

Executive Summary

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

1. Introduction

The 2026 Annual Action Plan (Action Plan) is the second action plan in the City of Auburn (City) Community Development Block Grant (CDBG) 2025-2029 Consolidated Plan (Consolidated Plan) cycle. The Action Plan establishes annual goals and proposes programs and services funded during Fiscal Year (FY) 2026, beginning June 1, 2026, and ending May 31, 2027. The City receives CDBG funds from the U. S. Department of Housing and Urban Development (HUD) as an entitlement grant, and in turn, allocates funds for projects designed to achieve the goals and outcomes included in the Con Plan. The CDBG program provides various eligible community development and housing projects that benefit low- and moderate-income (LMI) persons.

According to HUD, the entitlement funds' primary objectives are 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 low- and moderate-income persons, aid in the prevention or elimination of slums or blight, or activities meeting a need having a particular urgency.

The City's CDBG funding allocations are listed in the Annual Action Plan, administered by the City's Community Services Department (ACSD). The entitlement amount is supplemented by projected program income and reprogrammed prior-year funds. If CDBG programs receive an increase in unanticipated Program Income (PI) during the year, the following program activities will utilize the additional funds:

- Affordable Housing Program Second Mortgage Homebuyer Assistance and Housing Rehabilitation

2. Summarize the objectives and outcomes identified in the Plan

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

The Action Plan identifies programs and services that will be used to meet the City's annual goals. The Housing and Community Development Act of 1974 created the CDBG Program, which included three

primary objectives. Each activity for FY 2026 is linked to one of these federal objectives. The activities that will enable the City to achieve these objectives in FY 2026 are listed below:

Decent Housing

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

1. Homebuyer second mortgage assistance.
2. Rehabilitation assistance to qualified LMI homeowners

Homeless Prevention

Provides supportive services directly related to the prevention of homelessness to eligible individuals and families in danger of eviction, foreclosure, homelessness, or are currently homeless.

1. Provide temporary supportive services on an interim basis related directly to the prevention of homelessness
2. Service to HIV/AIDS populations (i.e., rental and mortgage assistance)

Suitable Living Environment

1. Youth, childcare, and after-school programs
2. Supportive services for populations with special needs (e.g., seniors, and persons with disabilities)
3. Services for those at risk of becoming homeless
4. Public improvements, infrastructure, and broadband infrastructure

Economic Development

Increase access to economic opportunities for LMI persons including, (1) Industrial and manufacturing high-demand career opportunities for LMI persons and (2) Small business development.

As identified in Section NA-10 "Housing Needs Assessment " of the five-year Consolidated Plan, one challenge facing the City is cost-burdened households. The Consolidated Plan addresses how the City's rapid economic growth has created upward pressures on housing costs and property values in general due to increased demand. This Action Plan proposes to continue providing financial assistance to qualified households in areas such as housing rehabilitation and supportive services.

Finally, this Action Plan provides for allocating CDBG dollars for street resurfacing in an LMI area. The project is located on Clark Avenue, Auburn, AL. Public Improvements and infrastructure are identified as

a high priority based upon the “Non-Housing Community Development Needs” Section NA-50 of the five-year Consolidated Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Accomplishments for the first year of the Consolidated Plan, June 1, 2025, to May 31, 2026, will be included in the 2025 Consolidated Annual Performance and Evaluation Report (CAPER), available in the fall of 2026.

After completing the first year of the five-year Consolidated Plan, the City has made significant progress in achieving many of its five-year goals and has surpassed several. Senior Supportive Services and Youth Supportive Services are expected to exceed the five-year goals. The goal to expand economic opportunities available to LMI persons is also expected to surpass the goals set for this Consolidated Plan. The goals to provide rental, utility, mortgage, and homeless emergency assistance are anticipated to surpass the Consolidated Plan goals.

The City will continue to work to surpass the Consolidated Plan goals over the next year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The ACSD is responsible for producing the Action Plan. This role requires the ACSD to work closely with several City departments, Auburn Housing Authority (AHA), NAHDC, and other community stakeholders during the planning process to ensure that the Action Plan addresses community needs. The ACSD solicits input from other City departments, residents, non-profits, the private sector, neighborhood groups, and faith-based organizations regarding current conditions and future needs.

ACSD actively seeks and provides citizens, the primary partner, numerous opportunities to provide input in developing the Action Plan, including:

- Publications and postings
- Public hearings
- Meetings with community organizations and agencies

5. Summary of public comments

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

The ACSD received no public comments from the public hearings and the 30-day comment period relating to the draft Action Plan.

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

No comments were received.

7. Summary

The City continues to focus on the provision of and/or the repairing of affordable housing. The City will allocate CDBG funds to housing activities to the extent funds are available. Also, ACSD continues to work with Auburn's Economic Development Department to provide special economic development activities and industrial training to provide economic opportunities for LMI citizens. This relates to the affordable housing strategy because resources to provide affordable housing are limited and insufficient to meet the needs. Improving family incomes is one means of making housing more affordable to more households.

