

# 2020-2024 **CONSOLIDATED PLAN**

*Prepared by the Community Services Department*



City of Auburn

# 2020-2024 CONSOLIDATED PLAN

## 2020 ANNUAL ACTION PLAN

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Community Services Department

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## **List of Acronyms/Abbreviations**

**ACSD** – City of Auburn Community Services Department  
**ACS** – American Community Survey  
**Action Plan** –2020 Annual Action Plan  
**AFF** – American Fact Finder  
**AHA** – Auburn Housing Authority  
**AHFA** – Alabama Housing Finance Authority  
**ADECA** – Alabama Department of Economic and Community Affairs  
**ADPH** – Alabama Department of Public Health  
**AI** – Analysis of Impediments to Fair Housing  
**AIDT** – Alabama Industrial Development Training  
**AOMPO** – Auburn-Opelika Metropolitan Planning Organization  
**ARCH** – Alabama Rural Coalition for the Homeless  
**AMI** – Area Median Income  
**ATC** – Auburn Training Connection  
**CAPER** – Consolidated Annual Performance and Evaluation Report  
**CBDO** – Community Based Development Organization  
**CDBG** – Community Development Block Grant Program  
**CHAS** – Comprehensive Housing Affordability Strategy (CHAS)  
**CIP** – Capital Improvement Plan  
**City** – City of Auburn, Alabama  
**CoC** – Continuum of Care  
**CEDS** –Comprehensive Economic Development Strategy  
**Consolidated Plan** – 2020-2024 Consolidated Plan  
**CPD** – Community Planning and Development  
**CPP** – Citizen Participation Plan  
**EAMC** – East Alabama Medical Center  
**EDA** – U.S. Economic Development Administration  
**ESG** – Emergency Solutions Grants  
**FRC** – Family Resource Center  
**FRS** – Family Resource Center  
**FSS** – Family Self-Sufficiency  
**HAMFI** – Housing Urban Development Area Median Family Income  
**HAP** – Housing Assistance Payments Contract

**HCV** – Housing Choice Voucher  
**HOME** – HOME Investment Partnerships Program  
**HOPWA** – Housing Opportunities for Persons with AIDS  
**HMIS** – Homeless Management Information System  
**HUD** – United States Department of Housing and Urban Development  
**IDB** – Industrial Development Board  
**JARC** – Job Access Reverse Commute  
**LIHTC** – Low Income Housing Tax Credit  
**LBP** – Lead-Based Paint  
**LMI** – Low- and Moderate-Income  
**MFI** – Median Family Income  
**MHI** – Median Household Income  
**NAHDC** – North Auburn Housing Development Corporation  
**PBV** – Project Based Voucher  
**PCA** – Physical Condition Assessment  
**PCM** – Presbyterian Community Ministry  
**PHA** – Public Housing Authority  
**PIC** - Public and Indian Housing Information Center  
**PIH** – Office of Public and Indian Housing  
**PI** – Program Income  
**PIT** – Point-in-Time  
**PY** – Program Year  
**RAD** – Rental Assistance Demonstration  
**RFP** – Request for Proposals  
**TBV** – Tenant-Based Voucher  
**USDA** – United States Department of Agriculture  
**VASH** – Veterans Affairs Supporting Housing Voucher

# Executive Summary

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

### 1. Introduction

Every five years, the City of Auburn (City) develops a five-year strategic plan as required by the U.S. Department of Urban Development (HUD), in conjunction with an update to the City's Analysis of Impediments to Fair Housing Choice (AI). On behalf of the City, the City's Community Services Department (ACSD) developed the 2020-2024 Consolidated Plan (Consolidated Plan). The Consolidated Plan details how the City plans to invest its resources to meet Auburn's ongoing affordable housing, community development, economic development, and public service needs during the five years from June 1, 2020, to May 30, 2024.

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 Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunity for Persons with AIDS (HOPWA)

Of the formula grant programs, the City 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.

The 2020-2024 Consolidated Plan establishes the following priorities for the next five (5) year period:

- Housing
- Housing Rehabilitation
- Public Services
- Community Development
- Economic Development
- Administration, Planning, and Management

Data used in formulating priority needs were obtained from the following:

- Local social service providers
- State agencies
- City

- HUD custom tabulations of the American Community Survey (ACS) data from the U.S. Census Bureau, known as the "CHAS" data (Comprehensive Housing Affordability Strategy)
- Public Housing Authority (PHA), AHA, was especially helpful in sharing information regarding public and assisted housing statistics and programs

The preparation of a plan of this magnitude during the calendar year 2019 presents some obvious problems and shortcomings. The most reliable data for estimating housing and social service's needs, as well as information regarding the condition of housing, is the census and housing data provided by HUD. Therefore, the Consolidated Plan relies heavily upon that data. In some of the discussion points, the data has been updated or corrected to include recent information from other sources.

The objectives of the Consolidated Plan are to

- Increase the supply of new affordable, decent, safe, and accessible housing in collaboration with NAHDC, which designs/builds new affordable home opportunities for low- and moderate-income (LMI) households.
- Provide financial assistance to LMI homeowners to rehabilitate their existing owner-occupied housing.
- Support the prevention of homelessness.
- Assist public service providers serving LMI persons, particularly those that benefit LMI youth, seniors, families, and persons and families who are homeless or who are at risk of becoming homeless.
- Improve the availability of a suitable living environment by funding public improvements.
- Remove and eliminate slum and blighting conditions through the demolition of vacant, abandoned, and dilapidated structures and promote neighborhood revitalization in strategic areas through land acquisition for program eligible activities.
- Support and encourage new job creation, job retention, employment, and job training for LMI adults and youth.
- Support the improvement of public and community facilities that serve LMI persons.
- Provide program management and oversight for the successful administration of CDBG programs, including planning, environmental clearance, housing, and compliance with Federal, state, and local laws and regulations.
- Provide opportunities for LMI Auburn residents from all areas of the City, to access transportation sources.

Priorities and objectives from the Consolidated Plan align directly with the City's primary initiatives. These include developing a viable urban community by providing decent housing and a suitable living environment and expanding economic opportunities principally for LMI persons.

For each year of the Consolidated Plan, the City is required to prepare an Annual Action Plan (Action Plan) to inform citizens and HUD of the City's intended actions during that particular year. At the end of each program year, the City must prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and citizens about that year's accomplishments towards achieving the goals and objectives identified for that year.

The 2020 Action Plan represents the first year of the 2020-2024 Consolidated Plan. The Action Plan is the City's official application for HUD entitlement grants and proposes programs and services to be funded during the Program Year (PY) 2020 (June 1, 2020 - May 30, 2021). In the Action Plan, ACSD provides a summary of specific actions that will take place during the PY to address the priority needs and goals identified in the Consolidated Plan.

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

According to HUD, the primary objective of the entitlement funds is to increase the availability, accessibility, affordability, and sustainability of 1) decent housing, 2) suitable living environments, and 3) expanding economic opportunities, principally for LMI persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit LMI persons;
- Aid in the prevention or elimination of slums or blight; and
- Other community development needs having a particular urgency posing a serious and immediate threat to the health or welfare of the community.

The Consolidated Plan identifies projects and activities that will enable the City to achieve the primary objective of the entitlement funds as summarized below.

### Decent Housing

Increasing the availability, accessibility, affordability, and sustainability of decent housing for LMI persons through:

- New construction of single-family housing units
- Homebuyer down payment assistance
- Homebuyer mortgage assistance
- Rehabilitation assistance to homeowners
- Eliminate slum and blight

### Suitable Living Environment

Improve people's quality of life by creating suitable living environments for LMI persons through:

- Youth, childcare, and after school programs
- Supportive services for populations with special needs (e.g. elderly, persons with disabilities)



- Services for those at risk of becoming homeless
- Public infrastructure
- Family supportive services

### Economic Development

Increase access to economic opportunities for LMI persons:

- Industrial and manufacturing high-demand career opportunities for LMI persons
- Small business development

Emphasis is placed on the objective of benefiting LMI persons, requiring 70% of CDBG funds to be spent on such activities.

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

Over the period covered under the previous Consolidated Plan, the City has made significant progress in achieving many of its five-year goals. The City has operated a successful affordable housing construction program in partnership with the North Auburn Housing Development Corporation (NAHDC), a Community Based Development Organization (CBDO).

The goals to acquire land for new home construction, demolish and clear dilapidated buildings, and rehabilitate owner-occupied dwellings are on target to meeting the five-year goals set.

Senior Supportive Services and Youth Supportive Services have surpassed the five-year goals set.

The City 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 LMI residents. The goals to provide rental, utility, mortgage, and homeless emergency assistance has drastically surpassed the Consolidated Plan goals.

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

In the development of the Consolidated Plan, Action Plan, and the Analysis of Impediments to Fair Housing Choice (AI), the City adhered to the City's adopted Citizen Participation Plan (CPP) that complies with federal requirements. As a means of ensuring that the Consolidated Plan addresses community needs, the ACSD worked closely with several City departments, Auburn Housing Authority (AHA), NAHDC, other community stakeholders (non-profits, private sector,

neighborhood groups, and faith-based organizations, etc.), and citizens during the planning process regarding existing conditions and to ensure that the Consolidated Plan addresses community needs.

ACSD planned extensive citizen participation and stakeholder consultations in the development and execution of the Consolidated Plan. Opportunities for citizen input were provided throughout the planning process through:

- Public Hearings
- Public Meetings
- Stakeholder Sessions
- Surveys including the Community Needs Survey and Fair Housing Survey

A more thorough discussion of citizen participation is contained in Section PR-15 – "Citizen Participation" of the Consolidated Plan.

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

A summary of citizen comments on the Consolidated Plan and Action Plan, along with the ACSD's responses, is in Appendix B of this document.

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

The ACSD considered all comments and views.

## **7. Summary**

During the next five years, the City will build upon experience, new initiatives, and ideas identified to meet the new strategic goals set in the Consolidated Plan. The ACSD will continue to focus on using data-driven approaches and utilize citizen and stakeholder participation to validate the priority needs set in the Consolidated Plan.

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 given to economic development and industrial training as a means of providing economic opportunity for LMI 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 the administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
Lead Agency	City of Auburn	Community Services Department

Table 1 – Responsible Agencies

#### Narrative (optional)

The City serves as the lead agency responsible for preparing the Consolidated Plan. In addition, the City of Auburn Community Services Department (ACSD) is responsible for administering the programs covered by the Consolidated Plan and the Program Year (PY) 2020 Annual Action Plan (Action Plan).

#### Consolidated Plan Public Contact Information

The contact for ACSD staff assigned to receive inquiries and comments from the public and other stakeholders specific to the Consolidated Plan and Annual Action Plan is as follows:

Alfred J. Davis, Sr.  
Community Services Director  
City of Auburn, Alabama  
144 Tichenor Avenue  
Office: 334-501-7275  
Fax: 334-501-7288  
[adavis@auburnalabama.org](mailto:adavis@auburnalabama.org)

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

### **1. Introduction**

The Consolidated Planning process requires the jurisdiction to 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. This process led the ACSD to discussions with citizens in stakeholder sessions, public meetings and hearings, consultation with local agencies and city departments, in-depth review of homelessness, and monitoring short-term and long-term needs of agencies serving LMI 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 ACSD staff consulted with the AHA 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.

ACSD also consulted with local agencies, including the East Alabama Mental Health Center (EAMC), 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 needs populations. Housing that is affordable to their clients was the main need identified in these consultations. Coordination and communication between these service agencies and assisted housing providers are 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 ACSD was to ascertain the existence of any issues related to lead-based paint (LBP) hazards. It was determined that all of the AHA units have been remediated and no AHA units contain lead-based paint. All other privately owned assisted housing units were built after 1980 and they contain no lead-based paint. The staff of the Lee County Department of Health reports that they have not encountered any cases of LBP poisoning during 2019 or the last Consolidated Plan cycle.

#### **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 (CoC) agency serving the City is the Alabama Rural Coalition for the Homeless (ARCH), which serves as the Collaborative Applicant and Homeless Management

Information System (HMIS) lead agency for the Balance of State Continuum of Care for the 42 rural counties in the State of Alabama. The ACSD meets regularly with representatives of ARCH to ascertain the existing and planned resources that are available to meet the needs of those experiencing homelessness in the City. ARCH coordinates with local governments, religious institutions, non-profits, philanthropic organizations, shelter and permanent housing providers, property owners, and the private sector. ARCH engages citizens to develop and implement data-driven strategies to respond to the crisis of homelessness and to address its root causes.

ARCH works closely with the City to look for ways to provide housing through Permanent Supportive Housing and Emergency Solutions Grants (ESG) to families, families with children, veterans, and unaccompanied youth in the City. Lacking funding from the CDBG program to influence the provision of supportive housing or short and long term shelters for displacement assistance, the City will support appropriate applications for displacement assistance funding by ARCH.

**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 is not an entitlement recipient of 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 ARCH or other qualified 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 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**

See Table 2 – "Agencies, groups, organizations who participated"

1	<b>Agency/Group/Organization</b>	Auburn Housing Authority
	<b>Agency/Group/Organization Type</b>	Public Housing Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development 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 ACSD consulted with the AHA regarding sections of the Consolidated Plan about public housing. The City and AHA have a strong collaborative partnership. Efforts include neighborhood revitalization, affordable housing, public safety, and resident service programs.
2	<b>Agency/Group/Organization</b>	Auburn Opelika Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness 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 ACSD consulted with the Auburn Opelika Habitat for Humanity regarding the Affordable Housing sections of the Consolidated Plan and the City's efforts to build housing for LMI families. The objective is to help LMI families to build equity towards a stable future. The ACSD meets regularly with the Auburn Opelika Habitat for Humanity to discuss their current projects, infrastructure needs, and plan for future projects and initiatives.
3	<b>Agency/Group/Organization</b>	North Auburn Housing Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Housing 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>	ACSD consulted with North Auburn Housing Development Corporation (NAHDC) regarding the Affordable Housing sections of the Action Plan. NAHDC is the City's partner for providing affordable housing opportunities.
4	<b>Agency/Group/Organization</b>	Presbyterian Community Ministry
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness 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>	ACSD consulted with Presbyterian Community Ministry (PCM) regarding the rehabilitation of existing housing units. PCM offers interest-free loans and grants to individuals and families who need assistance with utility and rent payments or repairs to their homes.
5	<b>Agency/Group/Organization</b>	Food Bank of East Alabama
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs Assessment Non-Homeless Special Needs 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>	ACSD consulted with the Food Bank of East Alabama regarding their efforts to alleviate hunger, collect and distribute food to those in need, operate the East Alabama Community Market, and increase public awareness regarding hunger in East Central Alabama.
6	<b>Agency/Group/Organization</b>	Auburn Day Care Centers, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Homeless Needs Assessment – 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>	ACSD consulted with the Auburn Day Care Centers, Inc. regarding comprehensive childcare and afterschool services and the needs of LMI parents who utilize these services.
7	<b>Agency/Group/Organization</b>	Joyland Child Development Center Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Homeless Needs Assessment – 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>	ACSD consulted with the Joyland Child Development Center Inc. regarding comprehensive childcare and afterschool services and the needs of LMI parents who utilize these services.
8	<b>Agency/Group/Organization</b>	Boys and Girls Club of Greater Lee County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs Assessment – 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>	ACSD consulted with the Boys & Girls Clubs of Greater Lee County on services that primarily benefit youth and their families. The City will continue to work with the Boys & Girls Club of Greater Lee County on new initiatives supporting youth programming.
9	<b>Agency/Group/Organization</b>	Unity Wellness Center of East Alabama Medical Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs Assessment Homelessness 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>	ACSD consulted with the Unity Wellness Center of EAMC regarding the housing and public services of persons with HIV/AIDS. The City plans to continue collaborating with the Unity Wellness Center of EAMC, which provides HIV testing & counseling, HIV primary medical care, medical case management services, and HIV prevention education and awareness programs.
10	<b>Agency/Group/Organization</b>	Salvation Army Lee County
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs Assessment Homelessness 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>	ACSD consulted with the Salvation Army Lee County regarding homelessness. The City works closely with Salvation Army Lee County on a variety of issues, including ways to combat homelessness.
11	<b>Agency/Group/Organization</b>	Alabama Rural Coalition for the Homeless (ARCH)
	<b>Agency/Group/Organization Type</b>	Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs Assessment Homelessness 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>	ACSD consulted with the ARCH regarding homelessness. ARCH manages the HMIS system, in which the City's subrecipients report accomplishments for ESG activities.
12	<b>Agency/Group/Organization</b>	Lee-Russell Council of Governments
	<b>Agency/Group/Organization Type</b>	Services-Elderly
	<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>	ACSD consults regularly with Lee-Russell Council of Governments regarding services for the elderly.



13	<b>Agency/Group/Organization</b>	City of Auburn Parks and Recreation Department
	<b>Agency/Group/Organization Type</b>	Services-Children
	<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>	ACSD consulted with the City's Parks and Recreation Department regarding LMI youth access to youth recreation sports leagues. ACSD plans to continue collaborating with the City's Parks and Recreation Department to serve youth from LMI families.

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

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

No agencies were intentionally left off the list of consultants.

### **Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Alabama Rural Coalition for the Homeless (ARCH)	ARCH strategy to organize and deliver housing and services to meet the specific needs of people experiencing homelessness as they move to stable housing and maximum self-sufficiency corresponds to ACSD's goals relating to homelessness.
2035 Long Range Transportation Plan  Unified Planning Work Program	Auburn-Opelika Metropolitan Planning Organization (AOMPO)	AOMPO is responsible for carrying out the metropolitan transportation planning process for the Auburn-Opelika Urbanized Area, including transportation services to the greater Lee County area. AOMPO Strategic Plan overlaps with the City's transportation and infrastructure plans.
Lee-Russell Public Transit Plan	Lee-Russell Council of Governments	The Lee-Russell Public Transit Plan serves as a guide for public transportation in Lee-Russell counties. Lee-Russell Public Transit (LRPT) provides LMI and Senior services. Offers Dial-a-Ride service in Lee and Russell County, which is a first-come, first-served, and space available service. LRPT provides curb-to-curb service only.
City of Auburn's Capital Improvement Plan	City of Auburn Finance Department	The City's Capital Improvement Plan (CIP) addresses infrastructure needs in Auburn.
Northwest Auburn Neighborhood Plan	City of Auburn	The goal of the Northwest Auburn Neighborhood Plan is to revitalize the neighborhood through further investment in infrastructure, and planning that encourages redevelopment, including affordable housing and incentives to attract business opportunities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	City of Auburn Community Services Department	The AI Analysis of Impediments to Fair Housing Choice (AI) provides essential and detailed information to policymakers, administrative staff, housing providers, lenders, and fair housing advocates on the availability, status, and affordability of housing in the City.
Annual PHA Plan	Auburn Housing Authority	AHA Public Housing Authority Action Plan addresses the AHA's services, mission, goals, objectives, operations, and programs. Both AHA and the City aim to provide services to low- income, very low- income, and extremely low- income families.
Family Self-Sufficiency Action Plan	Auburn Housing Authority	AHA's Family Self-Sufficiency (FSS) Program enables families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Both the AHA and the City have goals to assist families to become self-sufficient and optimistically obtain homeownership.

**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(l))**

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 will support approvable applications to AHFA that meet with the goals and objectives of this Consolidated Plan and which comply with the zoning, subdivision, and planning ordinances of the City.

Presently 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 the citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City has adopted and adheres to a Citizen Participation Process (CPP) that complies with Federal regulations set forth at 24 CFR 91.105 and 91.200 (c). The City's CPP establishes a means by which citizens, public agencies, and other interested parties may actively participate in the development of the Consolidated Plan, Annual Action Plan, and any substantial amendments.

The City used the CPP as a guide to seek community involvement in the development of the Consolidated Plan and Annual Action Plan. The City engaged citizens through stakeholder sessions, surveys, public hearings, and individual meetings. Citizens who participated in the process received information about the Consolidated Plan, the CPP process, HUD requirements for entitlement cities, and the amount of funding the City anticipates receiving. The City uses information obtained during the CPP process to determine community needs and allocate priorities.

The preparation process of the Consolidated Plan and Action Plan included several outreach activities that encouraged citizen participation, including the following:

- The City contacted local agencies and organizations to respond to the City's Request for Proposals (RFPs) for CDBG funding. The City conducted a series of interviews with community stakeholders, including social service organizations, community development groups, and housing providers.
- Two stakeholder sessions were held. The first stakeholder session allowed citizens to comment on needs and improvements for the CDBG program and how CDBG funds may be used related to housing, public improvements, and supportive services in the development of the Consolidated Plan and Action Plan. The second stakeholder session allowed the City to communicate goals and strategies related to housing, public improvements, and supportive services for the Consolidated Plan and Action Plan and receive citizens' input.
- In compliance with the City's CPP, the City published public notices and held public hearings during the development phase of the 2020-2024 Consolidated Plan/PY 2020 Action Plan. The public hearings were advertised in the *Opelika-Auburn News* and held on December 17, 2019, and December 18, 2019, respectively.
- The City developed and disseminated an online Community Needs Survey at the following addresses: <https://survey.zohopublic.com/zs/lvCsFK>. Paper copies were also made available at the ACSD and various locations and through stakeholders. The City received sixty-two (62) responses to the Survey. This included both online and paper copies.

- The ACSD held public meetings throughout the community.
- All stakeholders on the City's CDBG contact list received emails and phone calls notifying them of public hearings. Any community stakeholder that did not participate in agency consultations nor attended a meeting was offered an opportunity for a phone interview.
- The City published a public notice in the *Opelika-Auburn News* on February 2, 2020, announcing the availability for public inspection and public hearings on March 4, 2020, and March 5, 2020, relating to the Draft 2020-2024 Consolidated Plan/Program Year (PY) 2020 Annual Action Plan, PY 2020 Annual Action Plan Proposed Budget, Draft 2020-2024 AI, and Draft 2020-2024 CPP. The Notice also announced the start of a 30-day public comment period.
- The City published a public notice in the *Auburn Villager* on February 6, 2020, announcing public hearings on March 4, 2020, and March 5, 2020, relating to the Draft 2020-2024 Consolidated Plan/Program Year (PY) 2020 Annual Action Plan, PY 2020 Annual Action Plan Proposed Budget, Draft 2020-2024 AI, and Draft 2020-2024 CPP.
- The Draft 2020-2024 Consolidated Plan, Draft 2020-2024 AI, and Draft 2020-2024 CPP were available for review on the City's website. Hard copies of the plans were available for review at the following locations:

Auburn City Hall  
144 Tichenor Avenue, Suite 1  
Auburn, AL 36830

Auburn Public Library  
749 E Thach Avenue  
Auburn, AL 36830

Community Services Department  
400 Boykin Street  
Auburn, AL 36832

The City developed the Consolidated Plan based on the input received from residents and community stakeholders through public hearings, public meetings, surveys, a public comment period, stakeholder sessions, agency and city department's consultations, and interviews.

Copies of stakeholder session notes, public hearing minutes and survey results are located in Appendix B of the Consolidated Plan.

## 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	Stakeholder Session	Non-targeted/broad community  Minorities  Persons with Disabilities  Residents of Public and Assisted Housing	Stakeholder Session #1 was held on June 5, 2019, at the City of Auburn Boykin Community Center. Stakeholder Session #1 allowed citizens to provide input on needs and improvements for the CDBG program and how CDBG funds may be used related to Housing, Public Improvements, and Supportive Services, etc. Sixteen (16) persons attended Stakeholder Session #1.	A summary of the comments received is located in the Appendix.	No comments were not accepted.	NA
2	Newspaper Story	Non-targeted/broad community	News story ran in <i>Opelika-Auburn News</i> on June 6, 2019, regarding the City's Stakeholder Session #1 to gather feedback from the public in the development of the 2020-2024 Consolidated Plan (CP)/Planning Year (PY) 2020 Annual Action Plan (AP).	NA	NA	NA

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)
3	Stakeholder Session	Non-targeted/broad community  Minorities  Persons with Disabilities  Residents of Public and Assisted Housing	Stakeholder Session #2 was held on August 28, 2019, at the City of Auburn Boykin Community Center. At Stakeholder Session #2, ACSD presented preliminary priority needs and strategic goals for the 2020-2024 CP/PY 2020 AP gathered from public meetings and consultations with local agencies and city departments. Twenty-Four (24) persons attended Stakeholder Session #2.	A summary of the comments received is located in the Appendix.	No comments were not accepted.	NA

4	Community Surveys	Nontargeted/ broad community	<p>The City of Auburn conducted a 2020-2024 Consolidated Plan Community Needs Survey. The results from the Study allowed the City to prepare a strategic plan that identifies the housing and community needs benefiting low- and moderate-income residents.</p> <p>The City of Auburn conducted a Fair Housing Choice Survey – Consumer and a Fair Housing Choice Survey – Housing Providers as part of an Analysis of Impediments to Fair Housing Choice (AI). The studies helped the City to identify any impediments and barriers to fair housing in Auburn.</p> <p>The City made both surveys available online at <a href="https://www.zoho.com">https://www.zoho.com</a> and during community meetings from August 28, 2019, to December 31, 2019.</p> <p>Sixty-two (62) persons completed the 2020-2024 Consolidated Plan Community Needs Survey.</p> <p>Thirty-five (35) persons completed the Fair Housing Choice Survey – Consumer.</p>	Summaries of the surveys are located in the Appendix.	No comments were not accepted.	<a href="https://survey.zohopublic.com/zs/lvCsFK">https://survey.zohopublic.com/zs/lvCsFK</a>  <a href="https://survey.zohopublic.com/zs/cbCsnt">https://survey.zohopublic.com/zs/cbCsnt</a>
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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)
			Thirteen (13) housing providers completed the Fair Housing Choice Survey – Housing Provider.			
5	Internet Outreach	Non-targeted/broad community	ACSD emailed links to the 2020-2024 Consolidated Plan Community Needs Survey and Fair Housing Choice Survey – Consumer to 12 individuals who provided ACSD with their emails at Stakeholder Session #2. In addition, ACSD emailed a link to the Housing Choice Survey – Housing Provider to 18 housing providers.	NA	NA	NA
6	Community Outreach	Non-targeted/broad community  Minorities  Persons with Disabilities  Residents of Public and Assisted Housing	The ACSD distributed a flyer announcing the 2020-2024 CP/PY 2020 AP process public meetings and hearing dates and locations. ACSD posted the Flyer on the City's website, distributed it throughout the community, and posted it at city facilities. Approximately three hundred (300) flyers were distributed.	NA	NA	<a href="https://www.auburnalabama.org/community-development/resources/">https://www.auburnalabama.org/community-development/resources/</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	Information Sessions	Nontargeted/ broad community	<p>ACSD staff went to meetings and other events to let citizens know about the Consolidated Planning Process. ACSD staff was available with information at each event, gave a short presentation, and conducted the Community Needs Survey. The following is one such Community presentation:</p> <ul style="list-style-type: none"> <li>Auburn A.M.E. Zion Church Financial Empowerment Summit. Ten (10) people attended the Summit.</li> </ul>	Feedback was given through the Community Needs Survey. The Survey summary is located in the Appendix.	No comments were not accepted.	NA
8	Newspaper Ad	Nontargeted/ broad community	The City published a public notice in the <i>Opelika-Auburn News</i> on November 27, 2019 advertising public hearings on December 17, 2019, and December 18, 2019, regarding the PY 2020 AP Funding Application.	NA	NA	<a href="https://www.auburnalabama.org/community-development/resources/">https://www.auburnalabama.org/community-development/resources/</a>
9	Email Notification	Local Agencies	ACSD emailed notifications to ten (10) agencies relating to the PY 2020 AP Funding Application.	NA	NA	NA

