



City of Auburn

Consolidated Annual Performance Evaluation
Report
(PY 2018 CAPER)

June 1, 2018 – May 31, 2019

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List of Acronyms/Abbreviations

ACSD – City of Auburn Community Services Department

CDBG – Community Development Block Grant

LMI – Low- to Moderate Income Household

NAHDC – North Auburn Housing Development Corporation

Goals and Outcomes

CR-05 - Goals and Outcomes – 91.520(a)

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

The Boykin Community Center underwent a successful renovation in years 2017 and 2018 and has become a newly updated center point of activity and resources for the Northwest Auburn area in the City of Auburn.

Program year 2018 was a year, between the completion and move into the Boykin Center, other programming, in which available affordable housing design and development planning continued. The Community Development staff took on essential public improvements set forth in the 2018 Action Plan. Street Resurfacing and Public Infrastructure projects were planned and completed and to the benefit of low-to moderate-income census tracts and block group areas.

In PY 2018 Community Development staff was successful at continuing to offer a number of Public Service activities to benefit low-to moderate-income households, serving over 500 persons in need of assistance. The City continues to reach out to prospective small business and local companies introducing them to the Section 108 Economic Development Loan program. This Economic Development Special activity was implemented to create jobs for those certifying low- to moderate-income.

The table on the following page list activities set forth in the Five-Year (2015-2019) Consolidated Plan. These activities were listed under the supposition that at some point during the Five-Year Consolidated Plan period there may be a need to undertake projects or activities in these categories. Each Action Plan may or may not have projects fitting into each of these categories.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcomes indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's programs, activities, and annual goals are notes in the Table 1.

(Table 1 following)

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

CDBG is the single source of funding for the City of Auburn as it relates to Community Development.

As explained in the PY 2015-2019 Consolidated Plan, a primary priority in the City of Auburn has been the production of Affordable Single-Family Housing for low- to moderate-income homebuyers. In the PY 2018, the Community Development staff returned to the affordable housing design and development working closely with the North Auburn Housing Development Corporation. Marketable properties are continually being sought out. In PY 2018 significant work went into the design and development of the seven (7) lots at the corner of Byrd Street and Tucker Avenue in Northwest Auburn.

CDBG allows the City of Auburn to offer Public Assistance to low- and moderate-income households that could not be provided with local public funds. Youth, Senior, and Family Supportive Services are granted to the area agencies for programming expenses. CDBG assistance to those experiencing emergency circumstances has been able to improve the lives of its most vulnerable citizens and contribute to the stability and prevent the displacement of many "at-risk" of homelessness.

PY 2018 housing repair issues requiring emergency attention were a high priority for the City. This is accomplished with CDBG funds, since this is the only source of public funds available to the City that may be utilized to assist private individuals. And lastly, CDBG funds were used for essential needs related to Public Improvement and Public Infrastructure. Low-income census tracts received funding for Public Improvement projects performed in PY 2018, specific resurfacing projects on both Lynn Street and Combs Avenue.

Racial and Ethnic Composition of Families Assisted

CR-10 – Racial and Ethnic Composition of Families Assisted – 91.520(a)

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

91.520(a)

Table 2 - Table of assistance to Racial and Ethnic populations by source of funds.

	CDBG
White	938
Black or African American	327
Asian	7
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	1272
Hispanic	0
Not Hispanic	0

2. Narrative

The Community Development staff receives requests and/or applications from a diverse population of residents and related to a variety of programming. The Community Service Department works closely with low- to moderate-income applicants daily that reside throughout the City of Auburn. The City of Auburn, since its inclusion in State of Alabama “Entitlement” communities has carried with it a “City-Wide” entitlement status, meaning primary that applicants living in any area of the City and qualifying under HUD approved CDBG requirements can apply for assistance.

Resources and Investments

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

Resources made available

Table 3 – Resources available

Source of Funds	Source	Resource Made Available	Amount Expended During Program Year
CDBG	Public - Federal	689,991	347,328
Section 108	Public - Federal	476,000	94,173

1. Narrative

During PY 2018, a total of \$590,366 were available to the City of Auburn from Community Development Block Grant resources. This total includes the 2018 entitlement allocation (\$590,366), and the total program income (\$99,625), and unexpended funding (\$347,288) reported on the PR26 and PR02, respectively. The Section 108 Loan Program reported a balance of \$476,000 at the beginning of Program Year 2018. Section 108 is reserved for making loan repayments under the loan agreement between HUD and the City and is not available for the use under the ongoing CDBG program. (See PR26 for PY 2018)

Table 4 – Identify the Geographic Distribution and Location of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide	100%	100%	(See #2)

2. Narrative

During PY 2018, the City of Auburn did not allocate any funds to a specific target area. Projects and activities provided through expenditures of Community Development Block Grant funds were available to be applied for by any and all low- to moderate-income resident of the living within the City limits.

