., Monday through Friday. Records will also be available at the Public Library located at 749 E. Thach. Program records will include but not be limited to the following:

1. The adopted Consolidated Plan and Action Plan;
2. Substantial amendments to the Consolidated Plan and Action Plans;
3. The Comprehensive Annual Performance and Evaluation Report; and
4. Environmental Review Records.

Free copies and digital copies will be made available upon request.

#### **F. Publications**

Before the adoption of the Consolidated Plan and Action Plan, the City of Auburn will make available to citizens the amount of assistance (including grant funds and program income), and the range of proposed activities. A summary of the adopted Consolidated Plan and Action Plan will be published in one or more newspapers of general circulation.

All comments and suggestions to the plans are to be received in writing, or orally at public hearings. Citizens and other interested groups will have not less than 30 days to submit comments on the Consolidated Plan and Action Plan before the plans are submitted to HUD and a 15-day comment period will be available for the CAPER. The plan should include a summary of comments received and reasons the comments and/or suggestions were not incorporated.

#### **G. Performance Report**







at public hearing will be considered. A summary of the comments, accepted or denied, shall be attached to the substantial amendment of the Con Plan.

Amendments to the City of Auburn's Citizen Participation Plan will be made as Federal/State regulations require, and the City of Auburn deems necessary. Citizens will have 15 days to comment on CPP amendments.

**K. Minimize Displacement**

There are no planned public projects or private development activities that would result in displacement. Should such a displacement occur, the City will assist such individuals to acquire replacement housing and will be done in accordance with all applicable federal statutes and regulations governing relocation assistance.

## Grantee Unique Appendices







City of Auburn  
 Community Development Block Grant (CDBG) Program  
 Proposed 2015-2019 Consolidated Plan  
 Citizen Participation Plan  
 2015 Action Plan

**Five-Year Consolidated Plan (Con Plan):** The Con Plan identifies community needs, resources, and priorities. Based on the housing needs assessment, housing market analysis, non-housing community needs assessment, and the Community Needs Assessment Survey, the Economic Development Department (Community Development Division) has recommended the following activities as high priorities to be included in the CDBG 2015-2019 Consolidated Plan:

<u>Housing Activities</u> <ul style="list-style-type: none"> <li>• Housing Rehabilitation/Reconstruction</li> <li>• Housing Counseling</li> <li>• Housing Services</li> <li>• Homeownership Asst. Program</li> <li>• Housing New Construction</li> <li>• Demolition and Clearance</li> <li>• Acquisition</li> <li>• Site Improvements</li> </ul>	<u>Public Facilities and Public Service</u> <ul style="list-style-type: none"> <li>• Recreational Facilities</li> <li>• Senior Facilities</li> <li>• Street Improvements</li> <li>• Flood Drain Improvements</li> <li>• Street Lights</li> <li>• Sidewalk Improvements</li> </ul>	<u>Public Assistance</u> <ul style="list-style-type: none"> <li>• Rental Assistance</li> <li>• Mortgage Assistance</li> <li>• Utility Assistance</li> <li>• Homeless Assistance</li> <li>• Youth Programs/Services</li> <li>• Family Programs/Services</li> <li>• Senior Programs/Services</li> </ul>
	<u>Economic Development:</u> <ul style="list-style-type: none"> <li>• Small business assistance</li> <li>• Commercial-Industrial assistance</li> </ul>	<u>Program Administration</u>

**Citizen Participation Plan (CPP):** The CPP is an integral part to the development of the Con Plan. The CPP outlines the City's efforts to encourage citizens to participate in the development of the Con Plan, any amendments, and the performance report.

**2015 Action Plan:** The Action Plan is prepared each year which provides information on the intended use of CDBG funds to address the needs in the Con Plan.