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)
10	Public Hearings	Nontargeted/ broad community	The City held two public hearings regarding the PY 2020 AP Funding Application. The first public hearing was held on December 17, 2019, at the City of Auburn Boykin Community Center. The second public hearing was held on December 18, 2019, at the City of Auburn Boykin Community Center. At the hearing, the ACSD distributed and reviewed the PY 2020 AP Funding Application. Five (5) persons attended the first public hearing and six (6) persons attended the second public hearing.	A summary of the comments received is located in the Appendix.	No comments were not accepted.	<a href="https://www.auburnalabama.org/community-development/resources/">https://www.auburnalabama.org/community-development/resources/</a>
11	Newspaper Ad	Non-targeted/broad community	The City published a public notice in the <i>Opelika-Auburn News</i> on February 2, 2020, announcing the availability for public inspection of the Draft 2020-2024 CP/PY 2020 AP, PY 2020 AP Proposed Budget, Draft 2020-2024 AI, and Draft 2020-2024 CPP; public hearings on March 4, 2020, and March 5, 2020, relating to the Draft 2020-2024 CP/PY 2020 AP, PY 2020 AP Proposed Budget, Draft 2020-2024 AI, and Draft 2020-2024 CPP; and start of a 30-day public comment period.	NA	NA	<a href="https://www.auburnalabama.org/community-development/resources/">https://www.auburnalabama.org/community-development/resources/</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)
12	Newspaper Ad	Non-targeted/broad community	The City published a public notice in the <i>Auburn Villager</i> on February 6, 2020, announcing public hearings on March 4, 2020, and March 5, 2020, relating to the Draft 2020-2024 CP/PY 2020 AP, PY 2020 AP Proposed Budget, Draft 2020-2024 AI, and Draft 2020-2024 CPP.	NA	NA	<a href="https://www.auburnalabama.org/community-development/resources/">https://www.auburnalabama.org/community-development/resources/</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 Community Development Block Grant Program (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 and housing data provided by the United States Department of Housing and Urban Development (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 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 resources available to address those needs. It is anticipated that the City will receive \$592,783 in CDBG funds during the program year 2020. This represents a similar amount from the previous program 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 Consolidated Plan will be increased. In any event, the response to the needs that will be the result of this planning effort will only be minuscule 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 summarize 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. Also, this summary will detail needs according to specific housing problems - substandard housing, cost-burdened, and overcrowdedness.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	53,380	58,690	10%
Households	24,819	21,770	-12%
Median Income	\$31,105.00	\$38,342.00	23%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

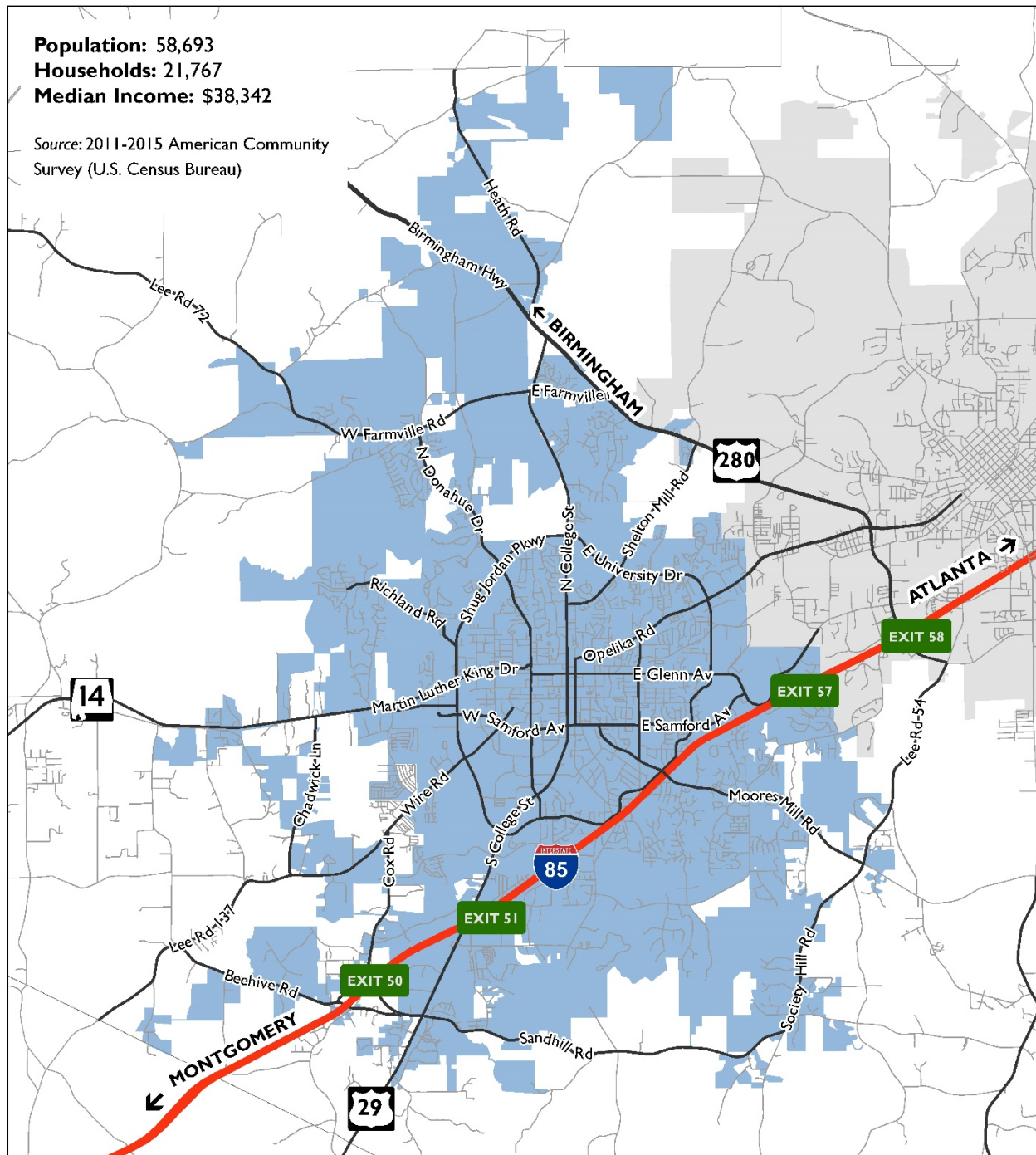
# Auburn, AL

## City Overview



**Population:** 58,693  
**Households:** 21,767  
**Median Income:** \$38,342

Source: 2011-2015 American Community Survey (U.S. Census Bureau)



- Auburn City Limits
- Opelika City Limits
- Lee County Limits



0 0.5 1 2  
Miles  
GIS Division  
11/18/2019

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

## Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	5,725	2,805	2,489	1,615	9,125
Small Family Households	955	835	918	610	4,340
Large Family Households	125	0	85	60	1,160
Household contains at least one person 62-74 years of age	145	200	130	120	1,840
Household contains at least one person age 75 or older	130	75	130	90	755
Households with one or more children 6 years old or younger	380	465	549	150	1,344

**Table 6 - Total Households Table**

Data 2011-2015 CHAS  
Source:

## 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	15	10	0	105	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	0	0	0	25	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	15	35	0	105	0	0	20	30	50
Housing cost burden greater than 50% of income (and none of the above problems)	3,655	1,045	245	15	4,960	355	215	108	55	733
Housing cost burden greater than 30% of income (and none of the above problems)	245	890	690	115	1,940	120	50	160	190	520
Zero/negative Income (and none of the above problems)	605	0	0	0	605	260	0	0	0	260

**Table 7 – Housing Problems Table**

Data 2011-2015 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	3,810	1,075	290	15	5,190	355	215	128	85	783
Having none of four housing problems	530	1,150	1,555	975	4,210	165	370	520	540	1,595
Household has negative income, but none of the other housing problems	605	0	0	0	605	260	0	0	0	260

**Table 8 – Housing Problems 2**

Data 2011-2015 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	580	540	295	1,415	175	140	143	458
Large Related	105	0	0	105	0	0	30	30
Elderly	150	80	10	240	55	15	70	140
Other	3,180	1,345	645	5,170	240	110	25	375
Total need by income	4,015	1,965	950	6,930	470	265	268	1,003

**Table 9 – Cost Burden > 30%**

Data 2011-2015 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	555	225	55	835	125	105	63	293
Large Related	95	0	0	95	0	0	0	0
Elderly	95	70	10	175	20	15	35	70
Other	3,020	765	190	3,975	210	95	10	315
Total need by income	3,765	1,060	255	5,080	355	215	108	678

**Table 10 – Cost Burden > 50%**

Data 2011-2015 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
NUMBER OF HOUSEHOLDS										
Single family households	80	15	35	0	130	0	0	20	0	20
Multiple, unrelated family households	0	0	0	0	0	0	0	0	30	30
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	80	15	35	0	130	0	0	20	30	50

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	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.

The 2011-2015 American Community Survey (ACS) shows that the number of householders living alone in Auburn is 6,700, which accounts for almost 30% of all households, 22,111. It is estimated that approximately half (3,738) of the single-person households (7,476), are low- and moderate-income (LMI) persons and therefore, may need housing assistance. There is no available Census data that describes the number of single-person households in need of housing assistance.

### 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.

An estimated 4,445 residents had sensory, physical, mental, work, mobility, and/or self-care limitations, representing approximately 7.3% of the City's civilian, non-institutionalized population (2011-2015 ACS). Of these, 460 were under 18 years of age. The needs of families with an individual with a disability vary greatly depending on the disability and severity of the disability. Not all persons with disabilities need housing assistance and those in need of housing assistance have different needs ranging from minor modifications for better physical mobility in a home to social services tied with housing.

The Domestic Violence Intervention Center, a non-profit organization assisting victims of domestic violence, received 353 calls from community members in 2018 and assisted 91 survivors with supportive housing during the same year. According to the Point-In-Time (PIT) count for 2018, no victims of domestic violence were reported as unsheltered. Many families each year flee from domestic violence. Almost all of these households are female-headed households, often with children.

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

Table 7 – “Housing Problem Table” shows that by far, housing cost burden is the most common housing problem in the City, affecting 5,693 LMI households, including 4,960 rental and 733 owner-occupied households with severe cost burden paying over 50% of their income for housing. A related problem is overcrowded housing, meaning that there is more than one person per room, or it is severely overcrowded, meaning that there are more than 1.5 persons per room. Approximately 105 households earning below the area median family income have overcrowding issues. These are the two most common housing problems for the City’s LMI households.

Although fewer, there are households in the City lacking complete kitchen or plumbing facilities (105 owner-occupied households) according to 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data. Consistent with citizen feedback in preparation for the Consolidated Plan, the lack of decent, safe, and affordable housing is an area for continuing focus.

Table 8 – “Housing Problems 2” shows that out of all the City’s households, in all income categories, 29% of the owner-occupied households had at least one housing problem and 52% of renter households had at least one housing problem. The housing cost burden is the need for a household to pay more than 30% of the household’s income for housing and a severe housing cost burden is the need for households to pay more than 50% for housing costs.

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

According to Table 8 – “Housing Problem 2,” low-income households are more affected by housing problems than other groups in the City. When reviewing all income categories, 29.6% of homeowners and 52% of renters have housing problems. However, for households earning below 80% of the Area Medium Income (AMI), 34.6% of homeowners and 86% of renters have housing problems. Low-income households are affected more by housing problems just as renters are more affected by housing problems than are homeowners. Large family households, meaning families with five or more persons, have a much higher rate of housing problems at all income brackets and tenures, compared to all households, which have one of the four housing problems. The number of large households in Auburn is on the decline.

Also, certain persons or households face greater challenges than the general population in finding housing given their unique special needs or circumstances. These may be fixed income, limited mobility, and large households. Not all housing units in the general housing stock may

meet the housing needs of households with special needs. This topic is addressed in detail later in the document, in Section NA-45 – “Non-Homeless Special Needs Assessment.”

**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**

Many very low-income households are rent burdened with minimum wage paying jobs or are unemployed, and/or are uninsured. Most of these residents are at risk of losing their housing through eviction due to the inability to pay rent or utilities. Female heads of households earn less than married-couple family householders earn and therefore are at greater risk of losing housing. Comparing single-headed households by sex of the head of the household reveals a stark difference between median incomes. According to 2011-2015 CHAS data, female family households, with and without children, made up over 11% of the family households in the City and had a very low median family income at \$39,671, much lower than family households headed by males at \$53,971. Extremely low-income seniors and persons with disabilities represent two other groups that are at high risk of homelessness due to their limited income and additional needs. City of Auburn Community Services Department (ACSD) has been targeting homeless assistance to those that are first time homeless, are part of a family that is homeless, and are fleeing/attempting to flee domestic violence.

In 2018, the Salvation Army Lee County provided homelessness assistance to five (5) victims of domestic violence and one (1) persons with disabilities out of 36 people served with CDBG funding in 2018. This shows that there is a need for homeless prevention for victims of domestic violence and persons with disabilities because they are at imminent risk of becoming homeless.

**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 does not currently estimate the at-risk population within the jurisdiction. Currently, the Continuum of Care (CoC) is working on this issue.

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

There are large numbers of households in the City paying half of their gross monthly income for housing costs. Other expenses such as transportation, food, utilities, healthcare, and other costs decrease disposable income and a household's ability to save. Therefore, a household can be more vulnerable to unexpected issues such as illness, job loss, or another circumstance that causes a loss of income. Limited or lack of income can be linked to instability and the risk of becoming homeless.

## **Discussion**

Based on the Housing Needs Assessment, it appears that the greatest problem affecting the housing needs of the City is cost burdened households. The City has experienced rapid growth in its economy due to an aggressive economic development strategy on behalf of the City. Also, Auburn University has experienced growth in 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 that is identified, it is gratifying to realize that the median income in the City has grown by 128% in the last decade. In 2009, the City's median income was \$31,105. HUD Income Limits for 2019 show the City's median income as \$71,100. This indicates that the City's emphasis on economic development has paid dividends and offers opportunities for 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 exists. A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. This discussion focuses on the existence of housing problems experienced by race and ethnic background of the household for each income level in the following tables: Table 13 – “Disproportionally Greater Need 0 - 30% AMI”; Table 14 – “Disproportionally Greater Need 30 - 50% AMI”; Table 15 – “Disproportionally Greater Need 50 - 80% AMI”; and Table 16 – “Disproportionally Greater Need 80 - 100% AMI.”

Overwhelmingly, the main racial groups, represented by the households at every income level on each of the four (4) tables below, are either White or Black/African American. The tables identify housing problems as (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost Burden greater than 30%.

### 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	4,530	335	865
White	3,160	245	645
Black / African American	1,015	75	125
Asian	225	4	50
American Indian, Alaska Native	15	0	25
Pacific Islander	0	0	0
Hispanic	90	4	0

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

Data 2011-2015 CHAS  
Source:

\*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	2,230	585	0
White	1,350	280	0
Black / African American	630	275	0
Asian	155	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	10	0

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

Data 2011-2015 CHAS  
Source:

\*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	1,268	1,220	0
White	969	645	0
Black / African American	180	355	0
Asian	18	200	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	0	0

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

Data 2011-2015 CHAS  
Source:

\*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	405	1,210	0
White	260	815	0
Black / African American	135	255	0
Asian	15	125	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

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

Data 2011-2015 CHAS  
Source:

\*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 focuses on the existence of housing problems experienced by race and ethnic background of the household for each income level. Table 13 – “Disproportionally Greater Need 0-30% AMI,” shows that for Asian; American Indian, Alaska Native; Pacific Islander; and Hispanic ethnic groups represent 7.2% of all households with housing problems; the remaining 92.8% of households with housing problems are White and Black/African American. The jurisdiction as a whole has housing problems at the rate of 79.0% of the households at the 0-30% AMI. A disproportionate need would necessarily be at a rate of 86.9% (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/African American households are proportional (i.e., within 10%) of the rate of housing problems of the jurisdiction as a whole. Hispanic groups have a disproportionately greater need since they experienced housing problems at a rate of 100%. While this percentage comparison does show disproportionate need, it only represents a total housing need of 100 households, which is statistically insignificant to the overall need of the jurisdiction as a whole.

Table 14 – “Disproportionally Greater Need 30-50% AMI” shows that the jurisdiction as a whole has housing problems at the rate of 79.2% of households at the 30-50% AMI. Therefore, the disproportionate need rate would be at a rate of 87.1%. All of the groups in Table 14 except for Asians have housing problem rates within the 10% tolerance of the jurisdiction as a whole. Asians have housing problems at a rate of 88.6%. Again, this disparity only represents 175 households or about 6.2% of the total housing need at this income level.



Table 15 – “Disproportionally Greater Need 50-80% AMI” shows that the jurisdiction as a whole has housing problems at the rate of 50.7% of households at the 50-80% AMI. This results in a housing problem rate of greater than 55.8% for the groups to experience a disproportionately greater need. The two groups to experience a rate of housing problem greater than 55.8% are Whites (60%) and Hispanics, which experience housing problems at the rate of 100.0%. Here again, Hispanics households total only 100 and are statistically insignificant when compared to overall housing problems.

Table 16 – “Disproportionally Greater Need 80-100% AMI” shows that the jurisdiction as a whole experiences housing problems at the rate of 25.1% of households at the 80-100 % AMI. The rate at which a disparity would exist would be at 27.6%. The group in this income level, which experienced disproportionate needs, are Black/African American. These households do not qualify as LMI households for CDBG purposes since their level of income exceeds 80% of the area median income.

Because 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 experience housing problems at a greater rate (10% or more) than the income level as a whole.

This discussion focuses on the existence of severe housing problems experienced by race and ethnic background of the household for each income level in the following tables: Table 17 – “Severe Housing Problems 0 - 30% AMI”; Table 18 – “Severe Housing Problems 30 - 50% AMI”; Table 19 – “Severe Housing Problems 50 - 80% AMI”; and Table 20 – “Severe Housing Problems 80 - 100% AMI.” These tables provide data regarding racial/ethnic characteristics and income levels of households with severe housing problems. Overwhelmingly, the main racial groups, represented by the households at every income level on each of the four (4) tables below are either White or Black/African American. While the tables do list information for Asian; American Indian, Alaska Native; Pacific Islander; and Hispanic ethnic groups, these groups in total represent only 7.2% of all households with severe housing problems. The remaining 92.8% of households with severe housing problems are White or Black/African American. The tables identify severe housing problems as (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost Burden over 50%.

### 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	4,165	695	865
White	2,990	415	645
Black / African American	865	220	125
Asian	195	34	50
American Indian, Alaska Native	15	0	25
Pacific Islander	0	0	0
Hispanic	90	4	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS

Source:

\*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	1,290	1,520	0
White	840	790	0
Black / African American	370	535	0
Asian	15	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	40	0

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

Data 2011-2015 CHAS  
Source:

\*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	418	2,075	0
White	304	1,305	0
Black / African American	35	500	0
Asian	18	200	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	40	0

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

Data 2011-2015 CHAS  
Source:

\*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	100	1,515	0
White	44	1,030	0
Black / African American	55	330	0
Asian	0	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

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

Data 2011-2015 CHAS  
Source:

\*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 severe housing problems experienced by race and ethnic background of the household for each of the income levels represented in each of the tables. Table 17 – “Severe Housing Problems 0-30%” shows that the jurisdiction as a whole has severe housing problems at the rate of 72.7% of households at 0-30% AMI. A disproportionate need would necessarily be at a rate of 80.3% 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/African American households are proportional (i.e., within 10%) of the rate of severe housing problems of the jurisdiction as a whole. The Hispanic group has a disproportionately greater need since it experiences severe housing problems at a rate of 100%. While these percentage comparisons do show disproportionate need, it only represents a total housing need of 94 households having severe housing problems, which is statistically insignificant to the jurisdiction severe housing problems as a whole.

Table 18 – “Severe Housing Problems 30-50%” shows that the jurisdiction as a whole has severe housing problems at the rate of 45.9% of households at 30 - 50% AMI. Therefore, the disproportionate need would be at a rate of 50.5%. All of the groups in this table except Whites have severe housing problem rates within the 10% tolerance of the jurisdiction as a whole. Whites have a severe housing problem rate of 51.5%, above the 10% disparity. White households at this income level represent slightly over 1,000 households with severe housing problems.

Table 19 – “Severe Housing Problems 50-80% AMI” shows that the jurisdiction as a whole has severe housing problems at the rate of 16.7% of households at 50 - 80% AMI. This results in a severe housing problem rate of 18.4% for the groups to experience a disproportionately greater need. The only groups to experience a rate of severe housing problems greater than 18.4% are Whites and Hispanics, which respectively experience severe housing problems at the rate of 18.9% and 60%. These two groups combined to represent 78.9% of all households in this income group experiencing severe housing problems. However, Hispanic households represent only 100 households and are statistically insignificant when compared to overall housing problems.

Table 20 – “Severe Housing Problems 80-100%” shows that only one group experienced disproportionate needs. Black/African Americans experience severe housing problems at a rate of 14.2% of households at 80 - 100% AMI.

As a result, this analysis of households with severe housing problems determined that there does exist a significant disproportionate need at the 30%-50% income level for White households, 50%-80% income level for Whites and Hispanics households, and 80%-100% income level for Black/African American households.

## 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. This section will discuss the information provided in Table 21 – “Greater Need: Housing Cost Burdens AMI” regarding racial/ethnic characteristics as it relates to cost burden at ≤30%, 30-50%, and >50% AMI.

### Housing Cost Burden

Housing Cost Burden	≤30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,105	2,875	5,908	880
White	8,780	1,920	4,200	660
Black / African American	2,035	625	1,250	125
Asian	860	240	224	50
American Indian, Alaska Native	0	0	15	25
Pacific Islander	0	0	0	0
Hispanic	290	70	215	0

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

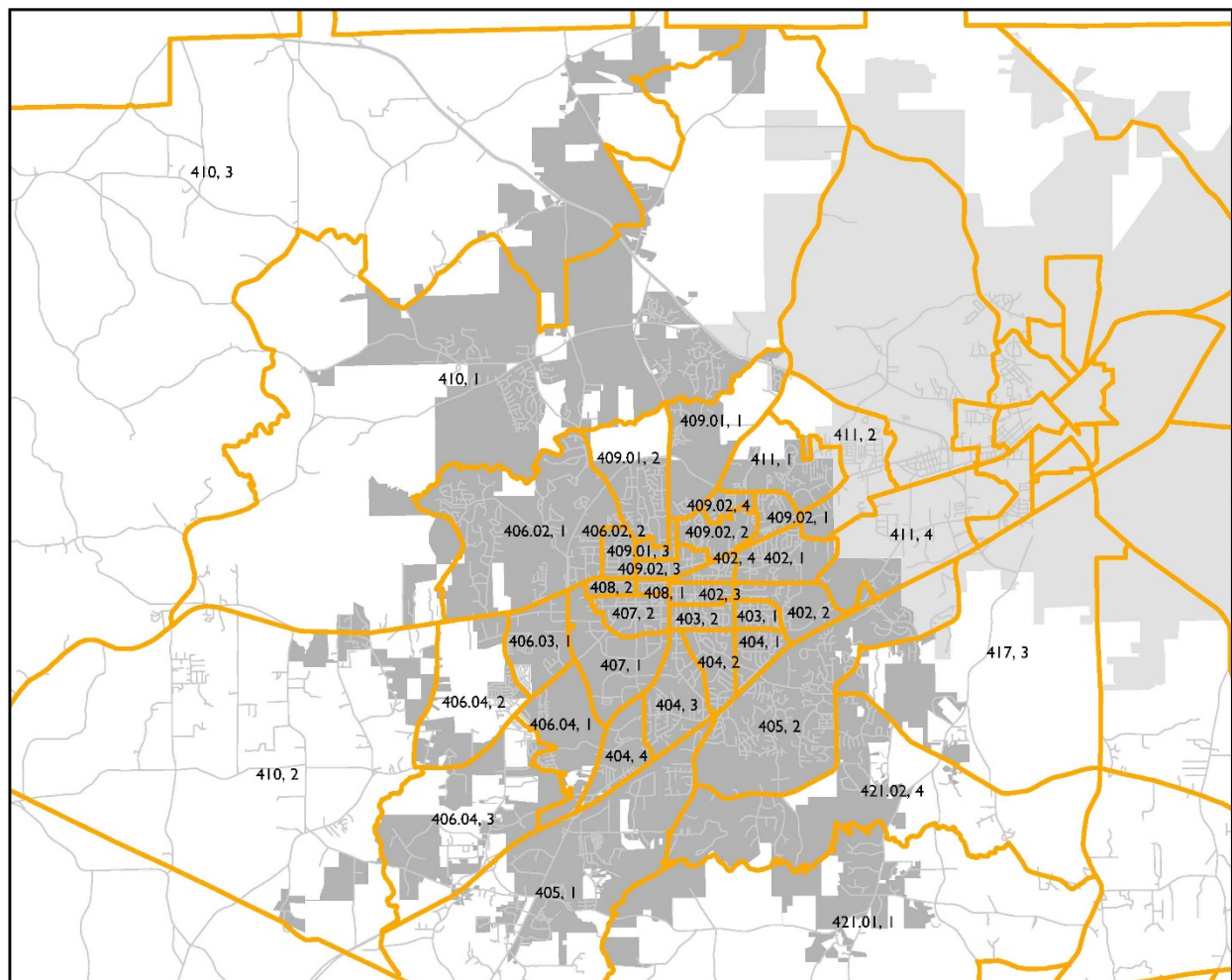
Data Source: 2011-2015 CHAS

# Percentage of Population by Race

Census Block Groups, American Community Survey, 2011-2015 5-Year Estimates



Tract, Block Group																				
Percent of Population	402.00, 1	402.00, 2	402.00, 3	402.00, 4	403.00, 1	403.00, 2	404.00, 1	404.00, 2	404.00, 3	404.00, 4	405.00, 1	405.00, 2	406.02, 1	406.02, 2	406.03, 1	406.04, 1	406.04, 2	406.04, 3	407.00, 1	
White	86.2	65.0	72.8	77.3	83.3	81.7	81.7	96.5	80.1	69.2	57.6	89.1	53.7	17.6	61.0	75.2	96.5	65.4	84.8	
Black or African	4.0	31.5	9.4	13.9	13.1	10.0	10.3	3.5	5.4	25.6	29.3	3.0	37.7	82.4	39.0	20.2	2.8	30.3	10.4	
American Indian /																				
Alaska Native	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.1	
Asian	7.0	3.5	17.8	1.5	0.0	7.0	0.0	0.0	14.5	3.1	13.1	5.8	7.0	0.0	0.0	4.2	0.7	1.5	2.8	
Native Hawaiian /																				
Pacific Islander	0.0	0.0	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Some other race	0.0	0.0	0.0	3.6	0.0	1.2	0.0	0.0	0.0	0.6	0.0	0.0	0.2	0.0	0.0	0.0	0.0	2.9	0.2	
Two or more races	2.8	0.0	0.0	3.6	0.0	0.0	6.6	0.0	0.0	1.5	0.0	2.1	1.2	0.0	0.0	0.4	0.0	0.0	1.6	
	407.00, 2	408.00, 1	408.00, 2	409.01, 1	409.01, 2	409.01, 3	409.02, 1	409.02, 2	409.02, 3	409.02, 4	410.00, 1	410.00, 2	410.00, 3	411.00, 1	411.00, 2	411.00, 4	417.00, 3	421.01, 1	421.02, 4	
White	90.8	67.8	84.6	87.8	82.1	62.2	79.3	60.0	61.2	50.0	74.2	28.9	59.2	45.5	42.3	55.2	50.6	86.3	100.0	
Black or African	4.1	11.1	8.5	9.7	16.5	18.6	20.7	14.5	20.1	10.5	8.6	70.6	36.6	44.2	25.3	34.1	42.8	12.2	0.0	
American Indian /																				
Alaska Native	0.3	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.6	0.0	0.0	0.0	
Asian	4.5	20.6	5.0	1.6	0.3	8.2	0.0	1.8	14.1	39.5	13.3	0.0	4.1	10.4	1.7	1.5	2.7	0.0	0.0	
Native Hawaiian /																				
Pacific Islander	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Some other race	0.0	0.0	0.0	0.0	1.1	0.0	0.0	23.6	0.0	0.0	0.9	0.0	0.0	0.0	29.8	5.4	1.2	0.0	0.0	
Two or more races	0.4	0.5	0.0	0.8	0.0	11.0	0.0	0.0	4.6	0.0	3.0	0.4	0.1	0.0	0.9	3.3	2.8	1.4	0.0	



  Census Block Groups (2010)
   Auburn City Limits
   Opelika City Limits
  Streets

N  
 0 0.5 1 2  
 Miles  
 GIS Division  
 11/21/2019

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

**Discussion:**

As stated above in the discussion of Disproportionately Greater Needs of those households with Housing Problems and Severe Housing Problems, the Consolidated Plan now requires an analysis of Disproportionately Greater Need for those households considered cost-burdened. A disproportionately greater need exists when the members of a racial or ethnic group experienced a cost burden at a greater rate (10% or more) than the jurisdiction as a whole. This section will discuss the information provided in Table 21. 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 – “Greater Need: Housing Cost Burden AMI” for the jurisdiction as a whole shows that households experience a 30%-50% cost burden at the rate of 13.2% of the total of all households reported on this table (21,768). Therefore, a 10% disparity or disproportional need would exist when the rate exceeds 14.5%. 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 14.5%. These are Black/African American with a rate of 15.4% and Asian with a rate of 17.5%.