Leveraging

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

The only leveraging of additional resources beyond Community Development Block Grant and Section 108 funds has been through the provision of affordable home mortgages through local banks and mortgage lenders. These funds have assisted low- to moderate-income first-time homebuyers purchase an affordable home built by the North Auburn Housing Development Corporation (NAHDC). Construction funds are provided to the North Auburn Housing Development Corporation, as a subrecipient and through the Community Development Block Grant program and permanent mortgages to qualified low- to moderate-income homebuyers through a private lender.

During PY 2018 no resources were leveraged.

Affordable Housing

CR-20 – Affordable Housing – 91.520(b)

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable units	0	0
Number of Non-Homeless households to be provided affordable units	0	0
Number of Special-Needs households to be provided affordable units	0	0
Total	0	0

Table 6 – Number of Households Supported

	One-Year Goal	Actual
Number of Households supported through Rental Assistance	0	46
Number of Households supported through the Production of New Units	0	0
Number of Households supported through Rehab of Existing Units	0	8
Number of Households supported through Acquisition of Existing Units	0	0
Total	0	0

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

Community Development staff was able to secure land and initiate design and development of a new small subdivision in PY 2017-2018. It is envisioned that the City of Auburn through the agreement with the North Auburn Housing Development Corporation will move forward to construction of new affordable housing as has been done in years past.

The Community Development staff is cognizant of the ongoing challenge of available residential building lots. Affordable housing efforts are hampered by property title problems and the lack of landowners willing to sell at reasonable values.

As a result, no new homes were built in PY 2018, and the City adjusted planned commitment of resources, including, funding to affordable housing production. The City planned to secure only buildable lots in initiate construction of homes with PY 2019 funds.

The report for housing units rehabilitated, has achieved no affordable housing units, since the City’s program has addressed emergency and partial rehabilitation issues and has not completed rehabilitation of any units.

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

The Community Development staff, with the North Auburn Housing Development Corporation, will move forward and continue design and development efforts on the lots planned at the Northeast corner of Byrd Street and Tucker Avenue (Tucker Heights Subdivision) in Auburn. As well, the public/private partnership has succeeded over the years, for the program and the beneficiaries of the program. The Community Development staff will continue to work on this vital partnership.

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

Table 7 – Number of Households Served

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-Income	978	0
Low-Income	273	0
Moderate-Income	31	0
Total	1272	0

5. Narrative

Citizens of Auburn (Households and Individuals) identified in Table 7 above received Community Development Block Grant Assistance during PY 2018 and across the variety of Auburn programming.

Homeless and Other Special Needs

CR-25 – Homeless and Other Special Needs

91.220(d, e); 91.320(d, e); 91.520(c)

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

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The Five-Year Consolidated Plan identifies homelessness as a low priority need in the City of Auburn, therefore limited funded of Community Development Block Grant dollars were provided for in the PY 2018 Action Plan for outreach to homeless individuals. However, Community Development staff assisted () households in Program Year 2018 who were at-risk of homelessness through its homeless prevention program. This program is identified in the Action Plan as a Public Service and provides temporary assistance, including hotel vouchers shelter, mortgage and rental assistance, utility assistance, etc.

2. Addressing the Emergency Shelter and Transitional housing needs of Homeless persons.

In preparing the Five-Year Consolidated Plan, it was determined that there was adequate resources available in the community to address emergency shelter and transitional housing needs identified. Therefore, the 2018 program planned to assist those Temporarily Displaced and at-risk of chronic homelessness.

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

As discussed above, the Community Development staff offers financial assistance to qualified low- to moderate-income persons that are Temporarily Displaced. This homeless prevention offers temporary assistance to assist households to maintain this current residence or provides short-term shelter for person who has lost their home due to fire, natural disaster, or family violence. Those in need are referred to agencies, such as Alabama Rural Coalition for the Homeless (ARCH), Lee County Salvation Army, or Unity Wellness of East Alabama Medical Center that can provide longer term aid or assistance in obtaining permanent housing and supportive services.

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

The Five-Year Consolidated Plan identifies homelessness as a low priority need and limited Community Development Block Grant programs were planned to address this issue in the PY 2018 Action Plan.

Public Housing 91.220(h); 91.320(j)

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

1. Actions taken to address the needs of Public Housing.

During the PY 2018, Community Development Block Grant funded a public service contract to the Auburn Housing Authority and the Family Resource Center of Lee County for the purpose of assisting families (adults and children) with educational activities, transportation, and family counseling/family development. # () households were assisted under these agreement.

2. Actions taken to encourage Public Housing residents to become more involved in management and participate in homeownership.