The U.S. Department of Housing and Urban Development (HUD) has released the CDBG FY15 allocations. The CDBG FY15 allocation (\$469,551), as published, to fund activities in the following categories:

Project Categories	Proposed Allocation
Public Facilities and Public Improvements	\$25,000
Public Service	\$60,000
Housing	\$297,769
Administration	\$86,782
<b>Total</b>	<b>\$469,551</b>

The Economic Development Department anticipates generating \$100,000 or more in program income (PI) during FY15 from the Affordable Housing Program and the Housing Rehabilitation Loan Program. PI accrued from those programs will be recycled to leverage funds to further affordable housing and housing rehabilitation programs. During FY15, the Economic Development Department will support Section 108 business loan activities.

A draft copy of the 2015-2019 Con Plan, CPP and FY15 Action Plan are available for review at City Hall located at 144 Tichenor Avenue and the Auburn Public Library located 749 East Thach Avenue. A public hearing will be held at 5:30 pm on March 10, 2015 to receive comments regarding the proposed plans. The hearing will be held at the Boykin Community Center located at 400 Boykin Street (Meeting Room C). Citizens may also submit their comments in writing. Written comments will be accepted for consideration until March 31, 2015 at 5:00 pm. Written comments may be submitted to the City of Auburn, Community Development Division, Attn: CDBG 2015-2019 Con Plan, 1500 Pumphrey Avenue, Auburn, Alabama 36832 and/or [communitydevelopment@cityofauburn.org](mailto:communitydevelopment@cityofauburn.org). Comments received after March 21, 2015 will NOT be considered.





<b>Part E: Summary</b>					
PIA Name: Auburn Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P0550185 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2015 FFY of Grant Approval:	
Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised <sup>1</sup>	Obligated	Expended
18a	15C1 Collateralization or Debt Service paid by the PHA	0			
18ba	9090 Collateralization or Debt Service paid Via System of Direct Payment	0			
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Annual Grant: (sum of lines 2 - 19)	400,491			
21	Amount of line 20 Related to HUD <sup>2</sup> Activities	0			
22	Amount of line 20 Related to Section 504 Activities	0			
23	Amount of line 20 Related to Security - Soft Costs	0			
24	Amount of line 20 Related to Security - Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	41,450			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





Baths	Wtr. saver toilets, fixtures, ceramic flrs. R&R tubs and surrounds, low flow shower heads, exhaust fans	1460	10 units	2,500		
Floors	Replace or repair VCT flooring	1460	10 units	10,000		
Mechanical	Replace or repair HVAC, ceiling registers, return grills.	1460	10 units	2,500		
Electrical	GFI receptacles, switches, smoke detectors, lighting.	1460	10 units	3,200		
Plumbing	Energy I wtr. ltrts/plumbing	1460	10 units	3,000		
Exterior	R&R roofs/windows/scrn.dr/s/extra wide weather stripping ea. extr. dr.	1460	3 building	22,201		
Other	R&R wall/ceiling/intn.dr/s/hdwr./paint.		10 units	32,000		
Dwelling Equipment	Refrigerators/Range	1465.1	11s	6,700		
Non-Dwelling Structures	Porter Center, East Park office, Moton SD Daycare, East Park Office	1470	11s	1,250		
Non-Dwelling Equipment	Equip./tools/rentals/repairs/gasoline/vehicle maintenance	1475	0	0		
Relocation	Tenant relocation	1495.1	11s	250		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Cap: Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 06/30/2017

Part III: Implementation Schedule for Capital Fund Financing Program			Federal FY of Grant: 2015
PF Name: Auburn Housing Authority			
Development Number Name/P A-Wide	All Fund Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates





**Grantee SF-424's and Certification(s)**







The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.





**Consistency with plan:** The housing activities to be undertaken with CDBG funds are consistent with the strategic plan.

**Acquisition and relocation:** The jurisdiction will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24.

**Section 3:** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR part 135.

  
Signature/Authorized Official FOUCA

4/14/15  
Date

Charles M. Duggan, Jr.

## Appendix - Alternate/Local Data Sources