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 27.1% of the total of all households reported on this table (21,768). Therefore, a 10% disparity or disproportional need would exist when the rate exceeds 29.8%. A review of the racial/ethnic groupings under the column showing a cost burden of greater than 50% reveals that Black/African Americans experienced a cost burden greater than 50% at the rate of 30.9%. American Indian, Alaska Indian and Hispanic groups also experienced a cost burden greater than 50% at the rate of 37.5% and 37.3 % respectively. While these comparisons do show a housing burden greater than 50%, they only represent 230 households, which is statically insignificant to the jurisdiction as a whole.



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

### **Are there any Income categories in which a racial or ethnic group has a 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% and 50%-80% of area household median income categories. Black/African American households experience a disproportional need in the analysis of severe housing problems for those households in the 80%-100%. Other racial/ethnic groups showed various disproportionate needs, but all of these groups combined account for about 7.2% 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 that one race/ethnic group's need is greater 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?**

A review of census data reveals that racial and ethnic groups in the City are well disbursed. There is only one census tract block (406.02, 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. However, 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 ACSD 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, along with a summary of the needs of public housing residents. This section was prepared in consultation with the AHA, which provided much of the statistical and programmatic information contained herein. The Tables 22-25 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 PIC (PIH Information Center)  
Source:

### 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

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							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 AHA 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 AHA 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

Of the 232 Housing Choice Vouchers (HCV) available (Table 22 – “Public Housing by Program Type”), applicants are overwhelmingly extremely low-income (Incomes below 30% of AMI), averaging \$10,740 annually (Table 23 – “Characteristics of Public Housing Residents by Program Type”). There are also 108 applicants with a disability in the family (Table 23 – “Characteristics of Public Housing Residents by Program Type”). However, the information in Table 23 does not indicate if any of these require accessible housing. Forth-Eight (48) applicants are classified as elderly. Table 24 – “Race of Public Housing Residents by Program Type” shows that by race/ethnicity the applicants are by far Black/African American (90%).

In addition to Project-Based Vouchers (PBV), formally known as public housing, the AHA has been allocated 280 units of Housing Choice Vouchers (HCV). However, due to the high housing costs in the City, and the lower-income status of most voucher program holders, the 280 unit financial commitment from HUD is only able to purchase about 232 units at any given time. Under voucher programs, eligible low-income applicants are given financial assistance vouchers, which can then be taken to landlords of private market housing. Voucher programs

offer tenants an alternative to traditional public housing and allow them, within certain latitudes, to shop for housing on the open market.

It is difficult to verify how many actual total applicants there are for both PBV and Tenant-Based Vouchers (TBV), since applicants may, and often do, apply under both TBV (formerly known as Section 8) and PBV.

The waiting list for TBV/Section 8 currently contains approximately 217 families, 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 a TBV 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 until an open application period is implemented. The last time the AHA accepted TBV applications was May 2017. The PBV waitlist is open. However, the one and two bedrooms waitlist are closed.

According to the staff of the AHA, there are immediate needs for efficiency bedroom units. The inventory of public housing currently contains seven (7) PBV units, zero (0) efficiency bedroom units, and 30 one-bedroom units. There is an immediate need for more units of housing to be made available to voucher holders. Since the City is home to a large university, landlords can often receive more money by renting units by the bedroom to college students than renting units to voucher holders. The AHA staff has made an effort to better acquaint the real estate community with the advantages of accepting vouchers 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 PBV and TBV mirrors the needs identified elsewhere in this Consolidated Plan. 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 in the Consolidated Plan 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 demand for public housing and vouchers in Auburn continues to increase. The AHA manages 304 PBV units and is authorized 280 HCV. However, AHA is only able to provide approximately 232 HCV with resources available. This shows a clear need in the community for additional ways to subsidize rents for low-income families.

The AHA offers public housing residents a Family Self Sufficiency (FSS) Program and the City operates parks, community centers, recreational facilities, and employment training programs. All of these efforts address the needs of public housing residents. The need 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 the 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 HMIS, which in the case of Auburn is handled by the ARCH, a CoC 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 ACSD 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 persons or families. 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):**

The PIT count for 2018 found no unsheltered homeless in Auburn.

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

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

\*Data not populated in HUD's 2020-2024 Consolidated Plan Tables

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

Perhaps a better indication of families that may be experiencing homelessness is the homeless assistance CDBG activity administered through ACSD. For at least ten years, the City 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 the CDBG program funds approximately 36 cases a year, or an average of about 3 applicants per month. During Program Year 2018, the Salvation Army Lee County, who was the subrecipient of CDBG funds for emergency shelter, provided housing assistance to 36 individuals.

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, Georgia, and Montgomery. Most indicated that after the initial emergency that they moved 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 the City.

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

Individuals seeking assistance from ARCH included one individual facing eviction, one leaving jail, and one living in their car (no race or gender reported). In addition to the sheltered homeless, the PIT count for 2018 found no unsheltered homeless in Auburn.

**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 is practically non-existent. The PIT count for 2018 found no unsheltered homeless in the City. The balance of those housed in the City of Opelika shelter programs is believed to be primarily persons dealing with addiction issues. Addiction intervention is the main mission of those male and female shelters.

**Discussion:**

The main instances of homelessness in the City 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 arrange with family, friends, or social service agencies, or to find alternative housing. There is not a severe or persistent homelessness problem in the City.



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

### Introduction:

Cost burden and overcrowding are the two housing problems that affect Auburn families the most. Also, certain persons or households face greater challenges than the general population in finding or maintaining housing given their unique special needs and circumstances. Such circumstances range from fixed incomes to limited mobility to large households. Not all housing units in the general housing stock can meet the housing needs of persons or households with special needs. This section reviews the needs of persons who are not homeless but may require supportive housing, meaning housing with services. This includes but not limited to

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing needs of each one of these groups were determined by consultations with social service providers and statistical information provided by social service agencies.

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

*Elderly (65 years and older) and Frail Elderly Persons* – According to the 2011-2015 ACS, the elderly population represents 8.8% (5,183) of the total population of the City. Of this number, 11.9% have hearing difficulty, 4.9% have vision difficulty, 8.0% have cognitive difficulty, 20.3% have ambulatory difficulty, 7.8% have self-care difficulty, and 11.2% have independent living difficulty. There are a high number of elderly households on a fixed-income with a need for transportation and housing rehabilitation assistance and needs for accessible housing, employment opportunities, and supportive services.

*Persons with mental, physical, and/or developmental disabilities* – According to the 2011-2015 ACS, 6.7% of the population have a disability. Of the Under 18 Population, 5.6% have a disability. Of the 18-34 Population, 3.2% have a disability. Of the 35-64 Population, 9.4% have a disability and for this age group, 1.6% have a hearing difficulty, 1.5% have a vision difficulty, 2.8% have a cognitive difficulty, 5.1% have an ambulatory difficulty, 1.4% have a self-care difficulty, and 2.7% have an independent living difficulty. There are needs for accessible housing, employment opportunities, and supportive services.

*Persons with HIV/AIDS and their families* – Lee County, which includes the City of Auburn and the Auburn-Opelika Metropolitan Statistical Area, accounted for 332 cases or approximately 9% of the HIV/AIDS cases in East Central Alabama. The incidence reporting of new cases has been trending down, with twenty-three (23) newly diagnosed cases in 2016, twenty-two (22) newly

diagnosed cases in 2017, and fourteen (14) newly diagnosed cases in 2018. Statewide, it is estimated that of the HIV infections in 2018, 45% were men who have sex with men, 27.6% were attributed to heterosexual contact, and 8.8% were attributed to injection drug use. African Americans account for 64.1% of recent HIV infections. It is assumed that the statistics for Lee County would be similar to these statewide percentages.

*Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking* – The Domestic Violence Center, a non-profit organization assisting victims of domestic violence, provided supportive services to 91 survivors of domestic violence, dating violence, sexual assault, and stalking in 2018 alone. There is a need for supportive services and affordable housing for survivors of domestic violence.

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

Based on an update to previous housing needs estimates, the following housing and supportive service needs have been identified in interviews and meetings with social service agencies:

*Elderly* - decent, safe, accessible, and affordable owner and renter-occupied housing units; recreational and health care services

*Frail Elderly* - decent, safe, accessible, and affordable owner and renter-occupied housing units; in-home health care services and Meals on Wheels

*Persons with Mental Illness* - permanent supportive housing; health care services

*Developmentally Disabled* - decent, safe, accessible, and affordable owner and renter-occupied housing units; job training and recreational services

*Physically Disabled* – decent, safe, accessible, and affordable owner and renter-occupied housing units, and rehabilitation and accessibility services

*Persons with Alcohol/Drug Addiction* – temporary and permanent supportive housing; health care counseling and job training

*Persons with HIV/AIDS* – temporary and permanent supportive housing; health care counseling

*Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking* – temporary and permanent supportive housing; counseling and health care 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) “HIV Cases among Persons Residing in Alabama at Diagnosis by Public Health Districts and County” provides data on HIV/AIDS infected persons by Public Health Districts 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.

The Report lists 14 newly diagnosed, 338 prevalent, and 418 cumulative HIV cases in Lee County (The City’s Location) for 2018. Lee County is one of 11 counties in the ADPH East Central Alabama located in Montgomery County, an urban county that is home to the State Capital (City of Montgomery), which alone accounts for 2,709 of the 4,506 HIV cases in East Central Alabama.

The State of Alabama is experiencing a shift in the age distribution of newly diagnosed HIV infections, as young adults (20-24 years) have emerged as the most affected age group as opposed to older age groups that were more dominated earlier in the epidemic. Male-to-male sexual activity continues to be the predominant mode of exposure for HIV infection, while heterosexual contact is the second most common mode of exposure.

**Discussion**

Special needs populations include the elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. While the City will continue to support local service providers, the housing and supportive services for the special needs population is primarily provided through State, County, and private non-profit housing and supportive service providers in the City.

According to the 2011-2015 ACS, Elderly and frail elderly individuals makeup approximately 8% of the City's population at present but will become a larger number as the large babyboomer 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 has completed a Capital Improvement Plan (CIP) for the years 2019-2024 that identifies a year-by-year budget for Public Facilities and Public Improvements. The CIP list proposed Public Facilities and Public 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 Facilities and Public Improvements is \$208,107,259.

Public Facilities funded in the CIP for FY 2020 include Downtown Master Plan/Improvement Projects, Downtown Parking Plan Implementation Projects, Public Safety Projects, Major Equipment, Parks, Recreation and Culture Master Plan Projects, and Facility Improvements. The FY 2020 Budget for Public Facilities is \$43,992,201.

Public improvements funded in the CIP for FY 2020 include Sidewalk/Neighborhood Projects, Renew Opelika Road Projects, Northwest Auburn Neighborhood Plan Projects, Traffic/Transportation Improvements, Stormwater and Drainage Improvements, and Water System Improvements. The FY 2020 Budget for Public improvements is \$20,606,068.

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

The CIP is a six-year (three biennials) projection of major capital projects approved for funding based on priorities established by the City Council after reviewing the CIP for each biennial, 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:**

The CIP for FY 2020 include a six-year budget (\$111,240,172) for Public Facilities, categorized as follows: \$15,222,700 for Downtown Master Plan/Improvement Projects; \$14,513,320 for Downtown Parking Plan Implementation Projects; \$33,221,160 for Public Safety Projects & Major Equipment; \$43,907,199 for Parks, Recreation and Culture Master Plan Projects; and \$4,375,793 for Facility Improvements.

The CIP for FY 2020 include a six-year budget (\$96,867,087) for Public Improvements, categorized as follows: \$4,854,634 for Sidewalk/Neighborhood Projects; \$3,225,265 for Renew Opelika Road Projects; \$13,070,400 for Northwest Auburn Neighborhood Plan Projects; \$38,061,645 for Traffic/Transportation Improvements; \$2,170,138 for Watershed, Stormwater and Drainage Improvements; \$11,500,000 for Sewer System Improvements; and \$23,985,000 for Water System Improvements.

In addition to these Public Improvement Projects identified in the City's CIP planning process, ACSD identified public improvement needs that exist in the Public Housing Communities during its consultation with the AHA. The AHA 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 Facilities needs as that followed in determining Public Improvements 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 the City and Lee County to meet most every need identified in the Needs Assessment portion of the Consolidated Plan. The City-funded from its FY2019-FY2020 Biennial General Fund Budget the State of Alabama/Lee County agencies and non-profit organizations. Six (6) State of Alabama/Lee County agencies received funding – \$210,619 in FY2019 and \$185,619 in FY2020. Nine (9) non-profit organizations received funding – \$154,123 in FY2019 and \$134,123 in FY2020.

State of Alabama/Lee County agencies includes the Administrative Office of Courts-Lee County Juvenile Court, Department of Public Health-Lee County Health Department, Department of Mental Health-East Alabama Mental Health, Lee Co. Emergency Management Agency (EMA)-Operations, Lee County Youth Development Center, and the East Alabama Medical Center - Cancer Center.

Non-profit organizations include the Auburn Day Care Centers, Inc., Boys and Girls Clubs of Lee County, Child Advocacy Center, Community Market of the Lee County Food Bank, Domestic Violence Intervention Center, Unity Wellness Center (formerly East Alabama AIDS Outreach), East Alabama Services for the Elderly (EASE), Red Cross, and Downtown Merchants Association.

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 \$80,000 and \$85,000 in total

assistance. These agencies are required to maintain records demonstrating that the assistance provided through CDBG funds goes to benefit LMI persons or households. In the most recent program year (2019), the CDBG program allocated funds to eleven (11) public service agencies. These services included youth services, daycare, and hunger/food bank.

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

As stated elsewhere in this document, public service agencies are serving the City that addresses, in some form or another, every need identified in this Consolidated 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 (i.e., governmental) support.

During the budgeting process, for both the General Fund and CDBG, agencies are allowed to present their requests for financial assistance. These requests include the agencies' justification for requesting public assistance and often 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 LMI persons and will be documented.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

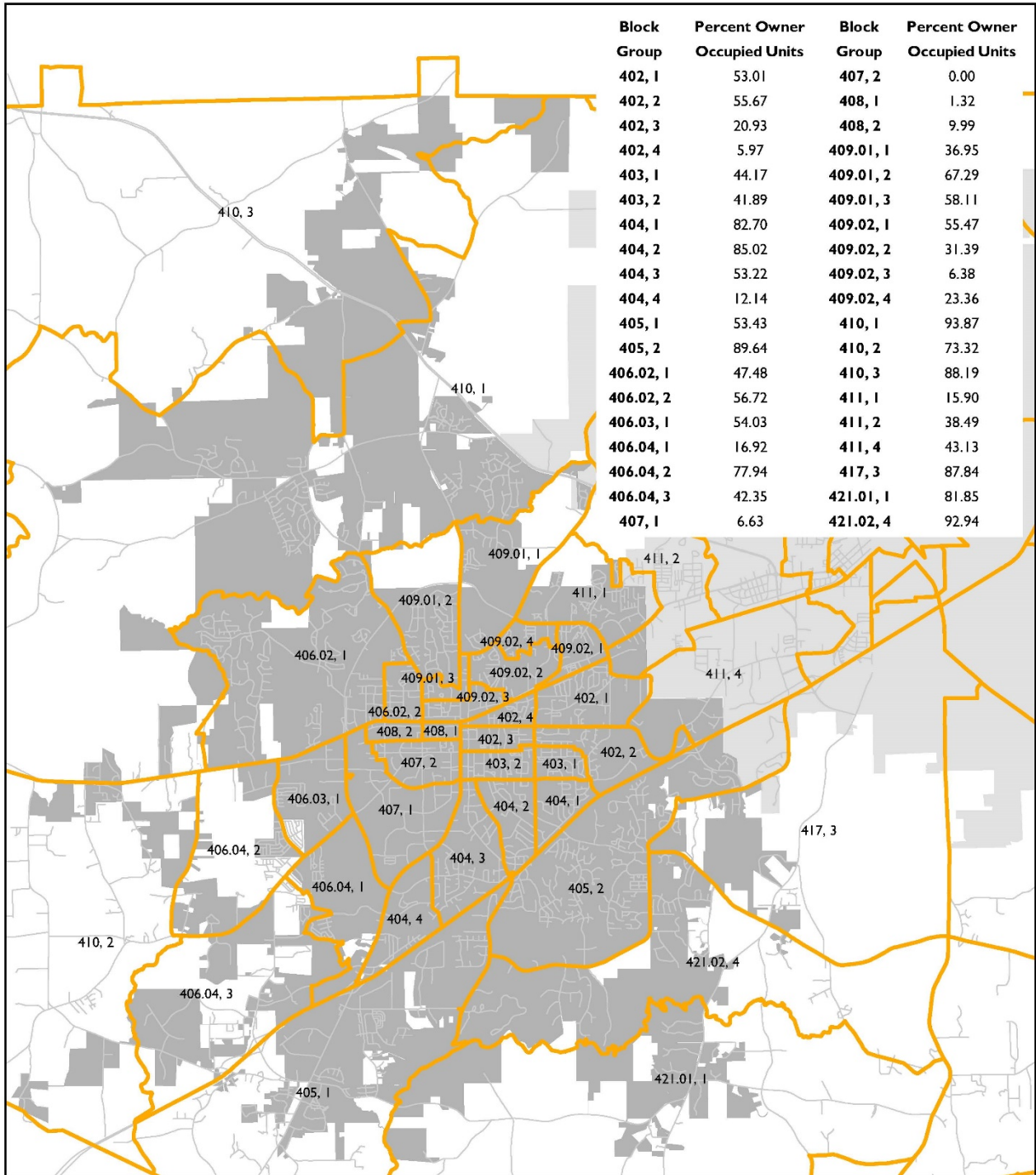
This section of the Consolidated Plan is a Housing Market Analysis. That is, what are the existing housing market conditions in which the City must operate to carry out the strategic goals of the Consolidated Plan?

Over the past five years, Auburn has seen expansive growth, both in jobs and housing. To keep pace with the rapid population growth, fueled by a favorable employment opportunities and a quality education system, many single-family and multifamily units have been built. According to the City's Inspection Services Department, 16,009 (69% of 20,763) inspections were conducted from October 1, 2018, to September 30, 2019. During this same period, 3,903 permits were issued, including 1,125 building, 1,002 electrical, 929 plumbing, and 850 mechanical permits.

The Housing Market Analysis section will first review the general characteristics of the supply of housing by studying the number of housing units, the cost of housing, and the condition of housing. Next, the information will be provided about existing public housing, assisted housing, and housing and services for homeless and non-homeless persons with special needs. This section will also review the barriers that may affect the cost of developing, maintaining, or improving affordable housing. Lastly, this section will provide an analysis and discussion of the housing market in Auburn.

# Percent of Owner Occupied Units

Census Block Groups, American Community Survey 2011-2015 5-Year Estimates



  Census Block Groups (2010)
   Auburn City Limits
   Opelika City Limits
  Streets



0 0.5 1 2  
 Miles  
 GIS Division  
 11/21/2019

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.



## 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. Table 26 – “Residential Properties by Unit Number” show the number of residential properties from a 1-unit detached structure to a mobile home. Table 26 provides an overview of the number of persons residing in the various types of residential properties that constitutes the City’s housing stock. Table 27 – “Unit Size by Tenure” delineate the unit size by tenure (i.e., owner or renter).

Part of this section examines the number and type of housing units outside of public housing that offers affordable housing for low- and moderate-income (LMI) 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	10,930	43%
1-unit, attached structure	1,094	4%
2-4 units	3,010	12%
5-19 units	5,910	24%
20 or more units	3,055	12%
Mobile Home, boat, RV, van, etc.	1,148	5%
<b>Total</b>	<b>25,147</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	25	0%	460	4%
1 bedroom	80	1%	2,455	20%
2 bedrooms	1,385	15%	4,695	38%
3 or more bedrooms	7,990	84%	4,680	38%
<b>Total</b>	<b>9,480</b>	<b>100%</b>	<b>12,290</b>	<b>100%</b>

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

The Auburn Housing Authority (AHA) owns and manages 304 units of public housing and provides 280 vouchers (Table 36 – “Total Number of Units by Program Type”).

Most affordable housing programs determine eligibility based on Area Median Income (AMI) of a household. Among the programs that determine eligibility based on the AMI are Housing Choice Voucher (HCV), Low Income Housing Tax Credit (LIHTC) program, United States Department of Agriculture (USDA) Rental Assistance (in Section 515 properties) as well as United States Department of Housing and Urban Development (HUD) Section 202 and 811 properties for elderly and disabled households. Rental assistance is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant-paid utilities.

Based on local housing data, there are eight (8) low-income housing apartment complexes, which contain 820 affordable apartments for rent in Auburn. Many of these rental apartments are income-based housing with 404 apartments that set rent based on the applicant's income. Four hundred sixteen (416) other low-income apartments do not have rental assistance but are cheaper than market rate rents.

The City under the auspices of the North Auburn Housing Development Corporation (NAHDC), a non-profit Community-Based Development Organization (CBDO), utilizes the Community Development Block Grant Program (CDBG) funds to build and market low-cost affordable housing. To date, this organization has built 29 units.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as the 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. The number one problem is that the high cost of housing outstrips the population's ability to acquire housing within the HUD 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, which has resulted in land costs and development costs driving up the costs of new housing. Although the demand for housing has increased, housing developers are unable or unwilling to undertake the 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 serious consideration of ways to maintain them in their existing housing 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. 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 affordable housing. 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 if there is a sufficient supply of housing to meet the housing needs of households at every income level.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	173,100	220,000	27%
Median Contract Rent	525	671	28%

**Table 28 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,690	30.0%
\$500-999	6,605	53.7%
\$1,000-1,499	1,445	11.8%
\$1,500-1,999	430	3.5%
\$2,000 or more	125	1.0%
<b>Total</b>	<b>12,295</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	685	No Data
50% HAMFI	3,535	690
80% HAMFI	8,085	1,530
100% HAMFI	No Data	2,370
<b>Total</b>	<b>12,305</b>	<b>4,590</b>

**Table 30 – Housing Affordability**

Data Source: 2011-2015 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$564	\$623	\$811	\$1,066	\$1,242

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

Based on HUD's definition of affordability (i.e., the cost of housing should not exceed 30% of AMI), there is not sufficient housing for households at all income levels. Comparing Table 6 – “Total Households Table” to Table 30 – “Housing Affordability” reveals that 685 housing units are affordable to households earning 30% Housing Urban Development Area Median Family Income (HAMFI), 4,225 earning 50% HAMFI, and 9,615 earning 80% of HAMFI. This represents a gap of 13,155 housing units affordable to households earning 30% HAMFI.

The housing market in the City has been marked by a high demand because of rapid growth. An examination of Table 28 – “Cost of Housing” reveals that the median home value increased by 27% between 2009 and 2015, while the median contract rent increased by 27% over the same period. The 2011-2015 ACS quotes a median contract rent figure of \$813 or almost 21.2% higher than the 2015 amount of \$671 as shown in Table 28.

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

Based on the information presented in the previous question, it appears that the costs of housing will continue to rise. The City's rapid growth and corresponding housing demand seem 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 31 – “Monthly Rent” does not provide a breakout of Fair Market Rent, High HOME Investment Partnerships Program (HOME) HOME Rent, or Low HOME Rent for either Efficiency (no bedroom), 1 Bedroom, 2 Bedroom, 3 Bedroom, or 4 Bedroom for use by entitlements and state programs utilizing HOME funds to carry out rental assistance activities.

The monthly median contract rent of \$671 shown in Table 28 – “Cost of Housing” appears to be lower than Fair Market Rent. This affects any strategy that would use rent subsidies such as HCV 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 the City mean that available dollars can purchase less housing. The AHA has been funded for 280 HCVs. This assistance comes, as a fixed amount of funding that is anticipated will assist HCV low-income households. However, the funds have only been able to purchase housing in the current market to assist 232 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 costs, which negatively affects the ability of LMI 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 LIHTC can aid in the construction of new affordable housing by private housing developers, and HCV 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 discussed in Table 7 – “Housing Problems Table.” 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 (LBP) in housing units.

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" as 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 deemed to restrict habitation but are financially feasible for rehabilitation. Currently, the City's limit for housing rehabilitation assistance is \$5,000, subject to future revision.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,845	19%	7,180	58%
With two selected Conditions	0	0%	180	1%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,630	81%	4,935	40%
<b>Total</b>	<b>9,475</b>	<b>100%</b>	<b>12,295</b>	<b>99%</b>

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,544	37%	4,080	33%
1980-1999	3,160	33%	4,795	39%
1950-1979	2,370	25%	3,095	25%
Before 1950	395	4%	335	3%
<b>Total</b>	<b>9,469</b>	<b>99%</b>	<b>12,305</b>	<b>100%</b>

Table 33 – Year Unit Built

Data Source: 2011-2015 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	2,765	29%	3,430	28%
Housing Units build before 1980 with children present	2,299	24%	1,269	10%

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

**Data Source:** 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units\*

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

**Table 35 - Vacant Units**

\*Data not populated in HUD's 2020-2024 Consolidated Plan Tables

## Need for Owner and Rental Rehabilitation

Table 32 – “Condition of Units” shows that there are 21,770 units (9,475 owner-occupied and 12,295 renter-occupied) in the City that make up this analysis of housing conditions. There are 1,845 owner-occupied units and 7,180 renter-occupied units with one of the 4 selected problems. Also, 180 renter-occupied units have two selected conditions.

Table 7 – “Housing Problems” shows that only 105 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 8,153 units) or “overcrowding” (155 units). These latter two conditions reveal nothing about the condition of the housing unit relative to needing rehabilitation.

Another indication of the possible need for rehabilitation can be seen by examining Table 33 - “Year Unit Built.” This table shows that 29% (2,765) of owner-occupied and 28% (3,430) of renter-occupied housing units were built before 1980. While the 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 need rehabilitation.

Because of limited housing options, 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) Hazards 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 (ADPH) has a unit assigned to track the occurrences of elevated lead blood levels in children and youths.

LBP's were outlawed for use in residential construction beginning in 1978. For tracking residential units potentially containing LBP, HUD designates all units built before 1980 as potentially having LBP. Because LBP 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 34 – “Risk of Lead-Based Paint” hazard shows that 29% (2,765) owner-occupied and 28% (3,430) renter-occupied units were built before 1980, have risks of LBP hazards. It further shows that 2,299 owner-occupied and 1,269 renter-occupied units have children present.

In preparation for undertaking the Consolidated Plan process, the ADPH was consulted to determine if their records show any children or youths in the City having high levels of lead in their blood. This agency not only maintains records concerning the incidence of such cases but also is required by law to keep track of the cases to make sure they receive appropriate treatment and follow-up. According to ADPH, there have been no new reported cases of children with high blood levels of lead during 2018.

## **Discussion**

Overall housing conditions in the City are good, with 37% (3,544) of owner-occupied and 33% (4,080) of renter-occupied housing having been constructed in 2002 or later. 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 difficult, 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 to accomplish such a strategy.

One of the considerations in any housing rehabilitation program is the handling of LBP. Strict guidelines exist for working around or handling LBP. The City must determine the existence or non-existence of LBP in each unit built before 1980 which 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 on 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 Table 36 – “Total Number of Units by Program Type,” there are 304 public housing units and the AHA are authorized 280 housing vouchers. A more thorough discussion of these resources follows.