The Auburn Housing Authority undertakes a broad range of resident initiative and programs as outlined in the Five-Year Consolidated Plan 2015-2019. During the 2018 Program Year, there were no planned involvement of Community Development staff in any new initiatives and no planned expenditure of Community Development Block Grant funds beyond that discussed above.

3. Actions taken to provide assistance to troubled Public Housing Authorities.

Auburn Housing Authority is considered to be a high performing Public Housing Authority and is not labeled “troubled.”

Other Actions – 91.220(j)-(k); 91.320(i)-(j)

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

1. Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220(j); 91.320(i)

During PY 2018, the City anticipated no actions to modify or amend public policies as the result of the discussion of negative impacts contained in Section MA-40 of the Five-Year Consolidated Plan (2015-2019) and Action Plan 2015.

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

During the PY 2018, the City of Auburn contracted with a number of Public Service agencies in an effort to address needs identified as priority needs in the Five-Year Consolidated plan. These contacts provided financial resources from the Community Development Block Grant program to enable these agencies to serve a greater number of low- to moderate-income residents of Auburn. These agencies serve Youth and Children, Seniors, and families and individuals with Special Needs.

3. Actions taken to reduce Lead-Based Paint hazards. 91.220(k); 91.320(j)

Under the Housing Rehabilitation and Repair programs, the Community Development staff undertakes Lead-Based paint testing on all units built prior to 1978 to determine if the unit contains lead paint. Applicants owning housing with lead paint hazards are informed of the existing lead hazards; however, the rehabilitation work, if any, is performed under rehabilitation guidance for disturbance of painted surfaces and according to the rules found in 24 CFR 570.608, respectively.

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

In PY 2018, the City of Auburn's strategy for reducing poverty was to undertake an aggressive Economic Development program. This Economic Development program, which is undertaken with local funding and incentives, includes the recruitment of new business and industries, assistance to existing business and industries, and assistance and training for new entrepreneurial start-ups.

An important element in helping to reduce poverty is the Auburn Training Connection, an innovative job-readiness program run through the City of Auburn's Department of Economic

Development and tasked with recruiting and training individuals for specific jobs to be filled by new and existing business. Training opportunities are advertised and low-income residents are encouraged to apply.

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

During PY 2018 the City of Auburn anticipated no actions to develop additional institutional structure and no actions were taken.

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

As described in the PY 2018 Action Plan, Community Development staff continue to attend meetings of social service providers facilitated by the United Way of Lee County (UW), Alabama Council on Human Relations (ACHR), and Lee Russell Council of Government (LRCOG). The meetings keep participants informed about upcoming activities and facilitates discussion on how services can be better coordinated.

Part of the PY 2019 Action Plan is to seek the advice and assistance of the Auburn Housing Authority (AHA) in developing funding proposals for the use of the Community Development Block Grant funds. Projects and activities that benefit AHA residents and the social service agencies that serve them have resulted from such activities.

7. Identify actions taken to overcome the effects of any impediments identified in the jurisdictions Analysis of Impediments to Fair Housing choice. 91.520(a)

During program year 2018 and during Fair Housing month, the City of Auburn joined with neighboring City of Opelika to sponsor multiple first-time homebuyer forums and fair housing awareness sessions to inform realtors, lenders, landlords, and the public at-large regarding the requirements of the home buying process and National Fair Housing Laws. An average of twenty-five (25) individuals and professionals attend the events.

Monitoring – 91.220; 91.320

CR-40 – Monitoring - 91.220; 91.320

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

All sub-recipients are monitored during the month of April of each year. Community Development staff perform the monitoring using a monitoring checklist that covers the program and regulatory requirements. Monitoring also includes strict review of monthly reports from the sub-recipients and any invoices submitted for payment to insure that payment requests are in keeping with the terms of the contract agreements and the Community Development Block Grant program is receiving value for its money.

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

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

In accordance with the City of Auburn's Citizen Participation Plan, Community Development staff ran a Public Notice in the non-legal section of the paper of local distribution on August 1, 2019. This ad notified the public that the PY 2018 CAPER was available for review and the 15-day Citizen Comment period. Copies of the CAPER were made available for review at the Boykin Community Center, Auburn City Hall, Auburn Public Library, and on the City of Auburn website.

No comments or requests for accommodations were received prior to the date this report was filed with HUD. All accommodations are considered. (*See Auburn Villager Notice for PY 2018 CAPER Citizens Comment*)

CDBG – 91.520(c)

CR-45 – CDBG - 91.520(c)

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

In PY 2018, it was decided to continue to address the need for affordable housing in the City of Auburn for the citizens qualifying for Community Development Block Grant assistance; the Community Development staff must be diligent about pursuing workable funding sources and project possibilities.

2. Does this jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No