### Totals Number of Units

Program Type									
public housing units	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

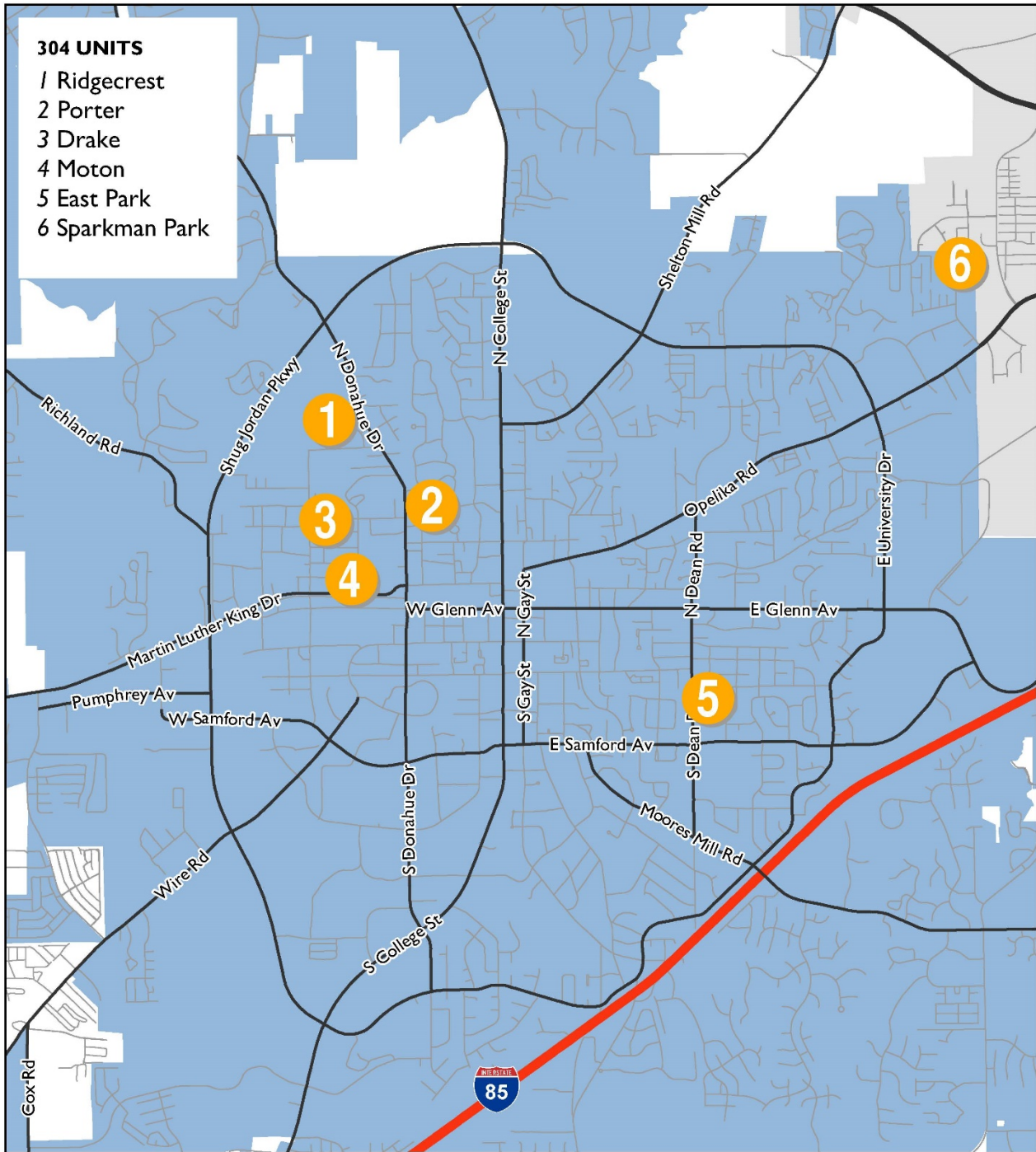
Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The AHA manages 304 public housing units throughout six (6) communities. HUD subsidizes the units for low-income families and individuals. These units offer low-income families and individuals the opportunity to rent an affordable unit that is decent and sanitary. Under this program, the tenants can expect to pay about 30% to 40% of their monthly income towards their rent. Fifteen of the public housing units are handicap accessible.

## Public Housing Locations

Auburn, AL



- Auburn City Limits
- Opelika City Limits
- Lee County Limits



0 0.25 0.5 1  
Miles

GIS Division  
11/19/2019

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

**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 AHA Project-Based Voucher (PBV) units are as follows:

- Ridgecrest Community has 106 apartments, ranging in size from 1 – 5 bedrooms.
- Moton Community has 44 apartments, ranging in size from 1 – 4 bedrooms.
- Drake Community has 60 apartments, ranging in size from 1 – 4 bedrooms.
- East Park Community has 48 apartments, ranging in size from 1 – 4 bedrooms.
- Sparkman Community has 31 apartments, ranging, in size from 2 – 4 bedrooms.
- Porter Community has 15 apartments, ranging, in size from 0 – 2 bedrooms.

The AHA has modernized its inventory of housing units. All units are total electric with central heat, air conditioning, and Energy Star appliances.

The Housing Choice Voucher (HCV) is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The Auburn Housing Authority (AHA) converted its public housing portfolio to PBV in October 2015 as part of HUD's Rental Assistance Demonstration (RAD) program. Due to the RAD conversion, AHA no longer receives an operating subsidy and Capital Fund Program (CFP) funding. The AHA is now a "Housing Choice Voucher Only" public housing authority (PHA) because of converting its public housing units to PBVs. HUD allocates AHA Housing Assistance Payments Contract and administrative fees to administer its HCV Program. It is anticipated that AHA will receive \$2.6 million in FY 2020 to administer its HCV program. AHA 2020 Annual Plan shows that AHA administers more 707 HCVs, including the following:

1. Tenant-Based Vouchers (formerly known as Section 8) – 280
2. RAD Project-Based Vouchers (converted public housing units) – 406
3. Veterans Affairs Supporting Housing (VASH) (voucher used exclusively for veterans) – 18
4. Tenant Protection Vouchers – 3

HUD's Annual Contribution Contract with the AHA authorizes it to fund 280 HCV. However, because of budget cuts, AHA is not awarded its full ACC allocation. As of May 2019, AHA has funded 232 HCVs. HUD rated the AHA's HCV program as a "High Performer" for FY 2019.

Eligibility for HCV is determined by the AHA based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. Other factors are also considered when determining eligibility.

## Public Housing Condition\*

Public Housing Development	Average Inspection Score

**Table 37 - Public Housing Condition**

\*Data not populated in HUD's 2020-2024 Consolidated Plan Tables

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

The AHA converted its public housing units, which are in excellent condition, to PBV as part of HUD's Rental Assistance Demonstration (RAD) program. AHA's PBV units continue to be in excellent shape. After converting to PBV in 2015, AHA's units are now inspected based on HUD's Housing Quality Standards (HQS). An annual HQS inspection is required to be conducted on approximately 1/3 of AHA's units, which equates to around 160 units. The units are scored on pass/fail criteria rather than on a number point curve. Based on the HQS regulations the AHA received a 100% pass rate on mechanical repairs and upkeep of its units.

The 20-year Physical Conditions Assessment was finalized and has been in place since 2015. Every year it is used as a guide to select projects to improve.

### **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 AHA, provides numerous resident programs in its ongoing efforts to improve the living environment for families and households residing in public housing. The following is a list of resident programs:

- Wonderful Wednesday activities for seniors, including lunch, health screenings, workshops, games, and field trips.
- Afterschool and afternoon programs for 1<sup>st</sup>-12<sup>th</sup> grade students.
- Summer feeding program for ages 2-17.
- Observance of the National Night Out, a nationwide crime-fighting initiative, undertaken in partnership with the Auburn Police Department.
- School supply block parties for 1st-12th grade students.
- Laptop fee (\$50) scholarships for 8<sup>th</sup> and 9<sup>th</sup> grade students.
- Project Graduation Scholarship (participation fee) for high school students.
- College scholarship (\$500) for qualified high school seniors or currently enrolled in college.
- High school graduation cap and gown scholarship (fee for cap and gown).
- College scholarship workshop for high school seniors or currently enrolled in college.
- Support affordable childcare based on income.
- Boys and Girls Club scholarships (fee and transportation expenses to attend the Club).
- Family Self-Sufficiency (FSS) Workshops Offers various workshops related to parenting skills, housekeeping, budgeting, domestic violence, job training, attend job fairs, make referrals to participating in the Christian Women's Job Corp., etc.

In addition, AHA operates a FSS program. The FSS provides AHA families the opportunities to remove barriers by identifying resources in the community that will assist them in achieving economic independence. The five-year program is available to residents who live in public housing units that were converted to PBV as part of HUD's RAD program or receives HCV. Each family that chooses to participate in the FSS Program must execute a Contract of Participation (COP) with AHA. The head of household is required to seek and maintain suitable employment during the term of the contract. FSS participants are eligible to earn escrow, which is an interest-bearing account established by the AHA on behalf of the enrolled participants. Deposits to these accounts are made throughout the family's participation in the FSS program. When a family's rent increases the additional rent paid goes into this savings account. Once a FSS participant completes the requirements of the FSS program and is in good standing with the AHA, the funds accrued in the escrow will be given to the participant to be used to achieve their self-sufficiency goal (i.e. homeownership, etc.)

AHA resident programs 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 AHA has adopted programs and strategies to improve the living environment and better the lives of its tenants. As a result, public housing enjoys good public support and AHA has been able to create beneficial partnerships with a variety of other organizations and institutions that serve the needs of the community.

The AHA 2020 Annual Plan indicates that the total number of families on the PBV waiting list, as of January 2019, was 1,362. This total included 1,180 extremely low-income families, 142 very low-income families, and 32 low-income families. PBV waiting list also included 776 families with children, 39 elderly, and families with disabilities.

Certainly, public housing, along with the HCV program, provides much needed affordable housing, especially for very low-income families. With a large number of families on the AHA PBV waiting list and the number of households identified in the Needs Assessment portion of this document as "cost burdened" and "severely cost burdened," decent affordable housing is a need in Auburn. Housing programs offered by the AHA can provide a viable option for obtaining safe and decent housing in the City.

## 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 the homeless in the City. As discussed in the Needs Assessment portion of this document, homelessness is not a significant problem in the City. When persons do become homeless, it is almost entirely due to financial or family emergencies, house fires, or storm damage.

ACSD does offer a short-term hotel stay program to assist such emergency loss of shelter and allow families and individuals an opportunity to arrange for housing that is more permanent.

### 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)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

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

\*Data not populated in HUD's 2020-2024 Consolidated Plan Tables



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

The Lee County Health Department and East Alabama Medical Center (EAMC) 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.

**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 in the City. The recent PIT Counts located no homeless individuals in Auburn.

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

### Introduction

The City funds many programs that provide housing and social services for LMI persons and places a high priority on services for persons with special needs, including the elderly, frail elderly, persons with disabilities, persons with alcohol/drug addictions, persons with HIV/AIDS and their families, and public housing residents.

**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**

The City will use the following strategies for the non-homeless special needs housing and supportive service needs. These priorities are based on the information obtained from local housing providers and supportive service organizations, as well as statistical information provided in the Housing and Homeless Needs Section of this Consolidated Plan.

*Elderly and Frail Elderly Strategy:* Promote housing opportunities and assist supportive service programs that serve the elderly and frail elderly in the City. the City will continue to address the housing needs of elderly households and will support activities, including housing rehabilitation, rental assistance, mortgage assistance, utility assistance, etc., which address these needs. The City will support the efforts of social and health care service providers who serve the elderly population.

*Persons with Disabilities Strategy:* Promote housing opportunities and assist supportive service programs for persons with disabilities. Data analyzed indicates a need for housing for persons with disabilities. The City will continue to support activities that increase the supply of accessible units include the following: promote the availability of accessibility loans through the City's affordable housing programs and continue to work with agencies that serve persons with disabilities to identify and address this population's housing needs. The City will continue to encourage social service agencies to identify and address the supportive service needs of persons with disabilities.

*Persons with Alcohol/Drug Addictions Strategy:* Promote housing opportunities and supportive service needs of persons with alcohol/drug addictions. The City will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions.

*Persons with AIDS/HIV:* Promote housing opportunities and supportive service needs of persons with AIDS/HIV. The City will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The City will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population.

*Public Housing Residents Strategy:* Promote housing opportunities and supportive service needs for public housing residents. The City will continue its partnership with the Auburn Housing Authority to explore new housing opportunities, as well as further network local service providers to those public housing residents in need of supportive services.

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

Case managers at the EAMC, 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 their specific needs.

The East Alabama Mental Health Center counseled and evaluated persons with mental and developmental disorders. The East Alabama Mental Health Center offers quality, comprehensive, outcome-oriented, and cost-effective mental and behavioral health services. Services include:

- Outpatient and intensive outpatient treatment programs for adults with substance abuse problems.
- Services for children and adolescents, as well as their families, who are experiencing serious emotional disturbances.
- Case management services is to ensure effective service coordination.
- Substance abuse prevention.

The East Alabama Mental Health Center treats most clients purely on an outpatient basis, which allows them to maintain residency at home.

**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 currently provides funding support from its general fund budget to several agencies that provide supportive services to persons who are not homeless but have other special needs. These include the East Alabama Mental Health Center, Lee County Health Department, Unity Wellness Center, and East Alabama Services for the Elderly (EASE).

One of the focuses of the City's CDBG program is to assist LMI homeowners, including elderly and disabled homeowners, to rehabilitate their existing homes. Assistance provided under the CDBG 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))**

The City will continue to address the special needs of the non-homeless population by providing housing and supportive service to persons who are not homeless but who may or may not require supportive housing. (i.e., elderly, frail elderly, persons with disabilities, etc.)

The City will fund projects that address priorities identified in the Consolidated Plan. The following are two of the main goals that will be addressed to serve the needs of the special needs population:

1. Housing Rehabilitation - Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
2. Housing Construction - Increase the supply of decent, safe, sound, and accessible housing that is affordable in the City through new home construction.

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

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

City staff examined the zoning regulations, subdivision regulations, and building codes of the City to determine if public policies harm affordable housing and residential investment. This examination resulted in a finding that factors other than public policy are much more detrimental to the provision of affordable housing and residential investment, including current market conditions.

The City operates under a modern zoning ordinance that deals with a use approval process rather than 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.

Lack of affordable housing options is the result of high housing demand created by growth in both the economy and student enrollment at Auburn University. The economic opportunities for jobs and the strength of its public education system continue to make the City an attractive place for families to live and work or even commute to other metro areas. Annually, national publications rank the City as a desirable place to live because of the quality of life contributed by its residents and the services provided.

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 site development and construction of affordable housing. Some type of government subsidy is necessary to create more affordable housing opportunities.

The proposed actions to address barriers to affordable housing are listed below.

- The City will continue its efforts to increase the supply of affordable housing units by allocating CDBG funding to the NAHDC, which builds and markets affordable homes to qualified LMI homebuyers.
- The City will assist LMI families to achieve homeownership by providing them with down payment and closing cost assistance.
- The City will continue housing rehabilitation activities to lower the cost of home maintenance and help improve housing conditions in LMI neighborhoods.
- The City will continue to work with lending institutions to provide first-mortgage assistance to those LMI families seeking to purchase an affordable home.
- The City will work with private developers' to identify more affordable housing options for moderate-income families.

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

### Introduction:

The City continues to generate and sustain new job opportunities, economic success, and financial substantiality for families throughout the City. The City will continue to give priority to growing local businesses, creating and retaining living wage jobs, and promoting economic and commercial opportunities in all areas of the City. The City uses Section 108 to fund economic development including making loans to businesses that can create jobs, especially for LMI persons. Creating a strong workforce is critical to the City's ability to attract businesses in the future.

The City's thriving economic growth is accompanied by challenges in aligning the available workforce with the skill level demanded by local business and industry. The Economic Development Department has a realistic approach, providing job training to reduce the skill gap.

This section will touch on the City's economic development activity and efforts to reduce poverty by expanding economic opportunities available to LMI individuals.

### Economic Development Market Analysis

#### Business Activity

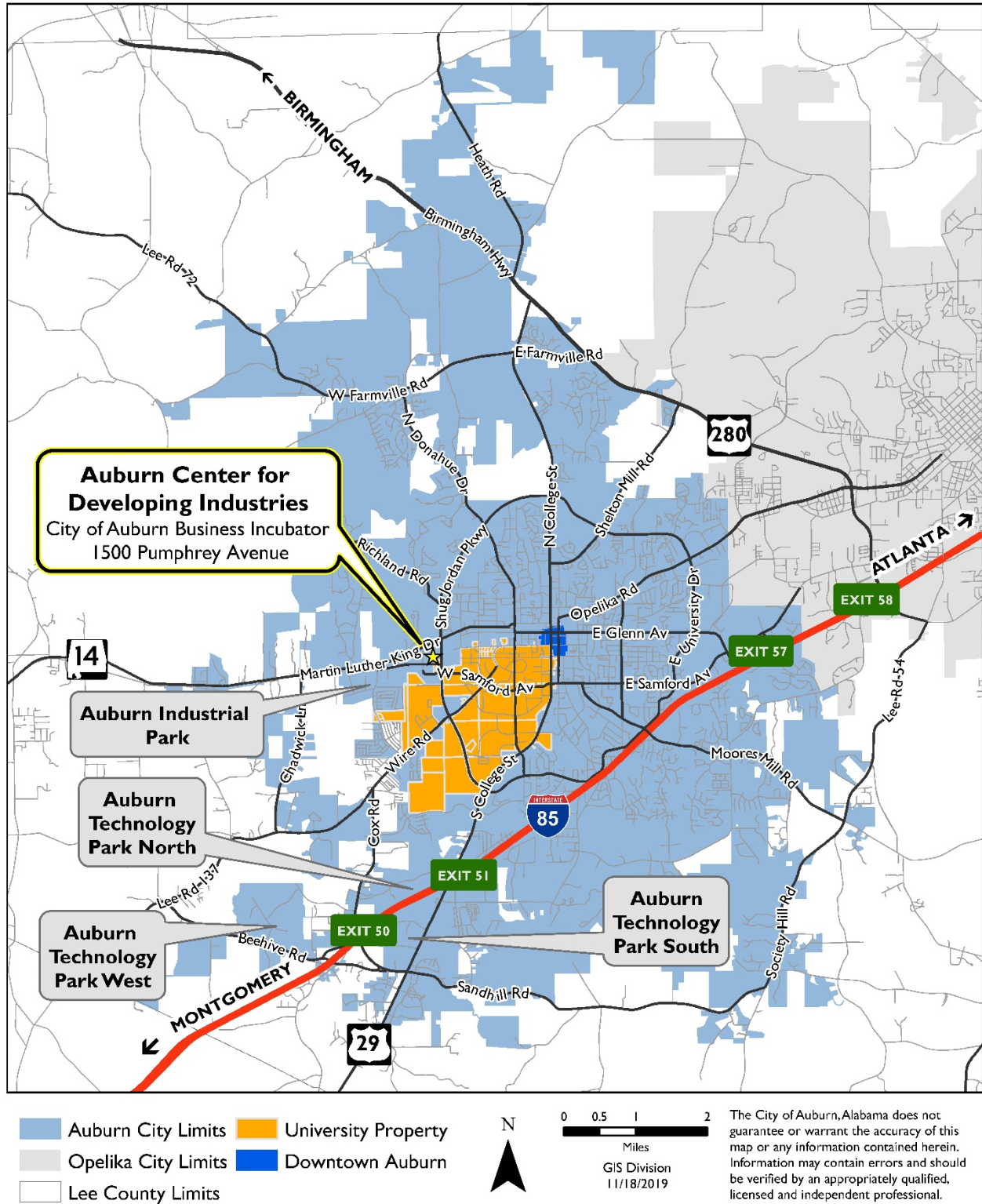
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	162	129	1	1	0
Arts, Entertainment, Accommodations	2,801	4,881	22	25	3
Construction	625	1,023	5	5	0
Education and Health Care Services	1,533	1,596	12	8	-4
Finance, Insurance, and Real Estate	889	1,070	7	6	-1
Information	189	296	1	2	1
Manufacturing	2,313	4,492	18	23	5
Other Services	453	569	4	3	-1
Professional, Scientific, Management Services	916	1,159	7	6	-1
Public Administration	2	0	0	0	0
Retail Trade	2,053	3,239	16	17	1
Transportation and Warehousing	482	266	4	1	-3
Wholesale Trade	503	432	4	2	-2
Total	12,921	19,152	--	--	--

**Table 39 - Business Activity**

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)  
Source:

# Business Incubator Location

Auburn, AL



## Labor Force

Total Population in the Civilian Labor Force	28,880
Civilian Employed Population 16 years and over	26,905
Unemployment Rate	6.77
Unemployment Rate for Ages 16-24	16.81
Unemployment Rate for Ages 25-65	3.26

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	8,885
Farming, fisheries and forestry occupations	1,110
Service	2,235
Sales and office	5,505
Construction, extraction, maintenance and repair	1,065
Production, transportation and material moving	1,055

**Table 41 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,000	83%
30-59 Minutes	3,049	12%
60 or More Minutes	1,145	5%
<b>Total</b>	<b>25,194</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2011-2015 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	614	160	425
High school graduate (includes equivalency)	1,840	105	570
Some college or Associate's degree	3,500	175	1,230
Bachelor's degree or higher	11,435	305	2,175

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

Data Source: 2011-2015 ACS



## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	55	305	80	150	170
9th to 12th grade, no diploma	585	290	204	165	145
High school graduate, GED, or alternative	2,769	715	470	1,330	935
Some college, no degree	14,800	1,545	1,034	870	605
Associate's degree	490	570	390	495	120
Bachelor's degree	2,355	3,148	1,790	2,585	935
Graduate or professional degree	205	1,875	1,765	2,805	1,115

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,946
High school graduate (includes equivalency)	94,198
Some college or Associate's degree	116,185
Bachelor's degree	164,384
Graduate or professional degree	209,153

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

Data Source: 2011-2015 ACS

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

Table 39 – “Business Activity” shows that the largest employment sectors in the City, in sheer numbers of jobs, is “Arts, Entertainment, and Accommodations” (4,881). However, the most important employment sectors that define the City’s economy are Education and Health Care Services, Manufacturing, and Retail. The City is the home of Auburn University, a large public university employing 8,483 (5,186 full-time and 3,297 part-time employees). 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, 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 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 scientists 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 requires 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, including its water treatment and sewage treatment facilities. All of this demand places a strain on the City's Capital Improvement Budget.

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

Important to the City's finances is the fact that the City has an 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 City's Industrial Development Board (IDB) has continued to expand its industrial park holdings and make infrastructure improvements. The IDB currently has approximately 130 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. 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 School System is 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 housing and commercial demands.

According to Auburn City School System FY 2019 Annual Report, the System has one (1) high school, one (1) junior high school, two (2) middle schools, and nine (9) elementary schools, with a projected 2018 enrollment of 8,693 and a staff of 842. The total revenue of the System is \$106,688,940. By the school year 2024, enrollment is projected to increase to approximately 10,000 students. To address this growth, a new high school opened in 2017. 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 Auburn near Exit 57 and to the west.

**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. The opening of a large Kia automotive assembly plant in nearby West Point, Georgia exacerbated this shortage of skilled workers. 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 has placed a high demand for skilled industrial workers.

The demand for these skills has opened opportunities for LMI 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 opportunities for area citizens.

ATC also fills the role of a 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 State 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 LMI people.

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

Yes.

**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 Lee and Russell Counties in Alabama and was last updated by the Lee-Russell Council of Governments in 2010. 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). The City is a member government in the Lee-Russell Council of Governments.

The goals and anticipated outcomes of CEDS deal primarily with road and transportation improvements, expansion of water and sewer systems, and other regional improvements. In Theory, the existence of a CEDS would 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 applicant's home county. Since the City 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 AOMPO to develop and implement major road and highway projects benefitting the entire region. According to the Federal Department of Transportation regulations, the AOMPO is the organization established to plan for and allocate highway and transit funding in the urbanized area of Auburn and Opelika.

Another project listed in the CEDS is the Revitalization of Downtown Auburn. The revitalization plan highlights 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 job opportunities for LMI persons.

An initiative undertaken by the City and directly connected to CDBG is the Section 108 Loan Program. In 2010, the City made an application for and received HUD approval for a Section 108 Loan for \$3,950,000. Part of the loan proceeds was utilized for AHA 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 LMI persons.

## **Discussion**

Economic Development has been, and continues to be, a bright spot for the City. 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 LMI 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")**

Table 7 – “Housing Problems Table” indicates that there are only 1,150 households in the entire City that report having a housing problem other than “Cost Burden.” This represents less than 1% of the housing stock and indicates no areas where households with multiple housing problems are concentrated. Concentration is defined as any Census Tract that has above average substandard housing percentage as compared to the City as a whole.

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

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

A review of census data reveals that racial and ethnic groups in the City are well disbursed. There is only one census block group (406.02,2) 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. However, 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 ACSD is unaware of any large concentrations within a given area.

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

Areas where low-income families are concentrated and where minorities are concentrated tend to have less private investment than areas with wealthier residents. The areas of the city with the lowest market conditions tended to be in areas with high percentages of minorities and low-income families.

The neighborhood incorporates the largest concentration of public housing, the highest percentages of minorities and low-income families, and the quality of housing tends to be mixed in condition and quality. The City has worked with NAHDC to develop 29 new affordable single-family housing units. Small retail stores and small businesses dot the periphery of the neighborhood.

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

There are many community assets located in this neighborhood with low-income and/or minority concentrations. First, this neighborhood has unique neighborhood characteristics. Some have important historic characteristics important to the City and valued by neighborhood residents. There is a strong sense of community with residents who strongly advocate for the neighborhood.

There is a network of established churches, social service agencies, and city facilities (i.e., community center and fire and rescue station) in these areas. In addition, this neighborhood has a large educational institution nearby, Auburn University.

As the City continues its economic improvement goals, this area will benefit from the community and economic investments that will occur such as the increase in job opportunities, increase in housing options, and increase in commercial facilities.

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

The neighborhood is close to Auburn University, Downtown Auburn, and a large city-owned industrial park. This offers job opportunities and training opportunities, which enables residents, including LMI persons to improve their economic situation and opportunities. The City will continue to complete the revitalization efforts initiated in the Northwest Auburn Neighborhood Plan.

# 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 practical extent, the housing and social services market available to serve the needs of low- and moderate-income (LMI) 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 the decisions on which housing programs and activities to undertake. Most importantly, it will estimate the resources that will be available to the jurisdiction over the period covered in the Consolidated Plan.

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 the 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 (LBP), 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 the City's economic development and employment training programs are having a positive effect on reducing poverty in the City.

Finally, the Strategic Plan discusses the monitoring standards and procedures to be followed to ensure that the Consolidated Plan priorities are being carried out ethically, effectively and under 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 does not choose to allocate its resources to a specific targeted geographic area.

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

### Priority Needs

1	<b>Priority Need Name</b>	Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Individuals Families with Children Public Housing Residents Veterans Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Housing Construction
	<b>Description</b>	There is a need to improve the quality of the existing housing stock in Auburn by increasing the amount of decent, safe, and accessible housing for homebuyers, homeowners, and renters that is affordable to LMI persons and families.
	<b>Basis for Relative Priority</b>	For the jurisdiction as a whole, 17% of owner-occupied units with a mortgage were cost overburdened by 30% or more and 83% of renter households were cost overburdened by 30% or more.
2	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Individuals Families with Children Elderly Public Housing Residents Veterans Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Housing Rehabilitation
	<b>Description</b>	There is a need to improve the quality of the existing housing stock in Auburn by increasing the amount of decent, safe, and accessible housing for homebuyers, homeowners, and renters that is affordable to LMI persons and families.

	<b>Basis for Relative Priority</b>	Results from the Community Needs Survey found that repairing homeowner housing was a high priority housing need in the community. Data as well as citizen input shows that assistance to homeowners to address housing problems and high-cost burdens is a need in Auburn. Assistance to homeowners through rehabilitation of single-family homes and LBP and lead hazard abatement are high priorities for the next five years.
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Individuals Families with Children Elderly Public Housing Residents Veterans Homeless Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	<p>Providing and maintaining a high quality of life for all citizens is a high priority for the City and Community Services Department (ACSD). In past years, the ACSD has allocated Community Development Block Grant Program (CDBG) funding for public services near the CDBG public services funding cap. Even with this allocation, ACSD continues to receive requests from service agencies in need of funding to address the continued demand for services throughout the City. The City plans to continue to allocate the maximum amount of CDBG funding allowed by the regulations in the next five years.</p> <p>Services needed for youth, the elderly and special needs populations including individuals with disabilities and individuals affected by HIV/AIDS. Expanding access to and availability of public services supporting LMI families as well as serving individuals with special needs is needed in the City.</p> <p>There is a need for support services for persons who are at risk of becoming homeless and housing and support services for homeless persons.</p>

	<b>Basis for Relative Priority</b>	Public services are ranked high based on the continued need as demonstrated through the request for proposal process and based on stakeholder participation in the public participation process during the development of the Consolidated Plan. Public comments at stakeholder sessions and public hearings and consultations with local agencies and organizations who identified homelessness prevention as a significant need.  In addition, many citizens ranked supportive services as one of the top needs in Auburn through the Community Needs Survey.
4	<b>Priority Need Name</b>	Community Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Individuals Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Infrastructure Community Facilities Revitalization of Neighborhoods
	<b>Description</b>	There is a continuing need to 1) improve public and community facilities and public infrastructure, 2) remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures, and 3) promote neighborhood revitalization in strategic areas through land acquisition.
	<b>Basis for Relative Priority</b>	These needs were developed using statistical data, special needs specific consultation, and citizen participation.
5	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Individuals Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Economic Development

	<b>Description</b>	There is a need to increase employment, self-sufficiency, education, job training, and economic opportunities for LMI persons in Auburn. Additionally, there is a need to support the Section 108 Loan Program in the form of interest payments.
	<b>Basis for Relative Priority</b>	Respondents to the Community Needs Survey ranked job creation and retention, employment training, and small business loans as priority needs. Stakeholder sessions and consultations revealed that the LMI neighborhoods lack wanted commercial retail and residents must go outside of their neighborhood to receive some goods and services. Economic development activities can enhance neighborhoods by making goods and services more accessible in LMI communities and providing job opportunities or job training for LMI persons. Economic development continues to be a high priority need in Auburn.
<b>6</b>	<b>Priority Need Name</b>	Administration, Planning, and Management
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Individuals Families with Children Elderly Public Housing Residents Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Administration, Planning, and Management
	<b>Description</b>	There is a need for planning, administration, management, and oversight of the CDBG program.
	<b>Basis for Relative Priority</b>	These needs were developed using statistical data, special needs specific consultation, and citizen participation.

**Table 47 – Priority Needs Summary**

### **Narrative (Optional)**

Priority needs were determined based on existing data on the needs of the community; through consultation with local agencies and City Departments; attendees at stakeholder sessions; public hearings; and citizen surveys.

The key factors affecting the determination of the five-year priorities include the following: types of income households with greatest need for assistance; City's LMI households with the greatest

need; activities that will best address the needs of the City residents; limited amount of funding available to meet the needs; and ability to leverage additional resources.

A discussion of the priorities follow:

**Priority 1** relates to the City's strategy to produce more affordable housing. Working with the North Auburn Housing Development Corporation (NAHDC), the CDBG Program has been able to develop homeownership opportunities for eligible LMI households. In addition, Priority 1 provides down payment and closing cost assistance to LMI persons purchasing affordable housing units.

**Priority 2** addresses the housing maintenance and repair needs of LMI homeowners. Housing rehabilitation is seen as a means to preserve affordable housing and to help relieve some of the cost burden experienced by LMI homeowners.

**Priority 3** relates to public service agencies that assist persons and families at risk of becoming homeless and that provide assistance to LMI youth and the elderly. Through its General Fund Budget, the City provides additional financial assistance to public service agencies to assist persons with disabilities, HIV/AIDS, victims of domestic abuse, and those with substance abuse issues. Additionally, the City uses CDBG funds to address the needs for housing and support services for homeless persons and those at-risk of becoming homeless.

**Priority 4** addresses the need to improve public and community facilities, public infrastructure, and prevent or eliminate slum and blighting conditions in LMI 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.

**Priority 5** addresses the need for more and better jobs for LMI persons. Funding will come primarily from the proceeds of, and program income from, the Section 108 program. The operation of this Economic Development lending program is outlined by the City in the 108 Application and further defined in the Grant Agreement with HUD.

**Priority 6** provides for the administration of the CDBG Program.

This summary represents the Priorities that will be undertaken by the City over the five years covered by the Consolidated Plan.

The priority ranking is as follows:

**High Priority** – Activities are assigned a high priority if the City expects to fund them during the Consolidated Plan period.

**Low Priority** – Activities are assigned a low priority if the activity may not be funded by the City during the Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Consolidated Plan.

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

### Influence of Market Conditions

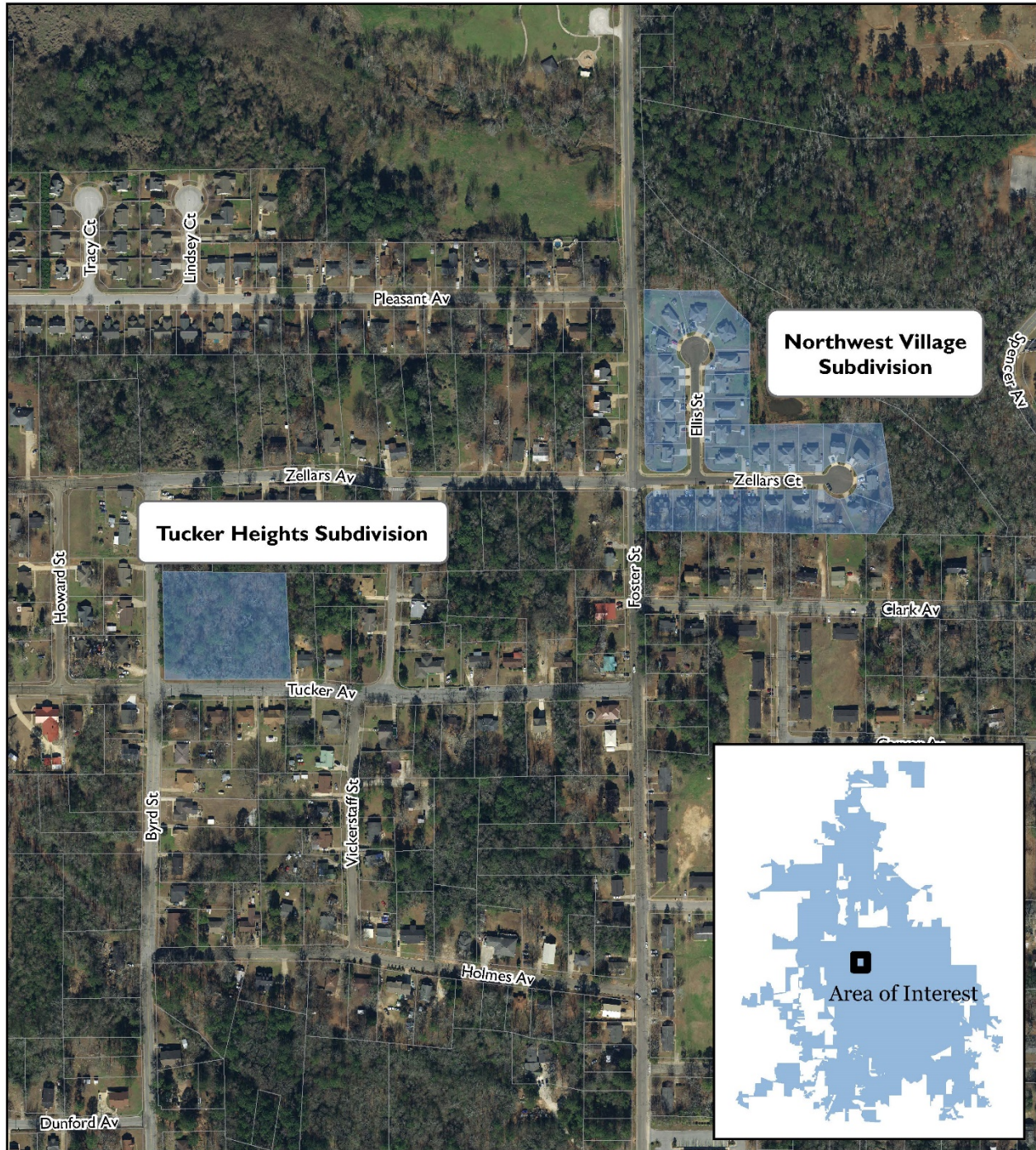
<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant-Based Rental Assistance (TBRA)	According to the Needs Assessment and the Market Analysis, there is a large number of renter households that are cost burdened or severely cost burdened. Such rental assistance would be subject to the availability of HVC rental assistance and/or Low Income Housing Tax Credit (LIHTC) allocations. (Priority 3)
TBRA for Non-Homeless Special Needs	The City will consider endorsing applicants by non-profits. (Priority 1)
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 an affordable homeownership housing production program in partnership with a qualified CDBO. (Priority 1)
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 a large number of owner households that are cost burdened justifies a strategy of undertaking rehabilitation. (Priority 2)
Acquisition, including preservation	Land acquisition for LMI housing (Priority1)

**Table 48 – Influence of Market Conditions**



# Affordable Housing Locations

Auburn, AL



- Parcels
- Affordable Housing
- Auburn City Limits



0 100 200 400  
Feet  
GIS Division  
11/19/2019

The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

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

### **Introduction**

Of the formula Entitlement Programs (CDBG, HOME, ESG, and HOPWA) allocated by the United States Department of Housing and Urban Development (HUD), the City 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 City CDBG funding is expected to remain level over the five years of the Consolidated Plan period. Therefore, the City expects to receive approximately \$592,783 for Planning Year 2020, which starts on June 1, 2020, and concludes on May 30, 2021.

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 LMI 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, the Public Housing Authority must apply for HCV vouchers when funding is available and HUD is accepting applications. Likewise, LIHTC allocations may only be applied for by a qualified housing development organization applying to the Alabama Housing Finance Authority (AHFA).

## 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	Housing Construction Housing Rehabilitation Rental Rehabilitation Land Acquisition Homelessness Prevention Public Services Public Infrastructure Demolition and Clearance Economic Development Community Facilities Administration and Planning	592,783	100,000	0	692,783	2,371,132	Grantees are not certain of future anticipated funds, but this represents an estimate for planning purposes.
Section 108	Public - Federal	Economic Development	0	0	1,323,000	1,323,000	1,323,000	Section 108 Loan financing for certain community development activities, such as economic development and housing rehabilitation.

**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**

In PY 2017, the City used CDBG funds to acquire approximately 2.2 acres of vacant property to construct new affordable single-family homes. This acquisition provides residential lots for the construction of seven affordable housing units, beginning in PY 2019 and continuing during the Consolidated Plan period.

**Discussion**

Given the finding from the Needs Assessment and Market Analysis that cost burdened and severely cost burdened households represent the greatest need, the City intends 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 LMI renters to become homeowners, by making the initial down payment and closing cost affordable.

Part of the public service items budgeted is also targeted to the assistance of cost-burdened households. The City will budget activities to assist LMI 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 grants to help them get past such emergencies.

Also funded are public service activities to assist youth and the elderly. These activities provide needed services to assist LMI 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 that improve low-income neighborhoods are provided through public improvement and a demolition and clearance activity to remove dilapidated structures that create blight conditions. Demolition and clearance activities will be on a spot basis. Implicit in the selection of priorities to fund under the Consolidated Plan is available funding and the ability of the ACSO and subrecipients to implement and execute activities.

Any PI nor reprogrammed and contingency funds will be reallocated to housing activities (new home construction, housing rehabilitation, and other housing-related 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 Corporation	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 in administering its CDBG program, it appears that the strengths lie in the compact activity load undertaken in delivering its program. ACSD administers and handles in-house the vast majority of the City's CDBG programs. It provides housing rehabilitation and coordinates public improvements and facilities with the appropriate City departments. ACSD works closely with the City's Economic Development Department, which can leverage the considerable resources of that department to assist in structuring and analyzing economic development loans and other financing activities.

ACSD directly oversees the public service activities that relate to assisting persons at risk of homelessness (i.e., mortgage/rental assistance, utility assistance, and short-term shelter assistance). ACSD also utilizes the services of a small number of public service agencies (subrecipients) that undertake contracted services available to LMI individuals and families. ACSD monitors these agencies for compliance with their subrecipient agreements.

To provide for the construction of new housing, an activity not permissible under Community Development regulations except when carried out through a Community Based Development Organization (CBDO), the City utilizes the services of the North Auburn Housing Development Corporation (NAHDC), through a subrecipient agreement.

Based on 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
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X		X
Utility Assistance	X		X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
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		X
Other			

**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. 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 gaps in the institutional structure and service delivery systems have 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	Housing Construction	2020	2024	Affordable Housing	Citywide	Housing Priority	CDBG: \$530,000	Homeowner Housing Added: 8 Household Housing Units  Direct Financial Assistance to Homebuyers: 8 Households Assisted
2	Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Housing Rehabilitation Priority	CDBG: \$625,000	Homeowner Housing Rehabilitated: 20 Household Housing Units
3	Public Services	2020	2024	Non-Housing Community Development	Citywide	Public Services Priority	CDBG: \$444,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,000 Persons Assisted  Homeless Person Overnight Shelter: 150 Persons Assisted  Homelessness Prevention: 840 Persons Assisted (710 Utility, 55 Mortgage, and 75 Rental Assistance)
4	Public Infrastructure	2020	2024	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$250,000	Public facilities or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Revitalization of Neighborhoods	2020	2024	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$125,000	Building Demolition: 5 Buildings Other: 5 Parcels
6	Economic Development	2020	2024	Non-Housing Community Development	Citywide	Economic Development Priority	CDBG: \$300,000	Jobs created/retained: 10 Jobs
7	Community Facilities	2020	2024	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$189,915	Public facilities or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
8	Administration, Planning, and Management	2020	2024	Non-Housing Community Development	Citywide	Administration, Planning, and Management Priority	CDBG: \$500,000	Other: 5 Other

**Table 52 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Housing Construction
	<b>Goal Description</b>	Increase the supply of new affordable, decent, safe, and accessible housing in collaboration with NAHDC, which designs/builds new affordable home opportunities for LMI households. Assist LMI households in becoming homeowners by providing down payment and closing cost assistance and with subsidized mortgage financing, both requiring housing counseling training.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Provide financial assistance to LMI homeowners to rehabilitate their existing owner-occupied housing.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Assist public service providers serving LMI persons, particularly those that benefit LMI youth, seniors, families, and persons and families who are homeless or who are at risk of becoming homeless.
4	<b>Goal Name</b>	Public Infrastructure
	<b>Goal Description</b>	Improve the availability of a suitable living environment by funding public improvements.
5	<b>Goal Name</b>	Revitalization of Neighborhoods
	<b>Goal Description</b>	Remove and eliminate slum and blighting conditions through the demolition of vacant, abandoned, and dilapidated structures. Promote neighborhood revitalization in strategic areas through land acquisition for new housing construction.
6	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Support and encourage new job creation, job retention, employment, and job training for LMI adults and youth. Support the Section 108 Loan Program in the form of interest payments.
7	<b>Goal Name</b>	Community Facilities
	<b>Goal Description</b>	Support the improvement of public and community facilities in Auburn.
8	<b>Goal Name</b>	Administration, Planning, and Management
	<b>Goal Description</b>	Provide program management and oversight for the successful administration of CDBG programs, including planning, environmental clearance, housing, and compliance with Federal, state, and local laws and regulations.

**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 10 homebuyers (two new homes per year on average).

From the above information, it is estimated that these programs will provide affordable housing to eight (8) moderate-income households and two (2) 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 the Consolidated Plan 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 AHA is considered as a high performing agency and it does not carry the designation of “troubled.”

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

### **Barriers to Affordable Housing**

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

City staff has examined the zoning regulations, subdivision regulations, and building codes of the City to determine if public policies harm affordable housing and residential investment. This examination resulted in a finding that factors other than public policy are much more detrimental to the provision of affordable housing including current market conditions.

Auburn operates under a modern zoning ordinance that deals with a use approval process rather than 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.

Lack of affordable housing options, as discussed repeatedly in this document, is the result of high housing demand created by growth in both the economy and student enrollment at Auburn University. The economic opportunities for jobs and the strength of its public education system continue to make the City an attractive place for families to live and work or even commute to other metro areas. Annually, national publications rank the City as a desirable place to live because of the quality of life contributed by its residents and the services provided. 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 site development and construction of affordable housing. Some type of government subsidy is necessary to create more affordable housing opportunities.

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

The City is undertaking an affordable housing program for homeownership units and is electing to provide certificates of endorsement to affordable rental housing developers applying for LIHTC 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 proposed actions to address barriers to affordable housing because of current market conditions are listed below.

- The City will continue its efforts to increase the supply of affordable housing units by allocating CDBG funding to the NAHDC, which builds and markets affordable homes to qualified LMI homebuyers.
- The City will assist LMI families to achieve homeownership by providing them with down payment and closing cost assistance.
- The City will continue housing rehabilitation activities to lower the cost of home maintenance and help improve housing conditions in LMI neighborhoods.

- The City will continue to work with lending institutions to provide first-mortgage assistance to those LMI families seeking to purchase an affordable home.
- The City will work with private developers' to identify more affordable housing options for moderate-income families.

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 are no plans for a special outreach effort to homeless persons.

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

Based upon information derived from consultation with homeless shelters, the PIT Count, and the Needs Assessment hereto, there appear 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 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 services providers, the PIT Count, and the Needs Assessment hereto, there appear 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 City utilizes its CDBG funds to provide financial assistance in the form of mortgage, rental, and utility assistance and short-term hotel stay to assist persons at risk of becoming homeless.

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

The ACSD undertakes a LBP evaluation of all units being assisted under its housing rehab program that was built before 1980. When encountered, such LBP is treated per LBP regulations. The AHA indicates 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 extent of LPB poisoning and hazards in Auburn.

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

All housing rehabilitation units are evaluated for the presence of LBP. To receive rehab assistance, the unit must be abated or treated per ADPH 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 the Consolidated Plan contains an extensive discussion of the City's economic development successes and the role of the Auburn Training Connection (ATC) in that success.

Based on 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 the Consolidated Plan to be approximately 2,000 jobs. Opportunity abounds and the City's 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 AHA offers a FSS Program aimed at assisting residents of public housing to participate in educational opportunities, job training, financial counseling, and other types of self-improvement programs. The ultimate goal is to make the program participants self-reliant. The AHA 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 is the Jurisdiction poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?**

The most pressing housing need in the City is households that are cost burdened and severely cost burdened (see Section MA-15 – "Cost of Housing"). Increasing the median family income for its residents will make a positive impact on these numbers. As shown in the demographic information supplied in Section NA-10 – "Housing Needs Assessment," the Median Household Income (MHI) increased by 23.3% between the 2009 and 2015 census. By contrast, the national MHI over the same period increased by 5%. 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.**

The City will continue its ongoing efforts to ensure compliance with all HUD requirements and will monitor and evaluate the progress of all housing and community development activities. The City's goal is to ensure compliance with all applicable regulations and standards. The monitoring process will facilitate the evaluation of program accomplishments with the goals and objectives established for each subrecipient. The information gained from the monitoring will allow the City to determine which programs and/or strategies are working, the benefits being achieved, needs being met and the accomplishment of objectives.

The City executes an agreement with each CDBG subrecipient stating that, among other things, the subrecipient is subject to performance monitoring at least annually per the City's established Subrecipient Monitoring Policy (Policy). The Policy requires that the City:

1. Provide at least a ten (10) working day Monitoring Notice (Notice) to each subrecipient regarding a scheduled On-Site Monitoring Visit (Monitoring Visit). The Notice will specify the types of documents to be reviewed or information to be collected (e.g., general information, national objective compliance, activity eligibility, quarterly reports, recordkeeping, financial management, procurement, and conflict of interest). The Notice will inform the subrecipient that it must have appropriate and responsible staff members (e.g., activity manager, financial manager) available throughout the Monitoring Visit.
2. Provide within twenty-one (21) days following the conclusion of the Monitoring Visit a written Monitoring Report to the subrecipient. The Monitoring Report either identifies findings or concerns discovered as a result of the Monitoring Visit and specifies what corrective action must be taken, as well as any documents required to be sent to the City to demonstrate that corrective action has been taken or specifies that no findings or concerns have been discovered.
3. Allow the subrecipient twenty-one (21) days from the date of the Monitoring Report to demonstrate that corrective action has been taken except that the subrecipient may request an extension in writing. The City may agree in writing to the request for compelling reasons (e.g., illness or absence of appropriate and responsible staff during the twenty-one days needed to complete the corrective action). The City will append the applicable Monitoring Checklist to each Monitoring Report sent to a subrecipient

regardless of whether findings or concerns have been identified. Once required corrective action has been taken, the City will provide a written Closeout Letter to the subrecipient.

4. Inform the subrecipient in the Monitoring Report that failure to take corrective action when required may result in termination of the subrecipient Agreement.

## **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 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 Consolidated Plan. ACSD administers the entitlement funding on behalf of the City. ACSD works with other City departments to leverage entitlement grant funds, when possible, to address needs listed in the Consolidated Plan.

The City also anticipates generating up to \$100,000 in Program Income (PI) during PY 2020 from the Affordable Housing and Housing Rehabilitation Loan Programs. Any PI generated during PY 2020 will be used to fund eligible CDBG activities and allocated to housing projects.

In addition, approximately \$1,323,000 in Section 108 Loan funds are available for economic development purposes, including funds not loaned and program income repaid. These are not resources available for budgeting purposes since the use of Section 108 funds are tightly controlled under the Loan Agreement between HUD and the City. This funding is reported here to keep the public informed and to acknowledge the City's ongoing efforts to create employment opportunities for LMI persons.

The City has set a high priority for rental assistance. However, the PHA must apply for HCV/Section 8 when funding is available and HUD is accepting applications. Likewise, LIHTC allocations may only be applied for by a qualified housing development organization applying to the AHFA.

## Expected 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	Housing Construction Housing Rehabilitation Public Services Public Infrastructure Revitalization of Neighborhoods Economic Development Administration, Planning and Management	592,783	100,000	0	692,783	0	The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
Section 108	Public - Federal	Economic Development	0	0	0	0	1,323,000	Section 108 Loan financing for certain community development activities, such as economic development and housing rehabilitation.

Table 53 - Expected Resources – Priority Tab

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

The City will attempt to leverage grants and other funding, when appropriate, to meet the objectives of the Annual Action Plan, utilizing a combination of public and private funds.

The only private funding leveraged by the activities undertaken by the City is the Homeownership Assistance Program (down payment and closing cost) provided by the City to LMI 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 second mortgage represents 20 percent of the cost of the house, thereby incentivizing the lender to provide 80 percent of the financing.

Over the past six years, the City's Economic Development Department has made economic development loans to qualified business borrowers from the proceeds of the Section 108 Loan received from HUD.

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

In PY 2017, the City used CDBG funds to acquire approximately 2.2 acres of vacant property to construct new affordable single-family homes. This acquisition provides residential lots for the construction of seven affordable housing units, beginning in PY 2019 and continuing during this Consolidated Plan period.

**Discussion**

ACSD is responsible for overseeing the City's CDBG program activities. However, the City cannot achieve the goals outlined in the Consolidated Plan without other community partners. These nonprofits and local agencies and organizations help to carry out the strategies included in the Consolidated Plan, using other federal, state, local, and private funding sources.

Given the finding from the Needs Assessment and Market Analysis that cost burdened and severely cost burdened households represent the greatest need, the City intends to allocate most of its CDBG resources to housing-related issues. As usual, expected resources will fall far short of the City's housing and community development needs identified in the Consolidated Plan. ACSD will continue to work with other City departments to identify additional funding sources to address these needs.

Priority will be given to 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 LMI renters to become homeowners, by making the initial down payment and closing cost affordable.

Any PI not reprogrammed and contingency funds will be reallocated to housing activities (new home construction, housing rehabilitation, and other housing-related activities).

Part of the public service items budgeted is also targeted to the assistance of cost-burdened households. The City will allocate CDBG funds 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 assist youth and 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 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 that improve low-income neighborhoods are provided through public improvements and demolition and clearance of dilapidated structures that create a slum and blight condition. This demolition will be on a spot basis.

Implicit in the selection of priorities to fund under this Annual Action Plan is the amount of available funding and the ability of staff and subrecipients to implement and execute CDBG 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	Housing Construction	2020	2021	Affordable Housing	Citywide	Housing Priority	CDBG: \$143,983	Homeowner Housing Added: 2 Household Housing Units  Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Housing Rehabilitation	2020	2021	Affordable Housing	Citywide	Housing Rehabilitation Priority	CDBG: \$125,000	Homeowner Housing Rehabilitated: 11 Household Housing Units
3	Public Services	2020	2020	Non-Housing Community Development	Citywide	Public Services Priority	CDBG: \$88,800	Public service activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted  Homeless Person Overnight Shelter: 60 Persons Assisted  Homelessness Prevention: 135 Persons Assisted (100 Utility, 10 Mortgage, and 25 Rental Assistance)



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Infrastructure	2020	2021	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$50,000	Public facilities or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
5	Revitalization of Neighborhoods	2020	2021	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$25,000	Building Demolition: 1 Building  Other: 1 Parcel
6	Economic Development	2020	2024	Non-Housing Community Development	Citywide	Economic Development Priority	CDBG: \$60,000	Jobs created/retained: 2 Jobs
7	Administration, Planning, and Management	2020	2020	Non-Housing Community Development	Citywide	Administration, Planning, and Management Priority	CDBG: \$100,000	Other: 5 Other

**Table 54 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Housing Construction
	<b>Goal Description</b>	Increase the supply of new affordable, decent, safe, and accessible housing in collaboration with the NAHDC who design/build new affordable home opportunities for LMI households. Assist LMI households in becoming homeowners by providing down payment and closing cost assistance and with subsidiary mortgage financing, both requiring housing counseling training.
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	Provide financial assistance to LMI homeowners to rehabilitate their existing owner-occupied housing.
3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Assist public service providers serving LMI persons, particularly those that benefit LMI youth, seniors, families, and persons and families who are homeless or who are at risk of becoming homeless.
4	<b>Goal Name</b>	Public Infrastructure
	<b>Goal Description</b>	Improve the availability of a suitable living environment by funding public improvements.
5	<b>Goal Name</b>	Revitalization of Neighborhoods
	<b>Goal Description</b>	Remove and eliminate slum and blighting conditions through the demolition of vacant, abandoned, and dilapidated structures. Promote neighborhood revitalization in strategic areas through land acquisition for new housing construction.
6	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Support and encourage new job creation, job retention, employment, and job training for LMI adults and youth. Support the Section 108 Loan Program in the form of interest payments.
7	<b>Goal Name</b>	Administration, Planning, and Management
	<b>Goal Description</b>	Provide program management and oversight for the successful administration of CDBG programs, including planning, environmental clearance, housing, and compliance with Federal, state, and local laws and regulations.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The Annual Action Plan includes projects based on the priorities in the Consolidated Plan, available resources, and public involvement in the Annual Action Plan's development. These projects align directly with the federal objectives: 1) decent housing, 2) suitable living environment, or 3) economic development opportunities. During PY 2020, ACSD will lead the City's CDBG activities, which will focus on increasing availability of new affordable housing units, delivery of public services, investment in public infrastructure, revitalizing neighborhoods, and expanding economic development activities.

ACSD solicit Request for Proposals from qualified public agencies or private non-profit organizations, which demonstrate the capacity to carry out eligible program activities in partnership with the City, as a CDBG sub-recipient.

To address the identifiable housing and community development needs of the City, the PY 2020 Annual Action Plan proposes the following projects:

#### Projects

#	Project Name
1	Housing Construction
2	Housing Rehabilitation
3	Prevention and Housing
4	Youth Supportive Services
5	Senior Supportive Services
6	Family Supportive Services
7	Street Resurfacing
9	Revitalization of Neighborhoods
10	Section 108 Loan Program
11	Administration, Planning, and Management

**Table 55 – Project Information**

HUD has not announced PY 2020 entitlement allocations for jurisdictions. Therefore, the funding amounts listed in the sections below are proposed allocations.

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

The allocations and priorities were established through consultations with local agencies and City departments, stakeholder sessions, the Community Needs Survey, public meetings, and public hearings.

Obstacles to addressing underserved needs would be identifying more federal resources to accomplish priority needs and having local resources to pair with them to ensure successful projects.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Construction
	<b>Target Area</b>	Corner of Byrd Street and Tucker Avenue
	<b>Goals Supported</b>	Housing Construction
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$143,983
	<b>Description</b>	Funding to support the construction of new single-family homes for qualifying LMI families and individuals. Additionally, this project will provide funding to LMI homebuyers to assist with down payment and closing costs.
	<b>Target Date</b>	5/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity will assist approximately 2 households.
	<b>Location Description</b>	The location of the activity is a city-owned vacant parcel at the corner of Byrd Street and Tucker Avenue.
	<b>Planned Activities</b>	Planned activities included providing funds to the NAHDC to construct affordable homes and down payment and closing cost assistance to LMI persons purchasing affordable housing units.
2	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation Priority
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	Funding to support repairs to existing single-family homes owned by LMI families and individuals. Subrecipients include PCM (\$15,000), Auburn Rural Ministry (\$10,000) and the City of Auburn (\$15,000)
	<b>Target Date</b>	5/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity will assist approximately 11 households.
	<b>Location Description</b>	Address of LMI Homeowner identified by PCM, Alabama Rural Ministry, and ACSD for home repairs.
	<b>Planned Activities</b>	Planned activities include repairs to existing single-family residential homes and remediation of lead-based paint hazards, if necessary.
3	<b>Project Name</b>	Prevention and Housing
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services Priority
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	Funding for services that assist families and individuals at-risk of becoming homeless and those needing assistance due to being temporarily displaced. This project will support cost burdened and severely cost burden LMI citizens and combat the risk of eviction and homelessness by providing utility, mortgage, and rental assistance. Unity Wellness Center of EAMC extends services to those experiencing displacement as it relates to their having HIV-AIDS.
	<b>Target Date</b>	5/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will assist approximately 135 persons to receive prevention and housing services and 60 persons to receive emergency homeless assistance.
	<b>Location Description</b>	Address of Unity Wellness Center of EAMC and ACSD, 400 Boykin Street, Auburn, Alabama
	<b>Planned Activities</b>	Planned activities include providing utility, mortgage, and rental assistance to qualified LMI persons. Additionally, planned activities include assisting those who are temporarily displaced with emergency housing, support services, and counseling.
<b>4</b>	<b>Project Name</b>	Youth Supportive Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Services Priority
	<b>Funding</b>	CDBG: \$34,300
	<b>Description</b>	Funding to assist LMI youth, including daycare and after-school programs, sports vouchers, and educational supplies. Subrecipients include the Auburn Day Care Center, Inc. (\$8,000), Joyland Child Development Center (\$8,000), Boys and Girls Club of Greater Lee County (\$8,000), True Deliverance Afterschool Program (\$1,500), I Am My Brother's Keeper (\$5,000), and the City of Auburn (\$3,800).
	<b>Target Date</b>	5/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will assist approximately 250 persons.
	<b>Location Description</b>	Address of subrecipients (Auburn Day Care Center, Inc., Joyland Child Development Center, Boys and Girls Club of Greater Lee County, True Deliverance Afterschool Program, and I Am My Brother's Keeper), and ACSD, 400 Boykin Street, Auburn, Alabama
	<b>Planned Activities</b>	Planned activities include providing funding to subrecipients who offer programs that aid in youth development, child and family services, or other opportunities for youth.
<b>5</b>	<b>Project Name</b>	Senior Supportive Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Services Priority
	<b>Funding</b>	CDBG: \$10,500

	<b>Description</b>	Funding to assist the senior citizen population that addresses their human, health, social, and enrichment needs. Subrecipients include the Food Bank of East Alabama (\$7,000) and Lee-Russell Council of Governments (\$3,500).
	<b>Target Date</b>	5/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will assist approximately 150 persons.
	<b>Location Description</b>	Address of subrecipients (Food Bank of East Alabama and the Lee-Russell Council of Governments).
	<b>Planned Activities</b>	Planned activities include providing funding to subrecipients who offer programs that specialize in meeting the needs of seniors, including brown bag meals, other related services, and programs and activities provided at the Auburn Senior Center.
<b>6</b>	<b>Project Name</b>	Family Supportive Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services Priority
	<b>Funding</b>	CDBG: \$24,000
	<b>Description</b>	Funding to assist parents and children to enhance skills and resolve problems to promote optimal child development. Subrecipients include the Auburn Community Development Corporation (\$10,000), Auburn Housing Authority (\$10,000), and Family Resource Center (\$4,000).
	<b>Target Date</b>	5/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activities will assist approximately 150 persons.
	<b>Location Description</b>	AHA facilities, FRC, and the Boykin Community Center Food Pantry.
	<b>Planned Activities</b>	Planned activities include providing funding to subrecipients who offer opportunities for parents through their programs for education, job training, job-searching skills, budgeting, credit repair, and job readiness. Additionally, planned activities include funding to support a new food pantry at the Boykin Community Center.
<b>7</b>	<b>Project Name</b>	Street Resurfacing
	<b>Target Area</b>	A neighborhood in Northwest Auburn.
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funding to resurface Byrd Street.
	<b>Target Date</b>	5/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity will assist approximately 15 persons.
	<b>Location Description</b>	The project location is a neighborhood in Northwest Auburn.
	<b>Planned Activities</b>	The planned activity includes street resurfacing.
<b>8</b>	<b>Project Name</b>	Revitalization of Neighborhoods

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Revitalization of Neighborhoods
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Funding for the removal of dilapidated structures of LMI owners in a LMI Census Tract, which will help to enhance and preserve single-family residential neighborhoods. Additionally, this project funds the acquisition of residential lot to support the construction of new affordable housing units.
	<b>Target Date</b>	5/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity will assist approximately 2 households and resulted in the acquisition of one vacant residential lot.
	<b>Location Description</b>	Address of dilapidated structure demolished and cleared.
	<b>Planned Activities</b>	Planned activities include removing dilapidated structures from neighborhoods and identifying and acquiring vacant lots for use as affordable housing sites.
9	<b>Project Name</b>	Section 108 Loan Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development Priority
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Funding to support the Section 108 Loan Program in the form of interest payments.
	<b>Target Date</b>	5/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This economic development-related activity will result in the creation or retention of 2 jobs.
	<b>Location Description</b>	This administrative activity will mainly take place at ACSD, 400 Boykin Street, Auburn, Alabama
10	<b>Project Name</b>	Administration, Planning, and Management
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration, Planning, and Management
	<b>Needs Addressed</b>	Administration, Planning, and Management
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Funding for planning, administration, and oversight activities associated with and in support of the CDBG Program.
	<b>Target Date</b>	5/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is an administrative activity.
	<b>Location Description</b>	This administrative activity will mainly take place at ACSD, 400 Boykin Street, Auburn, Alabama
	<b>Planned Activities</b>	CDBG administration, planning, and management



## **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**

The locations of proposed projects for PY 2020 are located in LMI Census Block Groups for Auburn, Alabama. Locations of other projects will be determined during the Action Plan planning cycle. Based upon the information contained in the five-year Consolidated Plan Needs Analysis, and the resources available to meet those needs, the City does not choose to allocate its resources to a specific target area.

In addition, ACSD's move to the newly renovated Boykin Community Center has had an immediate impact. The Center is located in and serves the portion of Census Tract, Block Group 406.02, 2 identified as the Northwest Auburn neighborhood. Many of the anticipated subrecipients of PY 2020 CDBG funds, who provide services to LMI residents throughout the City, are located at the Boykin Community Center. ACSD is also more accessible to those who benefit the most from the City's CDBG entitlement funding. While the City's CDBG dollars benefit families and individuals City-wide, according to income and household size, it is also reasonable to consider most beneficiaries in Auburn reside in the Census Tract 406.02, 2 or an adjacent Census Tract or Block Group.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100%

**Table 56 - Geographic Distribution**

### **The rationale for the priorities for allocating investments geographically**

The City does not choose to allocate its CDBG resources to a specific targeted geographic area. Not selecting a specific target area allows the City to invest CDBG funds in areas throughout the City to assist LMI households and individuals wherever they reside.

### **Discussion**

The City will continue citywide community development efforts related to priority needs, including housing, public services, and public improvements. CDBG projects and activities are offered and available to all LMI citizens of Auburn.

## Affordable Housing

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

#### Introduction

There is a lack of decent, affordable housing choices in Auburn. Therefore, Affordable Housing is the highest priority need for the City. In PY 2017, the City made a property acquisition of a vacant parcel. In PY 2020, the NAHDC plans to construct two of seven new single-family housing units on this parcel.

The following tables estimate the annual goals for affordable housing for PY 2020:

One-Year Goals for Affordable Housing by Supported	
Special-Needs	0
Total	0

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehabilitation of Existing Units	11
Acquisition of Existing Units	0
Total	13

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

#### Discussion

Affordable housing remains a need in the City and ACSD will continue to identify programs and resources that will help to address this issue.

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

### **Introduction**

The AHA is the public housing authority that operates within the City. Public housing is probably the most important source of housing for low- and extremely low-income families and individuals and represents a significant housing asset to the City. The City supports the AHA board and staff and works closely with them to address the needs of public housing residents and facilities.

The AHA manages 304 affordable housing units in Auburn and it is authorized to administer 280 HCV units and 18 Veterans Affairs Supportive Housing vouchers (VASH). The AHA anticipates developing the following strategy to expand affordable housing options for low-income families in Auburn:

- Utilize TBV for homeownership opportunities
- Choice Mobility for eligible PBV participants
- Continue the FSS Program
- Partner with the City related to its efforts in expanding affordable housing
- Other housing initiatives to expand affordable housing opportunities for families in need

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

The City supports the development of housing for households earning 30 percent or less of the Median Family income in Auburn. The City's objective is to encourage and help facilitate the construction of housing for extremely low-income individuals and families by collaborating with community partners such as Auburn Opelika Habitat for Humanity.

Additionally, as the need to rehabilitate existing housing stock grows, so does the need for affordable housing, with 217 families on the AHA TBV/Section 8 waiting list, as of May 2019.

In addition, the City is continuing to invest in upgrades to the Boykin Community Center, which houses a variety of services that benefit public housing residents. The Action Plan also includes funding for public service programs that directly benefit public housing residents, including a new food pantry Boykin Community Center.

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

The AHA employs strategies to promote public housing residents' involvement in the AHA policy development and the strategic decision-making process. AHA encourages residents to become involved through participation in the Resident Advisory Board, which reviews AHA's proposed Action Plan and meets regularly with AHA staff to receive updates on major issues taking place at AHA and discuss issues relating to residents' participation in governance, public housing programs, etc.

AHA staff works to promote the FSS Program to public housing residents. The Program provides participants with job training opportunities, employment counseling, case management services, household skill training, and homeowner counseling.

In addition, the AHA and the City are working together to prepare public housing residents to become homeowners by becoming creditworthy, establishing a good credit history, and creating personal savings.

**If the PHA is designated as troubled, describe how financial assistance will be provided or other assistance**

The AHA is a high performing PHA and does not have a troubled designation. Therefore, the City does not need to provide financial assistance or provide other assistance to remove such designation.

**Discussion**

The AHA is a well-managed public entity, scoring an average of 95% on its housing condition evaluation. The AHA provides support that assists its residents to access the following services:

- Educational Assistance/GED Classes (Pre/Post-Secondary Education)
- Childcare
- Transportation
- Job Readiness Skills (How to correctly fill out job applications, Attire, Personal Hygiene, Interview, & Resume Writing)
- Job Linkage & Placement
- Job Skills Training
- Communication Skills/Interpersonal Interactions/Behavior Management
- Household/Time Management Skills
- Substance Abuse
- Counseling/Self-Esteem Building
- Budget Training/Management
- Home Ownership Information
- Legal Assistance
- Entrepreneurial Training/Information
- Financial/Debt Management

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

### **Introduction**

The City works closely with ARCH and with other community-based non-profits and organizations that work to eliminate homelessness, including, The Salvation Army Lee County and One Voice Shelter Coalition, Inc., which was established to secure temporary dwelling for homeless women and children in Lee County, Alabama.

The Consolidated Plan identifies emergency assistance as a high priority for LMI citizens of Auburn. The City will continue to fund emergency assistance for households who have lost their homes due to fire, utility disconnections, family separations or other emergencies. In those instances where families or individuals find themselves suddenly evicted or dislodged, the City will provide emergency assistance funds to pay hotel bills for short stays to enable individuals or families to arrange for shelter that is more permanent. Approximately 35-50 persons receive emergency assistance annually.

The Consolidated Plan references the work of other community partners who address the needs of residents experiencing or at risk of homelessness. These include the Unity Wellness Center of EACH and FRY. The Unity Wellness Center provides HIV testing and counseling, HIV primary medical care, medical case management services, and HIV prevention education and awareness programs for HIV/AIDs patients. The FRC promotes strong families through the provision of support services and education for childcare providers, parents, and employers.

### **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**

Volunteers seeking out unsheltered homeless individuals conduct the PIT count each year. This analysis indicated that there is not the existence of a chronic homelessness problem in Auburn. Rather homelessness is most often the result of sudden dislocation caused by loss of a job, family violence, illness, fire, or natural disasters. Therefore, the City's actions for the period covered by this Consolidated Plan are those discussed in the above introduction.

The City will continue to cooperate in the annual PIT count to locate and identify homeless persons found in its jurisdiction. Likewise, the City will continue collaborating with other service agencies to support programs and strategies that address the priority needs of homeless persons and families. The City will financially support programs and services for the homeless through its CDBG Public Service funds. Should such persons be located, they will be referred to appropriate agencies and services.

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

The City is an active member of the ARCH. The City will serve victims of homelessness via temporary hotel vouchers. Earlier sections point to the City's 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 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. The City will support, to the extent CDBG regulations and funding allow, agencies that deliver homelessness prevention assistance for displaced citizens and assistance to those persons at risk of becoming homeless. This assistance also includes supportive services.

**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**

Other public and private social service agencies provide needed services to individuals released from institutional facilities and homes. ACSD will continue to explore opportunities to coordinate with such agencies to assist those extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care.

### **Discussion**

Consultation with homeless shelter providers in Lee County and examination of the PIT count of homeless persons has revealed that homelessness is not prevalent in Auburn in the same terms as other communities in the State. Homelessness is most often the result of emergencies temporarily rendering households displaced. The City does offer a short-term hotel stay to provide shelter to persons in these situations.

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

### **Introduction:**

The City has looked at its governmental policies to determine if such policies are harming the 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, growth limitations, and policies affecting the return on residential investment**

ACSD will work closely with the following entities involved in housing to ensure constructive practices are considered and/or in place for prospective LMI homeowners:

- The City’s Economic Development, Inspection Services, Planning, and Engineering departments.
- Housing agencies
- Lenders
- Insurance providers
- County Appraiser

### **Discussion:**

Section MA-40 – “Barriers to Affordable Housing” of the Consolidated Plan provides an extensive discussion of the negative effects of the cost of housing in the City. The high housing demand has resulted in higher housing costs, which negatively affects the ability of LMI households to obtain safe and decent housing at an affordable cost.

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

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

### **Introduction:**

In the implementation of the Action Plan, the City will invest CDBG resources to achieve the following:

- Address obstacles to meeting underserved needs
- Foster and maintain affordable housing
- Reduce lead-based paint hazards as needed
- Reduce the number of poverty-level families
- Develop institutional structures
- Enhance coordination among service providers

In addition, the City will identify obstacles to meeting underserved needs and propose actions to overcome those obstacles.

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

The Consolidated Plan describes eligible programs, projects, and activities to be undertaken over the five years with anticipated entitlement funds. Each year, assuming funds remain the same; citizens, non-profits, organizations, and private entities help to identify specific projects as part of the Action Plan process that meets underserved needs.

Obstacles to meeting underserved needs generally fall into the category of available resources and affordable housing options. In PY 2020, the City will address these obstacles as follows:

#### Available resources

- The City will support applications submitted by various non-profit agencies to local, state, or federal agencies for funding to address obstacles to meeting underserved needs.
- The City will research and pursue other grant opportunities to meet the underserved needs.
- The City will look for opportunities to leverage entitlement funding.

#### Affordable housing options

- The City will work with the NAHDC to use CDBG entitlement funds to complete design and site work for new home construction slated for construction in PY 2020.
- The City will work with the AHA on their comprehensive housing strategy and resident development plan.
- The City will seek partnerships with other private sector providers, including financial institutions, to support the construction of affordable housing units.



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

The City will continue its efforts to develop and support more affordable housing opportunities for LMI families. By coordinating with other non-profits, such as the NAHDC, The City will create new affordable housing opportunities in Auburn.

Also, the City will continue the preservation of the existing housing stock by providing funds to non-profit housing organizations to rehabilitate deteriorated housing units. During PY 2020, the City will provide funding to the PCM to perform housing rehabilitation projects.

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

Houses accepted for assistance under the housing repair and maintenance program that was built before 1978 will be tested for LBP. Should LBP be detected, the house will be treated or abated per ADPH rules and federal guidelines.

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

The goals outlined in the Consolidated Plan and Action Plan represents the City's programs and activities for addressing the housing and economic needs of the community, particularly the number of poverty-level families.

The City provides various services intended to help reduce the number of persons in poverty. The City strategies and actions planned for PY 2020 to help families achieve economic and financial stability are as follows:

- Increase income through the work of the City's Economic Development Department to expand job opportunities. The City's economic development program includes the recruitment of new and expanding industries, assistance to existing industries and businesses, encouragement of entrepreneurial start-ups, and an innovative approach to job training and education.
- Work with the AHA, the faith-based community, and other local organizations to increase financial education, homebuyers counseling, and general financial literacy.
- Provide housing rehabilitation assistance to homeowners that do not have savings to make needed repairs.

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

The current institutional structure ensures all CDBG functions are performed in a coordinated fashion and in a manner, which ensures the efficient use of resources with maximum accomplishments. The City's position is that the existing institutional structure is adequate for a small CDBG program. There are no specific plans to develop additional institutional structures.

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

As the lead agency in the Action Plan development process, the City recognizes the importance of coordinating its planning efforts with other public and private service agencies to accomplish programs needed to provide decent housing, a suitable living environment, and expand economic opportunities, particularly for LMI persons.

The City will continue to enhance coordination efforts as follows:

- Meet regularly with non-profits and other community agencies to seek their input.
- Work closely with private developers on creating affordable housing options.
- Work with training and employment organizations.
- Work with housing and service providers to implement strategies to address chronic homelessness and the needs of the underserved.
- Work with local businesses to provide training services for LMI persons.

### **Discussion**

CDBG plans to fund a variety of programs and activities to support area LMI households with affordable housing, emergency assistance, and homelessness prevention, special needs activities, and community improvements. Throughout the Action Plan, these areas have been addressed relative to the level of needs, priorities, goals, and outcomes.

Perhaps the most important actions taken by the City have been its commitment to Economic Development and the establishment of the ATC to educate and train the City's workforce. The provision of a well-paying job is ultimately the most important action that any jurisdiction can take to address the issues related to poverty.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(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 (down payment 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), services for youth and the elderly, and public improvements.

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(l)(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	\$ 100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$ 100,000</b>

## Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

Auburn has never qualified an urgent need activity.

**Appendix A**  
SF-424 and Certifications

**Application for Federal Assistance SF-424****\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):****\* Other (Specify):****\* 3. Date Received:****4. Applicant Identifier:****5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:****\* a. Legal Name:** **\* b. Employer/Taxpayer Identification Number (EIN/TIN):****\* c. Organizational DUNS:****d. Address:****\* Street1:****Street2:****\* City:****County/Parish:****\* State:****Province:****\* Country:****\* Zip / Postal Code:** **e. Organizational Unit:****Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:****\* First Name:****Middle Name:****\* Last Name:****Suffix:****Title:** **Organizational Affiliation:****\* Telephone Number:** **Fax Number:** **\* Email:**

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant Program

### \* 12. Funding Opportunity Number:

NA

\* Title:

NA

### 13. Competition Identification Number:

NA

Title:

NA

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	592,783.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	100,000.00
* g. TOTAL	692,783.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:

\* Date Signed:



### **Specific CDBG Certifications**

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2019, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by

a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

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James C. Buston, III  
City Manager  
City of Auburn, Alabama

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Date

## **Appendix B**

### Citizen Participation

## **City of Auburn, Alabama**

### **2020-2024 Consolidated Plan/Planning Year 2020 Action Plan**

#### **Stakeholder Session #1**

Wednesday, June 5, 2019 @ 5:00 PM

#### **City Staff in Attendance:**

*Alfred J. Davis, Sr., Community Services Director*

*Todd White, Director of Community Development*

*Ashley Thomas, Housing and Community Dev Coordinator*

*Scott Cummings, Development Services Executive Director*

#### **Public Comments or Concerns:**

- The lack of affordable and accessible housing in Auburn is a community issue. There are a number of community organizations and groups working on affordable housing but in silos. There has to be a community approach to addressing this issue. No one entity can solve it.
- The City of Auburn has made many strides in educating the community about the affordable housing program. This is an area, which needs constant focus.
- What is being done to provide affordable housing for families hoping to own a home?
- There is a need for affordable housing for those slightly above the 80% income range.
- Northwest Auburn is often defined as a neighborhood facing difficult challenges. Increasing student developments in the area marked the beginning of a decline for Northwest Auburn as a single-family neighborhood. Many low-moderate African-American homeowners will be displaced during this process and many will find it increasingly difficult to own a house anywhere in Auburn.
- There is a need for better understanding regarding what projects CDBG can fund.
- There is a need for a jobs program geared at creating job opportunities for LMI persons, including young people.
- We need to create more affordable housing to meet the demand.
- There is a need to examine the City's use of CDBG funds for infrastructure. Could those funds be allocated to better uses, such as affordable housing and housing rehabilitation?
- There is a need to examine the housing rehabilitation deferred loan program and its future use.
- There is a need to examine the location of new housing units. What populations are the City targeting?
- There is a need for more programming for young people.
- The City needs to offer more opportunities for minority contractors to bid on CDBG and City related projects.
- The Auburn Housing Authority and Community Services appear to work well together.

**Total Attendees: 16**

**City of Auburn, Alabama**  
**2020-2024 Consolidated Plan/Planning Year 2020 Action Plan**  
**Stakeholder Session #2**

Wednesday, August 28, 2019 @ 6:00 PM

**City Staff in Attendance:**

*Alfred J. Davis, Sr., Community Services Director*

*Todd White, Director of Community Development*

*Scott Cummings, Development Services Executive Director*

The purposes of Stakeholder Session #2 were as follows:

- Allow the City of Auburn Community Services Department to communicate preliminary priority needs and strategic goals for the 2020-2024 Consolidated Plan/Planning Year 2020 Action Plan.
- Allow attendees to rank preliminary priority needs and strategic goals for the 2020-2024 Consolidated Plan/Planning Year 2020 Action Plan and make recommendations.
- Introduce the 2020-2024 Consolidated Plan Community Needs Survey and Fair Housing Choice Survey – Housing Consumer Survey.

**Preliminary priority needs and strategic goals for the 2020-2024 Consolidated Plan/Planning Year 2020 Action Plan.**

The City of Auburn Community Services Department informed attendees that the preliminary priority needs and strategic goals for the 2020-2024 Consolidated Plan/Planning Year 2020 Action Plan were based on input received from the following:

Community Outreach

- Presentation and Roundtable Discussion – Auburn AME Zion Church Financial Empowerment Summit
- Future of Affordable Housing Discussion – North Auburn Housing Development Corporation Board Meeting
- Engagement with Faith Based Community – Meetings with Local Pastors

Local Agencies Consultations

- American Red Cross – Hunter Smart
- Auburn City Schools Dental Clinic – Joy Stanley
- Auburn Day Care Centers, Inc. – Frixie Melton
- Auburn Housing Authority – Sharon Tolbert
- Alabama Rural Ministry – Lisa Pierce
- Boys and Girls Clubs of Greater Lee County – Wanda Lewis
- Domestic Violence Intervention Center – Tina Evans
- East Alabama Food Bank – Martha Henk
- East Alabama Food Bank Community Market – Elise Lott
- East Alabama Mental Health Center – Jamie Herrin

- Family Resource Center – Tammy Morgan
- Habitat for Humanity – Mark Grantham
- North Auburn Housing Development Corporation – Rev. Jamal Oliver
- Joyland Child Development Center – Pamela Dumas
- Presbyterian Community Ministry – Mary Turnbull
- United Way – Becky Benton and Lindsay Hinds
- Unity Wellness of East Alabama – Tracy Wynne
- William Mason Emergency Fund - Becky Benton and Chandler Williams

#### City Department Consultations

- Engineering Department – Alison Frazier
- Inspection Services Department – John Hoar
- Planning Department – Forrest Cotton

The preliminary priority needs and strategic goals for the 2020-2024 Consolidated Plan/Planning Year 2020 Action are as follows:

#### Preliminary Priority Needs

- Housing
- Housing Rehabilitation
- Public Services
- Community Development
- Economic Development
- Administration and Planning

#### Preliminary Strategic Goals

- Housing Construction
- Housing Rehabilitation
- Public Services
- Land Acquisition
- Public Infrastructure
- Demolition and Clearance
- Community Facilities
- Economic Development
- Administration, Planning, and Management
- Other

## **Ranking of preliminary priority needs and strategic goals for the 2020-2024 Consolidated Plan/Planning Year 2020 Action Plan.**

- The Proposed 2020-2024 Consolidated Plan Priority Needs and Strategic Goals were located on easels.
- Attendees received six (6) peel off number labels to rank the preliminary Priority Needs and nine (9) to rank the preliminary Strategic Goals.
- Attendees ranking of the preliminary Priority Needs and Strategic Goals are as follows.

### Preliminary Priority Needs

1. Housing
2. Housing Rehabilitation
3. Community Development
4. Public Services
5. Economic Development
6. Administration and Planning

### Preliminary Strategic Goals

1. Housing Construction
2. Other - Transportation
3. Public Services
4. Housing Rehabilitation
5. Public Infrastructure
6. Land Acquisition
7. Economic Development
8. Community Facilities
9. Administration, Planning, and Management
10. Demolition and Clearance

## **Introduce of 2020-2024 Consolidated Plan Community Needs Survey and Fair Housing Choice Survey – Housing Consumer Survey.**

- Attendees were asked to complete the 2020-2024 Consolidated Plan Community Needs Survey and the Fair Housing Choice Survey – Housing Consumer
- The links to the surveys were as follows:
  - 2020-2024 Consolidated Plan Community Needs Survey <https://survey.zohopublic.com/zs/lvCsFK>
  - Fair Housing Choice Survey – Housing Consumer <https://survey.zohopublic.com/zs/cbCsnt>

**Total Attendees: 24**

## **Public Notices**

### **November 27, 2019**

Public notice regarding a public hearing on December 17, 2018 and December 18, 2019 relating to the Program Year 2020 Annual Action Plan Funding Application

### **February 2, 2020**

Public notice in the *Opelika-Auburn News* on February 2, 2020 announcing the availability for public inspection of the Draft 2020-2024 Consolidated Plan/Planning Year 2020 Annual Action Plan, Planning Year 2020 Annual Action Plan Proposed Budget, Draft Analysis of Impediments to Fair Housing Choice, and Draft 2020-2024 Citizen Participation Plan; public hearings on March 4, 2020 and March 5, 2020 relating to the Draft 2020-2024 Consolidated Plan/Planning Year 2020 Annual Action Plan, Planning Year 2020 Annual Action Plan Proposed Budget, Draft Analysis of Impediments to Fair Housing Choice, and Draft 2020-2024 Citizen Participation Plan; and start of a 30-day public comment period.

### **February 6, 2020**

Public notice in the *Auburn Villager* on February 6, 2020 announcing public hearings on March 4, 2020 and March 5, 2020 relating to the Draft 2020-2024 Consolidated Plan/Planning Year 2020 Annual Action Plan, Planning Year 2020 Annual Action Plan Proposed Budget, Draft Analysis of Impediments to Fair Housing Choice, and Draft 2020-2024 Citizen Participation Plan.



# Search

From Page 1A

going to do everything we can to make sure that we get every last piece of evidence to successfully aid the prosecution of this case.”

The human remains were located in a wooded area Monday morning in the 38000 block of County Road 2 in Shorter, Auburn police said.

Blanchard was last seen Oct. 23 at the Chevron convenience store on South College Street in Auburn. She was reported missing the next day.

Blanchard’s 2017 black Honda CR-V was recovered Oct. 25 at an apartment complex in Montgomery.

Blood evidence was found in the passenger side of her vehicle “... that was indicative of someone suffering a life-threatening injury,” an arrest affidavit says.

Remains were found several feet into the wood line after a brief search, police said. Investigators searched into Monday night and were joined by more law enforcement agencies Tuesday.

Register would not comment further on the case or details of the search.

Ibraheem Yazeed, 30, and Antwon, also known as Antwain, “Squirmy” Shamar Fisher, 35, both of Montgomery, are charged with first-degree kidnapping in connection with Blanchard’s disappearance.

A third person, David Lee Johnson Jr., 63, was arrested Monday and charged with hindering prosecution.

Auburn police believe everyone involved in

this case is now in custody.

### The search

Numerous helicopters flew above the search site Tuesday, as ATVs and drones combed the wooded area.

Law enforcement officers, first responders, forensic anthropologists and others are combing through the area looking for every piece of evidence, Register said.

“Obviously, when you have that many people you want to go step by step, inch by inch looking for anything that could be potentially evidence in this case,” Register said.

Investigators hope that their search efforts not only bring justice to those



Yazeed



Fisher



Johnson

responsible but can help Blanchard’s family.

“It’s all about this family and everybody coming together to do what they can to bring closure to them, closure to the community ...,” Register said.

### Bond

Fisher was granted bond by Judge Russell Bush Monday afternoon after his attorney, Andrew Stanley, filed a motion requesting for Fisher’s bond to be set at “\$50,000 pursuant to the standard bond scheduled for Lee County,” the motion reads.

The motion was filed without objection from the state despite the state requesting Fisher to be held without bond hours earlier during Fisher’s initial hearing.

The state argued during the hearing that Fisher’s criminal history was enough to hold him without bond.

Fisher was charged with capital murder during

robbery in August 2004. He ultimately pleaded guilty to a felony murder in November 2006. He was sentenced to a 20 years in prison; however, 17 years were suspended, leaving him to serve three years. He also was sentenced to serve three years on probation, according to court records.

Fisher also previously was charged with several other crimes including public intoxication and numerous traffic violations, court records show.

Despite having bond set at \$50,000, Fisher was still in the Lee County Jail Tuesday afternoon, according to jail records.

Yazeed is being held in the Lee County Jail without bond.

### Lied to investigators

Investigators said Johnson lied about Ibraheem Yazeed’s actions after the disappearance of Aniah Blanchard earlier this

month, according to a court affidavit filed Tuesday.

Investigators approached Johnson on Nov. 7 after they received a tip that Yazeed was at a residence in Montgomery earlier that afternoon, according to the affidavit.

Johnson, the father of David Lee Johnson III, told police that he saw Yazeed earlier Nov. 7, but he left the residence “with an unknown white female in an unknown vehicle,” the affidavit says.

Investigators later discovered that Johnson III drove Yazeed to Florida, the affidavit says.

Johnson admitted later that he knew Yazeed was wanted the “first time officers came to the residence and that he saw him leave with his son, David Lee Johnson III,” on Nov. 7, the affidavit reads.

Johnson was booked into the Montgomery County Jail and has since been released on bond.

# Churches

From Page 1A

service going to the Food Bank of East Alabama. Attendees were encouraged to bring canned goods to donate to the food bank.

Auburn Mayor Ron Anders and Opelika City Council member Dozier Smith T., filling in for Opelika Mayor Gary Fuller, presented a Thanksgiving proclamation on behalf of both cities.

“Whereas the ministers organize this community-wide service to give our citizens the opportunity to come together as one denomination to worship in his name,”



JASMYNE RAY/JRAY@OANOW.COM

The Pleasant Grove Baptist Church choir welcomed guests into the sanctuary with a song at Sunday night’s interdenominational service at Greater Peace Baptist Church.

Smith T. noted. ly/2QTVFoM and https://foodbank To learn more, visit https://bit. ofeastalabama.com.

# Appeal

From Page 1A

because (they said) ‘Hey you’ve got to move’.”

Some of the residents argue that though the trailer park is technically outside of Auburn, it has acted as a part of the city for a long time.

“There’s been some talk about it being in the county city limits or in the city’s city limits,” said Holly McIntyre at the Sept. 3 Auburn City Council meeting. “Every time there’s an emergency, we call the police, the Auburn city police come.”

Auburn Mayor Ron Anders asked City Manager Jim Buston to address the issue of the trailer park’s location, related to the city.

“This particular property is not in the city limits of Auburn; it is in the county, in Lee County,” Buston said. “We do have mutual aide agreement with, we have a police jurisdiction, and that police jurisdiction extends to about 3miles outside of our line.”

Auburn cannot provide the financial assistance, however, because the trailer park is not within the city limits, according to Buston.

“People in the county do not pay city taxes, they do not vote for (council members), they vote for the county commissioners and the issues that they have would be better served speaking to their county commissioner who have jurisdiction,” Buston said. “City Council has no jurisdiction over this property.”

The issue was sent to the Lee County Commission.

“I just want to make it known that the city of Auburn has decided to not help the residents of southwest Auburn, is that correct?” McIntyre said. “We’ve asked you for your help and y’all decided not to join us, not to help us.”

Another Windover resident, Wilbur Jackson, later approached the Lee County Commission for help at its Sept. 30 meeting.

“One lady said she paid \$5,000 to get her trailer moved in,” he said. “She’s been there three months. We’re trying to bring it to y’all’s attention. We went to Auburn, they sent us to the county.”

Residents who are displaced have to move their trailers to new parks; however, there is limited space in Auburn. And trailers over 10 years old often aren’t accepted in parks, according to Commissioner Sheila Eckman.

“One of the problems is that there are a lot of people there, so as they’re leaving, they’re filling up the few vacancies in the other places, so now there’s no place for them to go,” Eckman said.

Commissioner Richard S. LaGrand Sr. asked if eviction notices had been served, and an attendee of the meeting, L.B. Jackson, said that no formal evictions had been given.

Judge Bill English told the residents there is nothing the county can do.

“What I’m hearing from you is a private-property

dispute between you and the guy that’s trying to make you get out and we don’t have any authority over something like that,” English said. “We don’t have zoning for instance, or planning out in the county like (Auburn does). I don’t know any way we could help you even if we all want to.”

Still, the residents persisted to make their cases to the commission and city throughout October and November.

Discussions were much the same as before, but LaGrand offered to sit down with Painter and report back to residents.

The park officially closed Nov. 1, and Painter began to block off some of the entrances, although the residents who remain can still get in and out.

“It’s nothing but five or six of us left,” said one of the residents at the Nov. 25 commission meeting. “He’s locking the gate, and then telling us we can’t get in. I mean we already ain’t got no money and nowhere to stay, and you can just come in and help the five or six of us (then) we would appreciate it.”

The commission has no legal authority to provide the financial means for the

residents. The residents have asked, however, for the commission to work with Painter to provide the money.

“We do not have any authority to help private individuals out,” said County Administrator Roger Rendleman.

Commissioner Johnny Lawrence asked the residents to directly communicate with Painter, who said he’s lost money for years and can’t afford to help the remaining residents.

“I have to close my property because it has lost money the last three years,” Painter said. “Thousands of dollars, tens of thousands of dollars. We’ve had more people not pay than pay. Therefore, it is bad business. I do not have any savings left. There is no money.”

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City of Auburn  
Public Notice of Funding and 2020 Action Plan  
Community Development Block Grant (CDBG)

CDBG Program Year 2020 Notice of Funding

The City of Auburn is currently accepting applications for Community Development Block Grant (CDBG) funding in 2020. Applications will be considered to fund housing and public service activities benefitting low- to moderate- income residents. Applications are available at the Community Services Department/CDBG office or can be requested digitally; [athomas@auburnalabama.org](mailto:athomas@auburnalabama.org). Applications and information can be found on the COA website via the link below. All accommodations are considered upon request.

Applications must be complete and received no later than  
Monday, January 6, 2020 at 5:00 pm.

The public is invited to attend a public hearing related to CDBG funding applications and the 2020 Action Plan allocation. Session one and two will be held Tuesday, December 17, 2019, at 10:00 AM and Wednesday, December 18, 2019, at 5:30 PM at the Boykin Community Center, 400 Boykin Street, Auburn, AL Room 211.

Funding for these activities will be submitted to the Department of Housing and Urban Development (HUD) in the 2020 Annual Action Plan. Please direct all questions regarding this notification to the Community Development Office by calling (334) 501-7280 or via email to Ashley L. Simpson, [athomas@auburnalabama.org](mailto:athomas@auburnalabama.org). All requests for accommodations are considered and should be forwarded to the Boykin Community Center Community Services Office or the Auburn City Hall no later than December 11, 2019.

City of Auburn  
Community Services Department/CDBG  
CDBG FY2020 Notice of Funding  
400 Boykin Street  
Auburn, Alabama 36832

<https://www.auburnalabama.org/community-development/resources/>

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**City of Auburn**  
**Community Development Block Grant (CDBG) Program**  
**Draft 2020-2024 Consolidated Plan/2020 Annual Action Plan**  
**Draft 2020-2024 Analysis of Impediments to Fair Housing Choice**  
**Draft 2020-2024 Citizen Participation Plan**

**Five-Year Consolidated Plan (Con Plan)** – The Con Plan is a five-year planning framework, which describes needs, resources, priorities, and proposed activities to be undertaken with funding under the CDBG program. The Con Plan also includes a one-year Action Plan. Each year thereafter during the five-year period, a one-year Action Plan is required. Based on the housing needs assessment, housing market analysis, non-housing community needs assessment, and the Community Needs Assessment Survey, the Community Services Department has recommended the following as high priorities to be included in the CDBG 2020-2024 Con Plan:

<u>Housing</u> <ul style="list-style-type: none"> <li>• Housing Construction</li> <li>• Homeownership Assistance</li> <li>• Housing Capacity Assistance</li> </ul>	<u>Public Service</u> <ul style="list-style-type: none"> <li>• Prevention and Housing (Utility, Mortgage, Rental, and Homeless Assistance)</li> <li>• Youth Supportive Services</li> <li>• Senior Supportive Services</li> <li>• Family Supportive Services</li> </ul>	<u>Administration, Planning, and Management</u>
<u>Housing Rehabilitation</u> <ul style="list-style-type: none"> <li>• Housing Rehabilitation</li> <li>• Housing 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>Community Development</u> <ul style="list-style-type: none"> <li>• Public Infrastructure</li> <li>• Community Facilities</li> <li>• Revitalization of Neighborhoods (Demolition and Clearance Land Acquisition)</li> </ul>		

**Annual Action Plan** – The Annual Action Plan is a yearly update of the Consolidated Plan. The Annual Action Plan provides information on the use of CDBG funds to address the needs and priorities established in the Consolidated Plan.

**Analysis of Impediments to Fair Housing Choice (AI)** – The AI is a process that entitlement cities of grant funds from HUD undertake as part of their obligation to affirmatively further fair housing under the Fair Housing Act. The Plan includes an analysis of fair housing data, assesses fair housing issues and contributing factors, identifies impediments to fair housing choice in the City, and outline the strategies to address impediments identified.

**Citizen Participation Plan (CPP)** – The CPP set forth the manner and period in which citizens will be informed and encouraged to participate in the development of the Consolidated Plan, Annual Action Plan, subsequent amendments to these plans, and the Consolidated Annual Performance Report (CAPER).

The U.S. Department of Housing and Urban Development (HUD) has not released the Program Year (PY) 2020 allocations. The City of Auburn estimates its PY 2020 allocation to be \$592,783. The following categories of activities are recommended to be funded by the PY 2020 allocation, starting June 1, 2020:

<b>Project Categories</b>	<b>Proposed Allocation</b>
Housing Construction	\$ 143,983
Housing Rehabilitation	\$ 125,000
Public Services	\$ 88,800
Public Infrastructure	\$ 50,000
Revitalization of Neighborhoods	\$ 25,000
Economic Development	\$ 60,000
Administration, Planning, and Management	\$ 100,000

The Community Services Department anticipates generating \$100,000 or more in program income (PI) during PY 2020 from the Affordable Housing Program and the Housing Rehabilitation Loan Program. PI accrued from these programs will be recycled to leverage funds to further affordable housing and housing rehabilitation programs. During PY 2020, the Economic Development Department will support Section 108 business loan activities.

The Draft 2020-2024 Consolidated Plan/2020 Annual Action Plan, Draft 2020-2024 Analysis of Impediments to Fair Housing Choice, and the Draft 2020-2024 Citizen Participation Plan will be available for review, from February 3, 2020 until March 4, 2020, at the following locations:

Auburn City Hall  
144 Tichenor Avenue, Suite 1  
Auburn, AL 36830

Auburn Public Library  
749 E Thach Avenue  
Auburn, AL 36830

Community Services Department  
400 Boykin Street  
Auburn, AL 36832

City Website:  
<https://www.auburnalabama.org/community-development/resources/>

Written comments will be accepted for consideration until March 4, 2020 at 5:00 PM. Comments received after 5:00 PM, March 4, 2020 will NOT be considered. Written comments should be mailed to the City of Auburn Community Services Department, 144 Tichenor Avenue, Auburn, Alabama 36830. Please include a name, address, and phone number.

You are invited to attend and participate in either of the following public hearings:

**Wednesday, March 4, 2020, 6:00 PM**  
**Thursday, March 5, 2020, 10:00 AM**

The public hearings will be held at the Boykin Community Center Auditorium, 400 Boykin Street, Auburn, Alabama. The same information will be presented at both hearings.

All requests for accommodations are considered and should be forwarded to the Community Services Department or the Auburn City Hall no later than February 28, 2020. Request for accommodations and questions regarding this public notice and the public hearing may be sent to the Community Services Department, Attn: Ashley Simpson, 144 Tichenor Avenue, Auburn, Alabama 36830 or via email at [athomas@auburnalabama.org](mailto:athomas@auburnalabama.org).

**City of Auburn**  
**Public Hearing**  
**December 17, 2019**  
**10:00 A.M.**

**SUBJECT:** Program Year 2020 Annual Action Plan Funding Application

## **MINUTES**

**CDBG Public Hearing Minutes**  
**December 17, 2019**  
**2020 Action Plan**  
Boykin Community Center  
400 Boykin Center (Meeting Room 211)

Alfred Davis, Director of Community Services called the CDBG Public Hearing to order at 10:00 a.m.

Mr. Davis introduced himself and Ashley Simpson to all of those in attendance (see attached Roster).

Ms. Simpson provided the group with an overview of the 2020 CDBG Action Plan process to include identifying needs, 5-year Consolidated Plan priority activities, eligible activities, and national objectives.

Ms. Simpson also explained the funding application process and expressed to everyone that application are due January 6, 2020 no later than 5:00 p.m. Mrs. Simpson solicited citizen input regarding needs to be considered for the 2020 Action Plan. The following input was received:

Sharon Tolbert (Auburn Housing Authority), wanted to know if more lights or brighter lights can be installed through-out the neighborhood. Ms. Tolbert also wanted to inquire about more speed bumps being placed through-out the NWV area.

CSD staff response: The City of Auburn is working to improve the lighting through-out the area. The plans are to replace the existing lights with new LED bulbs, which will improve the brightness of the street lights. Replacing these bulbs will allow the street lights to cover darker area throughout the area.

Natasha Hall (Legacy Properties) wanted to know if there was a great need for smaller homes other than single family homes in the area.

CSD staff response: CDBG receive request regularly regarding single family homes, we will continue to explore more options in the future that could possible include town homes and other smaller affordable housing throughout Auburn.

Nell Findley (Child Care Resource) wanted to know more information about the City of Auburn homeless assistance program. She wanted to know what the requirements of the program are and how people can contact our office for assistance.

CSD staff response: If anyone is in need to homeless assistance please have them to contact our office for assistance. We have hotel vouchers that are available to anyone that is in need of shelter. Contact information was made available to everyone in attendance.

Mr. Davis provided an update of the proposed CDBG budget and explained the various use of CDBG funding that included public Service, Affordable Housing, Demolition and Public Improvements.

The Public Hearing adjourned at 10:22 a.m.

**City of Auburn**  
**Public Hearing**  
**December 18, 2019**  
**5:30 P.M.**

**SUBJECT:** Program Year 2020 Annual Action Plan Funding Application

## **MINUTES**



**CDBG Public Hearing Minutes**  
**December 18, 2019 @ 5:30 p.m.**  
**2020 Action Plan**

Boykin Community Center  
400 Boykin Center (Meeting Room 211)

Alfred Davis, Director of Community Services called the CDBG Public Hearing to order at 5:37 p.m.

Mr. Davis introduced himself and Ashley Simpson to all of those in attendance (see attached Roster).

Mr. Davis provided an update of the proposed CDBG budget and explained the various use of CDBG funding that included public Service, Affordable Housing, Demolition and Public Improvements.

Ms. Simpsons provided the group with an overview of the 2020 CDBG Action Plan process to include identifying needs, 5-year Consolidated Plan priority activities, eligible activities, and national objectives.

Ms. Simpson also explained the funding application process and expressed to everyone that application are due January 6, 2020 no later than 5:00 p.m. Mrs. Simpson solicited citizen input regarding needs to be considered for the 2020 Action Plan. The following input was received:

Councilwoman Taylor wanted to know what were the requirements for a non-profit organization to apply for CDBG funding. Councilwoman Taylor also wanted to know how CDBG funds were disbursed each year. Councilwoman Taylor wanted to know more information on the public service programs that are offered through the CDBG program. Councilwoman Taylor also wanted to know information related to the CDBG demolition and clearance program and the requirements that a homeowner must meet to participate in the program.

Charlotte Maddox (Auburn Housing Authority) mentioned that she receives calls on a daily basis that are related to persons that are homeless. She wanted to know what the requirements of the program were.

Linda Sexton (citizen) wanted to thank CDBG for providing assistance for two families that were in need. She wanted to express her gratitude for providing services to the Auburn community.

CSD staff response: The CDBG requirements were explained to everyone in attendance. Any organization that would like to apply for CDBG funds has to be a non-profit agency and the agency has to ensure that their program is an eligible expense under the CDBG program. It was explained to everyone in attendance that technical assistance is available to any organization that would like to apply for CDBG funding. The prior year's budget and capped limits was explained and disused among the group. The CDBG demolition and clearance program and requirement was also discussed. It was stated that funds are available for this program, however, it is encouraged that the property has a clear title, which could possibly eliminate any delays related to removing the dilapidated structure.

The CDBG public service programs that include utility, rental, mortgage and homeless assistance was discussed. It was explained to everyone in attendance the requirements of each program, the amount of assistance that a person can receive and how long a homeless individual can stay at a hotel.

Mr. Davis provided an update of the proposed CDBG budget and explained the various use of CDBG funding that included public Service, Affordable Housing, Demolition and Public Improvements.

The Public Hearing adjourned at 6:55 p.m.



**City of Auburn**  
**Public Hearing**  
**March 4, 2020**  
**6:00 P.M.**

**SUBJECT:** Draft 2020-2024 Consolidated Plan/Program Year 2020 Annual Action Plan, Program Year 2020 Annual Action Plan Proposed Budget, Draft 2020-2024 Analysis of Impediments to Fair Housing Choice, and Draft 2020-2024 Citizen Participation Plan at the City of Auburn Boykin Community Center. At the hearing, the City of Auburn Community Services Department presented the draft documents and the Program Year 2020 Annual Action Plan Proposed Budget.

## **MINUTES**

**City of Auburn**  
**Public Hearing**  
**March 5, 2020**  
**10:00 A.M.**

**SUBJECT:** Draft 2020-2024 Consolidated Plan/Program Year 2020 Annual Action Plan, Program Year 2020 Annual Action Plan Proposed Budget, Draft 2020-2024 Analysis of Impediments to Fair Housing Choice, and Draft 2020-2024 Citizen Participation Plan at the City of Auburn Boykin Community Center. At the hearing, the City of Auburn Community Services Department presented the draft documents and the Program Year 2020 Annual Action Plan Proposed Budget.

## **MINUTES**

## **Newspaper Articles**

*Opelika-Auburn News*, June 6, 2019, "Auburn residents talk housing, deferred loans"

*Opelika-Auburn News*, June 8, 2019, "AU, city collaborate on Boykin clinic project"



# OPELIKA-AUBURN NEWS

THURSDAY, JUNE 6, 2019

WWW.OANOW.COM

VOL. 114 NO. 157

\$1.50

## Feedback on Grant Plans

# Auburn residents talk housing, deferred loans

BY TIMOTHY NOORDERMEER  
tnoordermeer@oanow.com

Auburn Community Services held its first stakeholder session to gather input and feedback from residents to create the Community Development Block Grant 2020-24 Consolidated Plan and Planning Year 2020 Action Plan.

“Everything we think we are going to do in the next five years, we have to have in that consolidated plan,” said Al Davis, Auburn Community Services director. “The first

stakeholder session we are having tonight, we are asking for your input. Let us know what you like in the CDBG program, what’s working, what’s not working and activities you would like to see included that are not included. This is an opportunity to address the entire CDBG program.”

The city distributes CDBG funds from the U.S. Department of Housing and Urban Development to pay for programs, infrastructure, affordable housing and housing rehabilitation, he said.

Wednesday’s meeting was held in the Boykin Community Center auditorium, and residents expressed CDBG program concerns, such as allocating more funds to house rehabilitation and eligibility for the deferred loan program.

### Housing rehabilitation

“This year has been a little bit different,” Davis said. “We still do some rehab work, but it’s mild in comparison. We put on four or five roofs this

See **GRANT**, Page 3A



Senators start bipartisan bid to block arm Saudi sales — **News, 7A**



Auburn Community Services director Al Davis shares information on the CDBG program and provided answers for questions from the residents at the stakeholder meeting Wednesday.

TIMOTHY NOORDERMEER/  
TNOORDERMEER@OANOW.COM

## D-DAY 75TH ANNIVERSARY

# ‘Thank you’

Queen Elizabeth II and world leaders honor veterans at moving ceremony



Britain’s Queen Elizabeth II and President Donald Trump look on during commemorations Wednesday at Southsea Common, Portsmouth, England, for the 75th anniversary of the D-Day landings.



THE ASSOCIATED PRESS

Rangers from the U.S. 75th Ranger Regiment, in period dress, hold the American flag Wednesday after scaling the cliffs of Pointe-du-Hoc in Cricqueville-en-Bessin, Normandy, France. During the American assault of Omaha and Utah beaches on June 6, 1944, U.S. Army Rangers scaled the 100-foot cliffs to seize German artillery pieces that could have fired on the American landing troops.

The Associated Press

PORTSMOUTH, England — Queen Elizabeth II and world leaders including President Donald Trump gathered Wednesday on the south coast of England to honor the troops who risked and sacrificed their lives 75 years ago on D-Day, a bloody but ultimately triumphant turning point in World War II.

Across the Channel, American and British paratroopers dropped into northwestern France and scaled cliffs beside

Normandy beaches, recreating the daring, costly invasion that helped liberate Europe from Nazi occupation.

### A generation resilient

With the number of veterans of World War II dwindling, the guests of honor at an international ceremony in Portsmouth were several hundred men, now in their 90s, who served in the conflict — and the 93-year-old British monarch, also a member of what has been called the “greatest generation.”

### INSIDE

Opinion columns and more coverage of the D-Day anniversary can be found on Pages 4A and 8A.

The queen, who served as an army mechanic during the war, said that when she attended a 60th-anniversary commemoration of D-Day 15 years ago, many thought it might be the last such event.

“But the wartime generation — my generation — is resilient,” she said, striking an

unusually personal note.

“The heroism, courage and sacrifice of those who lost their lives will never be forgotten,” the monarch said. “It is with humility and pleasure, on behalf of the entire country — indeed the whole free world — that I say to you all, thank you.”

Several hundred World War II veterans, aged 91 to 101, attended the ceremony in Portsmouth, the English port city from where many of the

See **D-Day**, Page 3A

# I-85 work to cause delays traveling to, from Atlanta

BY SARA PALCZEWSKI  
spalczewski@oanow.com

Interstate 85 motorists can expect delays due to a major resurfacing project in two Georgia counties.

Road construction crews began an extensive resurfacing project on the interstate in Harris and Troup counties Monday at 7 a.m., the Georgia Department of Transportation said in a news release.

Construction crews with C.W. Matthews Contracting Co. will mill and remove the current roadway surface before laying new asphalt on a 13-mile stretch on the interstate, extending from the Alabama-Georgia state line to the Georgia 219 interchange, the department said.

Crews began a lane closure on I-85 northbound Monday, starting at the Exit 2 interchange and extending for 2 miles, according to the department.

First, workers will replace the interstate’s shoulders and the lane closure will move northward with the paving. The work is expected to be done from 7 a.m. to 7 p.m. daily.

“However, when the crews proceed to milling and repaving the actual road lanes, the work will be done continually as the crews move up and down the 13-mile stretch of the interstate, 24 hours a day, until complete,” the release reads.

There will be signage and orange and white barrels to alert drivers to the lane closure in advance of the work zone, said the department.

The project is expected to be complete in November. Traffic backups may occur during busy summer and fall weekends, the department said.

The department encourages local drivers to find alternate routes around the work zone. Motorists are also encouraged to exercise caution and reduce their speeds when traveling through work zones.

### Alabama closures

The Alabama Department of Transportation began road work on the northbound lanes on the interstate in May.

See **I-85**, Page 3A



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## Weather

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A couple of showers and a heavy thunderstorm

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# Oklahoma Creeks renew lawsuit over Alabama casino

The Associated Press

MONTGOMERY — The Muscogee Creek Nation of Oklahoma on Wednesday renewed its lawsuit against an Alabama Creek tribe for building a casino on what they say is sacred ancestral land.

Muscogee Creeks say the Poarch Band of Creeks in Alabama exhumed over 57 human remains to make way for the 20-story hotel and casino in Wetumpka despite their promises to protect the historic site. The lawsuit seeks “redress for this greedy, tragic, outrageous, and illegal act.”

“We’re not opposed to development, but a burial ground is no place for a casino,” Me-

kko George Thompson said in a statement. Thompson is chief of the Hickory Ground Tribal Town in Oklahoma.

The Muscogee Creeks first sued in 2012 when the casino was under construction, but the case was paused in 2017 for settlement negotiations. The casino opened in 2013.

**Action called unmerited**

Poarch Creek Tribal Chair and CEO Stephanie A. Bryan called the action unmerited and said she wished they could have come to a mutual understanding “as family.”

“It deeply saddens us, as extended family to the Muscogee Nation, that they have taken this unwarranted action against us,”

Bryan said in a statement.

“We have attempted to preserve historical remains in a suitable manner. In that effort, we have had numerous conversations with the Muscogee Nation and Hickory Ground Town in an attempt to balance the historical interests with the current use of the property,” Bryan said.

The tribe has previously said remains were reinterred at the site.

The site on the banks of the Coosa River is called Hickory Ground. Muscogee Creeks say it was the site of a sacred ceremonial ground and many individual graves. It was the last capital of the Creek nation before the tribe was forcibly removed to Indian Territory in the 1830s.

The lawsuit accuses the Alabama tribe of violating the National Historic Preservation Act and the Native American Graves Protection Act. The court filing on Wednesday seeks to resume the lawsuit that was stayed for settlement negotiation.

**Seeks restoration of site and monetary damages**

The lawsuit seeks restoration of the site and monetary damages on behalf of Thompson as a representative of the descendants of the Creeks buried at Hickory Ground.

The Muscogee Creeks claim the Poarch Creeks do not have historical ties to the Hickory Ground site, but acquired the land with historic preservation

funds in 1980. A protective covenant on the land expired after 20 years.

“These ancestors that were exhumed from the site are Muscogee Creek ancestors,” said Lauren King, an attorney representing the Muscogee Nation.

“We are just asking for Poarch to abide by the promise it made when it acquired the property in the first place. That promise was made in recognition of the extreme religious and cultural importance of the Hickory Ground site,” King said.

The Poarch Band is Alabama’s only federally recognized tribe. They have become a gambling powerhouse with three bingo casinos in Alabama and holdings outside the state.

## Grant

From Page 1A

year. We’ve done those projects that don’t require us to spend that much money.”

Concerned for housing rehabilitation, residents requested that Davis check into the allotment and utilization of CDBG funds to provide repairs and maintenance for more than 20 homes in northwest Auburn.

“The city is limited,” he said. “If a city goes into a house, we are obligated to bring it up to code, so we can’t just go in and

fix one little thing. We have to bring that house up to code, so we have to be careful which one of these housing projects we go into, because some of them will run \$4,000 to \$6,000. We don’t have those dollars in the CDBG program, so we set a limit.”

Davis said Auburn Community Services will consider revising the housing rehabilitation program in the 2020-24 consolidated plan.

**Deferred loan programs**

In the past, Auburn Community Services issued deferred loans

through the city to pay for housing rehabilitation, and if a loan holder dies, their children would be responsible for the loan.

“We have options if people don’t pay off a loan,” Davis said. “They signed legal documents for the city. If they don’t pay off the loan, the city could foreclose on them. Now, we don’t do that normally. We are not trying to take your property. What I have been doing since I’ve been here is ask all the families to come in and meet me, including the children.”

A resident asked Davis about options for descendants hav-

ing difficulties repaying the deferred loans.

“If they are CDBG eligible, then they resume those notes, but they’ve got to meet the eligibility,” he said. “Some of the children would sign their share to one of the other children, so they can qualify and resume the note. Some rules we can’t change. If HUD says those are requirements, we have to meet it.”

**Upcoming meetings**

Residents can continue to give feedback by submitting an application on an online survey, said Todd White, Auburn com-



White

munity development director.

“There’s an opportunity to take a survey,” he said. “I’m going to give out a survey. You can go to the link [www.surveymonkey.com/r/RWMJWHF](http://www.surveymonkey.com/r/RWMJWHF) on the last page, and you can take it online.”

The next session will be Aug. 28 in the Boykin Community Center auditorium to discuss strategies and goals for the housing, public improvements and services.

## D-Day

From Page 1A

troops embarked for Normandy on June 5, 1944.

Many will recreate their journey, with less danger and more comfort, by crossing the Channel by ship to Normandy overnight. They are due to attend commemorations Thursday in Bayeux, the first major town liberated by Allied troops after D-Day.

Mixing history lesson, entertainment and solemn remembrance, the ceremony in Portsmouth was a large-scale spectacle involving troops, dancers and martial bands, culminating in a military flypast.

But the stars of the show were the elderly veterans of that campaign who said they were surprised by all the attention: They were just doing their jobs.

“I was just a small part in a very big machine,” said 99-year-old John Jenkins, a veteran from Portsmouth, who received a standing ovation as he addressed the crowd. “You never forget your comrades because we were all in it together,” he said. “It is right that the courage and sac-



THE ASSOCIATED PRESS

**A veteran wipes his eyes during a ceremony Wednesday at Southsea Common, Portsmouth, England for the 75th anniversary of the D-Day landings.**

rific of so many is being honored 75 years on. We must never forget.”

**Two days of events**

The event, which kicked off two days of D-Day anniversary observances, paid tribute to the troops who shaped history during the dangerous mission to reach beachheads and fight in German-occupied France.

D-Day saw more than 150,000 Allied troops land on the beaches of Normandy in northwest France on June 6, 1944, carried by 7,000 boats. The Battle of Normandy, code-named Operation Overlord, was a turning point in the war, and helped bring about Nazi Germany’s defeat in May 1945.

Wednesday’s ceremony brought together presidents, prime ministers and other representatives of more than a dozen countries that fought alongside Britain in Normandy.

The leader of the country that was the enemy in 1944, German Chancellor Angela Merkel, also attended — a symbol of Europe’s postwar reconciliation and transformation.

The ceremony sought to take people back in time, with world leaders, reading the words of participants in the conflict.

Trump read a prayer that President Franklin D. Roosevelt delivered in a radio address on June 6, 1944, extolling the “mighty endeavor” Allied troops were engaged in.

British Prime Minister Theresa May read a letter written by Capt. Norman Skinner of the Royal Army Service Corps to his wife, Gladys, on June 3, 1944, a few days before the invasion. He was killed the day after D-Day.

“Although I would give anything to be back with you, I have not yet had any wish at all to back down from the job we have to do,” he wrote.

French President Emmanuel Macron read from a letter sent by a young resistance fighter, Henri Fertet, before he was executed at the age of 16 years old.

“I am going to die for my country. I want France to be free and the French to be happy,” it said.

The ceremony ended with singer Sheridan Smith performing the wartime

hit “We’ll Meet Again,” as many of the elderly assembled veterans sang along.

**Focus shifts to France**

On Thursday the focus shifts to France, where commemorations will be held at simple military cemeteries near the Normandy beaches.

Events in France began early Wednesday morning with U.S. Army Rang-

ers climbing the jagged limestone cliffs of Normandy’s Pointe du Hoc to honor the men who scaled them under fire 75 years ago.

They were recreating a journey taken in 1944 by the U.S. Army’s 2nd and 5th Ranger Battalions to destroy Nazi guns atop the cliffs, helping prepare the way for Allied troops to land on the coast.

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## I-85

From Page 1A

The department closed the I-85 northbound inside lane from about milepost 72 to milepost 80 in

Chambers County on May 29 to remove and replace asphalt, ALDOT previously said.

Once the work on the inside lane is completed, the outside lane will be addressed in the same

manner in the same location.

Road work will be done between 7 p.m. and 7 a.m. daily, weather permitting. The work is expected to be completed by June 29, according to ALDOT.

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Auburn ready for Super Regional vs. UNC — **Sports, 1B**

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Auburn University

## Trustees voice support for football operations facility

BY SCOTT FIELDS  
sfields@oanow.com

Auburn University athletics is moving closer to having a new football operations building.

University President Steven Leath agreed Friday during the university's board of trustees meeting to form a working group to specifically focus on the construction plans and cost

for a new football operations building.

The facility likely would house a locker room, weight room, team meeting room, position meeting rooms, a student-athlete lounge, an athletic training room, a nutrition and fueling area, and coaches' offices.

It also would include the movement of the football team's opera-

tions out of the athletics complex, built in 1989, and free up space within the complex for athletics department personnel that now is housed in Beard-Eaves Coliseum.

The movement is a continuing effort to move personnel out of the coliseum, built in 1969, as the university's campus continues to

See **BUILDING**, Page 3A



O-A NEWS FILE PHOTO

Auburn University's Athletic Complex hosts the football program's primary offices along with various other athletic programs.

### SUMMERNIGHT 2019

## Artists bring the sunshine to art walk

BY SARA PALCZEWSKI  
spalczewski@oanow.com

Woodcarver Tim Tingle brought the sunshine with him to downtown Auburn on Friday evening after an ominous afternoon storm threatened the fun.

"It was storming when the sun came up, but I brought the sun with me," Tingle said. "It followed me from Montevallo this morning."

Tingle was one of many artists who lined the streets of downtown Auburn selling their creations to people young and old at the 13th annual SummerNight Downtown Art Walk.

Hosted by the Auburn Arts Association, the city of Auburn, Jan Dempsey Community Arts Center and the Auburn Downtown Merchants Association, this year's event had the theme of strawberries due to the fruit being a summertime staple.

"Each year we have a theme

See **ART**, Page 3A



PHOTOS BY SARA PALCZEWSKI/SPALCZEWSKI@OANOW.COM



ABOVE: Tim Tingle poses with his hand-carved golf balls at the 13th annual SummerNight Downtown Art Walk on Friday.

LEFT: Numerous artists, vendors and musicians lined the streets of downtown Auburn on Friday evening for the annual art walk.

## US, Mexico agreement averts tariffs

The Associated Press

WASHINGTON — President Donald Trump says he has suspended plans to impose tariffs on Mexico, tweeting that the country "has agreed to take strong measures" to stem the flow of Central American migrants into the United States.

"I am pleased to inform you that The United States of America has reached a signed agreement with Mexico," Trump tweeted Friday night, saying the "Tariffs scheduled to be implemented by the U.S. on Monday, against Mexico, are hereby indefinitely suspended."

He said Mexico has agreed to work to "stem the tide of Migration through Mexico, and to our Southern Border" and that those steps would "greatly reduce, or eliminate, Illegal Immigration coming from Mexico and into the United States."

He said details would be released soon by the State Department.

The tweet marked a change in tone from earlier Friday, when his spokeswoman Sarah Sanders told reporters in Ireland before Trump took off: "Our position has not changed. The tariffs are going forward as of Monday." Trump has often said unpredictability

See **DEAL**, Page 3A

## AU, city collaborate on Boykin clinic project

BY TIMOTHY NOORDERMEER  
tnoordermeer@oanow.com

Creating an educational opportunity to benefit low-income residents, the Auburn University Harrison School of Pharmacy and the city of Auburn have combined resources to design and construct a clinic at the Boykin Community Center.

Kimberly Lloyd, associate dean for clinical affairs and outreach, said construction will begin this fall or



Hansen

winter and by spring semester 2020, the clinic will be operational.

"The city is investing a great deal of resources in renovating the clinic space," said Richard Hansen, Harrison School of Pharmacy dean. "We are investing a great deal of energy and financial resources to make sure it can run smoothly. There are things we can provide that are meaningful to the community to help the citizens. By partnering with us, they make that much more viable."

The community center, at 400 Boykin St., renovated three classrooms of more than 2,000 square feet to prepare for the construction of a clinic, consisting of four exam rooms, a laboratory, conference room, waiting area, reception desk and a pharmacy.

### Seeking to serve

Hansen said the prospect of building a clinic providing free medical services has received much

See **CLINIC**, Page 3A



TIMOTHY NOORDERMEER/TNOORDERMEER@OANOW.COM

Three classrooms are renovated at the Boykin Community Center to prepare more than 2,000 square feet of space to construct the clinic.



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### Weather

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Mostly cloudy and humid with thunderstorms

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# Building

From Page 1A

expand and undergo renovation.

The proposal made Friday by Executive Committee Chairman Charles McCrary urged Leath to form a committee to review the plans.

### ‘We need to build’

“It’s my sense of the board that everybody on the board agrees that we need to build that building,” McCrary said. “Mr. President, I would recommend that you, sir, that you would put together a working group, posthaste of whoever you so decide, so that they can focus and determine what’s in the building, what we want in the building and how much it’s going to cost, an idea of how much it’s going to cost.

“And then, raise the money. We need to do this. We all agree we need to do it. We need to raise the money and we need to get on with it so we can support Auburn, our dean and our coach.”

Head football coach Gus Malzahn echoed the sentiment during Friday’s meeting.



McCrary



Malzahn

“Dr. Leath, board of trustees, I really appreciate your support,” Malzahn said. “The project is not just big now, current, but more important for the future. It will allow us to continue to have a good chance to compete for a championship.

“This is really big. I really appreciate everyone’s support.”

Malzahn and his wife, Kristi, previously committed a \$2 million donation toward the future construction of the project.

### Ongoing discussion

Leath agreed to the proposal to form a review group.

The construction of a football operations building initially was proposed by Auburn University athletics director Allen Greene in September 2018.

There is no timetable as of now for when the project will be presented as a formal plan to the board.



TIMOTHY NOORDERMEER/TNOORDERMEER@OANOW.COM

**According to Auburn Community Services Director Al Davis, the Boykin Community Center parking lot will be extended, and a new entrance will be constructed for the clinic.**

# Clinic

From Page 1A

support, including from the National Association of Chain Drug Stores, which gave a scholarship of \$20,000 to fund the project’s startup costs.

The Auburn University Concessions Board contributed more than \$7,000, Blue Cross Blue Shield gave a gift of \$25,000, and the community displayed its support by giving more than \$14,000 on Tiger Giving Day, Hansen said.

“The funding is a testament to this project,” said Matt Crouch, manager of communications and marketing for the pharmacy school. “That doesn’t happen with every project we have. A lot of people recognize the importance of the project, and they want to be a part of it to see if it gets off the ground.”

According to Hansen, the services in the clinic will continue to develop as university students from the school of pharmacy learn and serve alongside certified physicians, nurses, nurse practitioners and pharmacists.

“We would like it to focus on health and wellness for chronic disease management and seeing patients that might not have primary-care access in the region,” he said. “Eventually, we will get into things like healthy eating, healthy habits, mental health and substance abuse services we can provide in the community.”

Promoting healthy habits and lifestyles, the clinic will provide educational classes open to the public and assigned to patients receiving treatment, Lloyd said.

“We plan to have a diabetes education class, and that would be open to anyone who would like to come and participate,” she said. “We might have public health outreach that is offered in the conference room or in one of the conference rooms in the (Boykin Community Center) to increase the opportunities for the public to come in and learn more about health.”

### Town and gown

The city of Auburn established a presence for the Harrison School of Pharmacy by allowing the university to utilize a space for an area in need of medical assistance and outreach, ensuring university students will receive an authentic, educational experience, Lloyd said.

“We gave the award Friend of the Pharmacy to the city of Auburn, and that was to express our gratitude for their partnership,” Hansen said. “We wanted to recognize the citizens, the mayor and the city for all the energy and excitement that they have helped us generate around this project.”

Playing a major role in the preparation of the clinic, Hansen recognized former Auburn Mayor Bill Ham as well, assisting in the university’s vision of a mutually beneficial experience for patients and students.

“I was reminded at graduation of a quote brought up multiple times by our students: ‘You won’t remember what people say, or what people do, but you will always remember how people make you feel,’” Hansen said. “I think getting our students in that environment where they can really have an authentic experience is very important.”



PHOTOS BY SARA PALCZEWSKI/SPALCZEWSKI@OANOW.COM

**Danielle Hayes, left, reaches for a golf ball carved by Tim Tingle at the 13th annual SummerNight Downtown Art Walk.**

# Art

From Page 1A

and culinary contest,” said Ann Bergman, Auburn Parks and Recreation public-relations specialist. “In years past, we’ve had honey, blueberries and watermelon, to name a few.”

Along with numerous local artists, the event featured live music by Alabama musician Tony Brook, a sampling of the culinary contest submissions and children’s activities.

### Family fun

Despite the storms earlier in the day, the forecast didn’t keep Addie Smith and her friends away from the fun downtown.

Smith, accompanied by her boyfriend, brought her friend Brooke and Brooke’s children Layla and Cooper from Birmingham to have a good time.

“I’ve been coming to the downtown things every year since I moved to Auburn,” Smith said. “It’s just been fun every year I come.”

She knew the event would offer numerous activities for Brooke’s children in a family-friendly environment.

“It just has such an atmosphere of like Auburn and being at home with all the things for the kids to do and the balloons and the dancing,” Smith said.



**Merritt Hayes, 5, has her face painted by Cheryl Rhodes at the 13th annual SummerNight Downtown Art Walk on Friday evening.**

### Artists, local businesses

Tingle’s booth was full of hand-carved wooden statues and carved golf balls.

“I cut the golf ball open and carve the rubber that’s on the inside and then I put the cover back on it,” he said.

Each carved golf ball takes him about 20-25 minutes.

Among the admirers of the golf balls were Auburn native Danielle Hayes and her children, Merritt and Harry.

Hayes said she was looking forward to the event and wanted to show her support for local businesses.

ward to the event and wanted to show her support for local businesses.

“We love downtown Auburn and we love supporting the businesses that fill our city and bless our families with all of their services and their gifts,” she said. “I just love anything that the downtown area does.”

The event not only helps local businesses, but Tingle, who is located in Montevallo, feels the immense support of the community at the SummerNight event.

“People appreciate the kind of things we’re selling here,” he said.

# Deal

From Page 1A

helps him negotiate.

A tax on all Mexican goods, which would increase every month up to 25 percent under Trump’s plan, would have had enormous economic implications for both countries. Americans bought \$378 billion worth of Mexican imports last year, led by cars and auto parts. Many members of Trump’s Republican Party and business allies have urged him to reconsider — or at least postpone implementing the tariffs as talks continue — citing the potential harm to American consumers and manufacturers.

### Third day of talks

U.S. and Mexican officials held a third day of talks at the U.S. State Department trying to hash out a deal that would satisfy Trump’s demand that Mexico dramatically increase its efforts to crack down on migrants.

The talks were said to be focused, in part, on attempting to reach a

compromise on changes that would make it harder for migrants who pass through Mexico from other countries to claim asylum in the U.S., those monitoring the situation said. Mexico has opposed such a change but appeared open to considering a potential compromise that could include exceptions or waivers for different types of cases.

Trump has nonetheless embraced tariffs as a political tool he can use to force countries to comply with his demands — in this case on his signature issue of immigration. And he appeared poised earlier Friday to invoke an emergency declaration that would allow him to put the tariffs into effect if that is his final decision, according to people monitoring the talks.

“If negotiations continue to go well,” Trump “can turn that off at some point over the weekend,” Marc Short, Vice President Mike Pence’s chief of staff, told reporters.

### Shaky start

Talks had gotten off to a shaky start Wednesday, as the U.S. once again pressed Mexico to step up

enforcement on its southern border with Guatemala and to enter into a “safe-third-country agreement” overhauling its asylum system. But as talks progressed Thursday, U.S. officials began to grow more optimistic, with Short reporting Mexican “receptivity” to potential asylum changes.

Still, he said there was “a long way to go in that particular piece.”

In Mexico, President Andrés Manuel López Obrador would not say whether he would accept his country agreeing to be a “safe third country.”

“That is being looked at,” he said Friday morning during his daily news conference, where he held out hope that a deal could be reached before Monday’s deadline.

In addition, Mexican Foreign Secretary Marcelo Ebrard said Thursday his country had agreed to deploy 6,000 National Guard troops to its border with Guatemala to help control the flow of migrants as part

of its concessions.

He tweeted late Friday that there would be no “tariff application on Monday.”

“Thanks to all the people who have supported us by realizing the greatness of Mexico,” he wrote.

Beyond Trump and several White House advisers, few in his administration believe the tariffs are a good idea, according to officials familiar with internal deliberations. Those people worry about the negative economic consequences for Americans and believe the tariffs — which would likely spark retaliatory taxes on U.S. exports — would also hurt the administration politically.

Republicans in Congress have warned the White House that they are ready to stand up to the president to try to block his tariffs, which they worry would spike costs to U.S. consumers, harm the economy and imperil a major pending U.S.-Mexico-Canada trade deal.

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## **Appendix C**

### **Agencies Consultations and City of Auburn Departments Consultations**



**City of Auburn, Alabama**  
**2020-2024 Consolidated Plan/2020 Annual Action Plan**  
**Agencies Consultation**

**AMERICAN RED CROSS**

Agency Representative(s) Consulted Hunter Smart

**AUBURN CITY SCHOOLS DENTAL CLINIC**

Agency Representative(s) Consulted Joy Stanley

**AUBURN DAY CARE CENTERS, INC.**

Agency Representative(s) Consulted Frixie Melton

**AUBURN HOUSING AUTHORITY**

Agency Representative(s) Consulted Sharon Tolbert

**ALABAMA RURAL MINISTRY**

Agency Representative(s) Consulted Lisa Pierce

**BOYS AND GIRLS CLUBS OF GREATER LEE COUNTY**

Agency Representative(s) Consulted Wanda Lewis

**DOMESTIC VIOLENCE INTERVENTION CENTER**

Agency Representative(s) Consulted Tina Evans

**EAST ALABAMA FOOD BANK**

Agency Representative(s) Consulted Martha Henk

**EAST ALABAMA FOOD BANK COMMUNITY MARKET**

Agency Representative(s) Consulted Elise Lott

**EAST ALABAMA MENTAL HEALTH CENTER**

Agency Representative(s) Consulted Jamie Herrin

**FAMILY RESOURCE CENTER**

Agency Representative(s) Consulted Tammy Morgan

**HABITAT FOR HUMANITY**

Agency Representative(s) Consulted Mark Grantham

**NORTH AUBURN HOUSING DEVELOPMENT CORPORATION**

Agency Representative(s) Consulted Rev. Jamal Oliver

**JOYLAND CHILD DEVELOPMENT CENTER**

Agency Representative(s) Consulted Pamela Dumas

**PRESBYTERIAN COMMUNITY MINISTRY**

Agency Representative(s) Consulted Mary Turnbull

**UNITED WAY OF LEE COUNTY**

Agency Representative(s) Consulted Becky Benton and Lindsay Hinds

**UNITY WELLNESS OF EAST ALABAMA**

Agency Representative(s) Consulted Tracy Wynne

**WILLIAM MASON EMERGENCY FUND**

Agency Representative(s) Consulted Becky Benton and Chandler Williams

**City of Auburn, Alabama**  
**2020-2024 Consolidated Plan/2020 Annual Action Plan**  
**City of Auburn Departments Consultation**

**ECONOMIC DEVELOPMENT DEPARTMENT**

Department Representative(s) Consulted Phillip Dunlap

**ENGINEERING DEPARTMENT**

Department Representative(s) Consulted Alison Frazier

**INSPECTION SERVICES DEPARTMENT**

Department Representative(s) Consulted John Hoar

**PLANNING DEPARTMENT**

Department Representative(s) Consulted Forrest Cotton

## **Appendix D**

### Community Needs Survey and Results

**CITY OF AUBURN 2020-2024 CONSOLIDATED PLAN  
COMMUNITY NEEDS SURVEY RESULTS**

## 2020-2024 CONSOLIDATED PLAN COMMUNITY NEEDS SURVEY RESULTS

The 2020-2024 Consolidated Planning Process included stakeholder meeting, community meetings, stakeholder consultations, and a survey. As part of the planning process, the City of Auburn's Community Services Department created and distributed the 2020-2024 Consolidated Plan Community Needs Survey. The goal was to include the opinions from as many citizens as possible, as well as groups and organizations, in preparing a strategic plan that identifies the housing and community needs benefiting low- and moderate- income residents.

A relative small number of 2020-2024 Consolidated Plan Community Needs Survey were returned, despite the City making the survey available online and distributing a printed copy at all meetings, etc. Below are summaries of the 2020-2024 Consolidated Plan Community Needs Survey.

1. When asked to describe themselves, 81.0% of respondents selected "An Auburn resident."

2. Housing Needs

The Housing Need rated the highest by participants was affordable single-family housing (87.9%), followed by first time homebuyer assistance (85.9%) and new home construction (83.9%).

3. Public Service Needs

The Public Service Need rated the highest by participants was youth supportive services (94.8%), followed by family supportive services (85.9%) and senior supportive services (81.0%).

4. Public Infrastructure Needs

The Public Infrastructure Need rated the highest by participants was street resurfacing (92.8%), followed by streetlights (85.7%).

5. Public Facilities Needs

The Public Facilities Need rated the highest by participants was youth centers (52.7%), followed by senior centers (49%).

6. Community Development Needs

The Community Development Need rated the highest by participants was demolition and clearance of dilapidated structures (72%), followed by land acquisition (housing and public facilities) (52%).

7. Economic Development Needs

The Economic Development Need rated the highest by participants was job creation (74%), followed by job-readiness training (53%).

8. Race/Ethnicity

A majority (92.9%) of participants were Black or African American.

9. Age

Overall, the 55 to 64 years and 65 to 74 years were the most represented age groups, 32.8% and 25.9% respectively, followed by the 18 to 34 years age group, 18.9%.

10. Gender

Of the participants, 37.7% was male and 62.3% were female.

11. Household Income

The income levels of participants ranged from very low to moderate. Overall, the most represented income group were those with total household income of \$25,000 to \$34,999 and \$35,000 to \$49,999, 43.6% respectively.

12. Housing Status

Of the participants, 68.9% indicated that they currently own their home, while 31.1% currently live in a rental property.

13. Household Size

Of the participants, 47.3% indicated that two (2) persons live in their households. Of the remaining participants, 33.3% of respondents indicated that one (1) person lived in their households.

14. Family Status

A majority of participants (69.1%) indicated that they did not have any children under the age of 18 years living in their households. Of the remaining participants, 20% had one (1) child.

15. Access to a Computer

Of the participants, 82.7% indicated that they had access to a computer.

16. Access to Internet at Home

Of the participants, 82.7% indicated that they had access to public transportation from where they lived.



**CITY OF AUBURN 2020-2024 CONSOLIDATED PLAN  
COMMUNITY NEEDS SURVEY**

## City of Auburn 2020-2024 Consolidated Plan Community Needs Survey

The City of Auburn is preparing a Consolidated Plan (Con Plan) for use of Community Development Block Grant (CDBG) funds for the period 2020-2024. The City wishes to prepare a strategic plan that identifies the housing and community needs benefiting low- and moderate- income residents. Your responses to the following questions will assist the City in prioritizing needs that may be eligible for CDBG funding.

The information that you provide will be kept anonymous. So please DO NOT include your name, address, or phone number anywhere on the Survey. Responses will be summarized.

### Which of the following best describes you?

- ☐ An Auburn Resident
- ☐ A non-profit service provider
- ☐ A faith-based organization
- ☐ An institution of higher education
- ☐ A unit of local government
- ☐ An employee of a local business
- ☐ A property manager/landlord
- ☐ A for-profit developer
- ☐ A local business owner
- ☐ A student
- ☐ Other \_\_\_\_\_

**Please select the response that best represents your opinion concerning each of the Housing Needs listed below.**

	High	Medium	Low	No Need
Affordable single-family housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New home construction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
First time homebuyer assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Residential home rehabilitation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for the elderly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for the disabled	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for the veterans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	High	Medium	Low	No Need
Transitional housing (temporary housing)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special needs housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Energy efficiency improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Demolition of dilapidated houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Asbestos removal (within homes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lead based paint removal (residential)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Please select the response that best represents your opinion concerning each of the Public Service Needs listed below.**

	High	Medium	Low	No Need
Youth supportive services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family supportive services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior supportive services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special needs services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mental health care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(Counseling and treatment)				
Services for persons with AIDS/HIV	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Life skills training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(Parent involvement skills)				
Legal aid services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Substance abuse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(Alcohol and drug treatment)				
Services for abused and neglected children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homelessness prevention	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Utility assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mortgage assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parts and Recreation programing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(sports vouchers)				

**Please selecting the response that best represent your opinion of each of the Public Infrastructure Needs listed below.**

	High	Medium	Low	No Need
Street resurfacing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sanitary Sewer improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flood prevention/drainage improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water improvements (extend or improve lines)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic calming devices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalk improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street Lights	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Please select the response that best represents your opinion concerning each of the Public Facilities Needs listed below.**

	High	Medium	Low	No Need
Parks and Recreation Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior centers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public accessibility facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency Shelter (homeless shelter)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Please select the response that best represents your opinion concerning each of the Community Development Needs listed below.**

	High	Medium	Low	No Need
Demolition and clearance of dilapidated structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land acquisition (housing and public facilities)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trash and Debris Removal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garbage and Trash Collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Code Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**Please select the response that best represents your opinion concerning each of the Economic Development Needs listed below.**

	High	Medium	Low	No Need
Commercial and Rehabilitation Assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business Attraction/Retention	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job Creation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job-readiness training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small business loans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Workforce development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business assistance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**What race/ethnicity do you identify with?**

- ☐ White, not Hispanic or Latino
- ☐ Black or African American
- ☐ American Indian or Alaska Native
- ☐ Asian
- ☐ Native Hawaiian and Other Pacific Islander
- ☐ Hispanic or Latino
- ☐ Two or more races
- ☐ Some other race

**What is your age?**

- ☐ Under 18 years
- ☐ 18 to 34 years
- ☐ 35 to 54 years
- ☐ 55 to 64 years
- ☐ 65 to 74 years
- ☐ 75 years or over

**What is your gender?**

- ☐ Male
- ☐ Female
- ☐ Other or prefer not to say

**What is your total household income?**

- ☐ Less than \$20,000
- ☐ \$20,000 to \$24,999
- ☐ \$25,000 to \$34,999
- ☐ \$35,000 to \$49,999
- ☐ \$50,000 to \$74,999
- ☐ \$75,000 or more

**What is your housing status?**

- ☐ Owner
- ☐ Renter

**What is the total number of people in your household?**

- ☐ 1
- ☐ 2
- ☐ 3-4
- ☐ 5-7
- ☐ 8 or more

**How many children (under the age of 18 years) are in your household?**

- ☐ 1
- ☐ 2
- ☐ 3-4
- ☐ 5-7
- ☐ 8 or more

**Do you have access to a computer?**

- ☐ Yes
- ☐ No

**Do you have access to internet at home?**

- ☐ Yes
- ☐ No

List any additional comments below.

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If you have any questions about the survey, please call Todd White, City of Auburn Community Services Department, 334-501-7277 or [tmwhite@auburnalabama.org](mailto:tmwhite@auburnalabama.org).

Thank you for completing the City of Auburn 2020-2024 Consolidated Plan Community Needs Survey!

## **Flyer**

City of Auburn Community Services Consolidated Planning Process





# COMMUNITY SERVICES **CONSOLIDATED PLANNING PROCESS**

The City of Auburn is working to identify **Housing**, **Public Improvements** and **Supportive Services** needs throughout the community. These needs will be incorporated into the 2020-2024 Consolidated Plan (CP) and the Program Year (PY) 2020 Annual Action Plan (AP).

## **WE NEED YOUR INPUT!**

Your input will help inform and shape Community Development Block Grant funding in Auburn for years to come! You are invited to join us in each step of the process.

### **1 STAKEHOLDER SESSION #2**

*Priority Needs &  
Strategic Goals*

**AUGUST 28 • 6 P.M.**

Boykin Community Center

### **2 PUBLIC HEARING**

*PY 2020 Action Plan  
Funding Application*

**DECEMBER 17 • 10 A.M.**

Boykin Community Center

### **3 PUBLIC HEARING**

*PY 2020 Action Plan  
Funding Application*

**DECEMBER 18 • 5:30 P.M.**

Boykin Community Center

### **4 PUBLIC HEARING**

*Draft 2020-2024 CP/2020 AP*

**MARCH 4, 2020 • 6 P.M.**

Boykin Community Center

### **5 PUBLIC HEARING**

*Draft 2020-2024 CP/2020 AP*

**MARCH 5, 2020 • 10 A.M.**

Boykin Community Center

### **6 2020-2024 CP/PY 2020 AP COMMENT**

**PERIOD ENDS**

**MARCH 4, 2020**

Want more info? Contact the Community Services Department at (334) 501-7277 or [communityservices@auburnalabama.org](mailto:communityservices@auburnalabama.org).