The City continues to make strides in addressing community priorities and the goals set in the Consolidated Plan.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Auburn	City of Auburn Community Services Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Auburn is the lead agency responsible for preparing the Action Plan. Also, the City of Auburn Community Services Department (ACSD) is responsible for administering the programs covered by the Consolidated Plan and the 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 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

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Action Plan planning process requires the grantee to consult with local agencies and citizen stakeholders to analyze needs, develop strategies, and plan for activities to be funded. This process resulted in discussions with citizens in stakeholder sessions, public meetings, and hearings. It included consultation with local agencies and city departments-an in-depth review of homelessness. It also included monitoring the 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(I))

During the Action Plan preparation, 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 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 Health Department. ACSD consulted these agencies 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 primary 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 essential consultation undertaken by the ACSD was to ascertain any issues related to lead-based paint (LBP) hazards. The ACSD determined that all AHA units have been remediated and contain no lead-based paint. All privately owned assisted housing units in the Auburn area were built after 1980 and contain no lead-based paint. The Lee County Department of Health staff reports not encountering LBP poisoning cases during 2023 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). The ARCH is the Collaborative Applicant and manages the Homeless Management Information

System (HMIS). It is the lead agency for the Balance of State Continuum of Care for the 42 rural counties in Alabama. The ACSD meets monthly with ARCH representatives to ascertain the existing and planned resources available to meet the needs of those experiencing homelessness. 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 homelessness and 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 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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 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 jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Auburn Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the AHA regarding sections of the Action Plan related to public housing.
2	Agency/Group/Organization	Auburn Opelika Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Auburn Opelika Habitat for Humanity regarding the Affordable Housing sections of the Action Plan.
3	Agency/Group/Organization	North Auburn Housing Development Corp.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with North Auburn Housing Development Corporation (NAHDC) regarding the Affordable Housing sections of the Action Plan.
4	Agency/Group/Organization	Presbyterian Community Ministry
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Presbyterian Community Ministry (PCM) regarding the rehabilitation of existing housing units.
5	Agency/Group/Organization	Food Bank of East Alabama
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Food Bank of East Alabama regarding efforts to alleviate hunger.

6	Agency/Group/Organization	AUBURN DAYCARE CENTER
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Auburn Day Care Center, Inc. regarding comprehensive childcare and afterschool services and the needs of LMI parents who utilize these services.
7	Agency/Group/Organization	Joyland Child Development Center Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The 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	Agency/Group/Organization	Boys and Girls Club of Greater Lee County
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Boys and Girls Club of Greater Lee County on services that primarily benefit youth and their families.

9	Agency/Group/Organization	Unity Wellness Center of East Alabama Medical Center
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Unity Wellness Center of EAMC regarding the housing and public services of persons with HIV/AIDS.
10	Agency/Group/Organization	Salvation Army Lee County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Salvation Army Lee County regarding homelessness.
11	Agency/Group/Organization	Esperanza House
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with Esperanza House regarding comprehensive afterschool programs, family services, and the needs of LMI parents who utilize these services.

12	Agency/Group/Organization	Alabama Rural Coalition for the Homeless (ARCH)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Alabama Rural Coalition for the Homeless regarding homelessness.
13	Agency/Group/Organization	Lee Russell Council of Governments Area on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consults regularly with the Lee Russell Council of Governments Area on Aging Foundation regarding services for the elderly.
14	Agency/Group/Organization	City of Auburn Parks and Recreation Department
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Auburn Parks and Recreation Department regarding LMI youth access to youth recreation sports leagues.
15	Agency/Group/Organization	Twin Cedars Child Advocacy Center
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with Twin Cedars Child Advocacy Center regarding forensic interviews and counseling for victims of child abuse.
16	Agency/Group/Organization	Child Care Resource Center
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with the Childcare Resource Center regarding comprehensive childcare and afterschool services and the needs of LMI parents who utilize these services.
17	Agency/Group/Organization	City of Auburn Information Technology Department
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The ACSD consulted with City of Auburn Information Technology Department to coordinate and leverage resources related to providing broadband access to low-to-moderate income areas.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alabama Rural Coalition for the Homeless (ARCH)	ARCH's 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 goals relating to homelessness.
2035 Long Range Transportation and Unified Plan	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. The LRPT offers Dial-a-Ride service in Lee and Russell County, a first-come, first-served, and space available service. LRPT provides curb-to-curb service only.
City of Auburn Capital Improvement Plan	City of Auburn Finance Department	The City of Auburn Capital Improvement Plan (CIP) addresses infrastructure needs in Auburn.
Northwest Auburn Neighborhood Plan	City of Auburn	The Northwest Auburn Neighborhood Plan's goal is to revitalize the neighborhood through further investment in infrastructure, and planning that encourages redevelopment, including affordable housing and incentives to attract business opportunities.
Analysis of Impediments to Fair Housing Choice	City of Auburn Community Services Department	The 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 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Family Self-Sufficiency Action Plan	Auburn Housing Authority	AHA 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 help families become self-sufficient and optimistically obtain homeownership.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City continues its efforts to involve other local agencies and organizations in the Action Plan's planning process. Outreach techniques include individual and joint meetings, emails, and conference calls. Local partners like the Auburn Opelika Habitat for Humanity, AHA, NAHDC, and PCM provide clarity when determining housing priorities. Likewise, agencies such as ARCH, Food Bank of East Alabama, Salvation Army Lee County, and Unity Wellness Center of East Alabama Medical Center help to align objectives addressing homelessness. The City believes maximum input during the planning process results in an Annual Action Plan that aligns funding priorities with actual needs.

AP-12 Participation – 91.105, 91.200(c)

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

The City 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 developing the Consolidated Plan, Annual Action Plan, and any substantial amendments.

The preparation process of the 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 interviews with community stakeholders, including social service organizations, community development groups, and housing providers.
- The City held public hearings related to the development of the Action Plan. The first public hearings (one in the morning and one in the evening) allowed citizens and nonprofit agencies 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 developing the Action Plan. The second public hearings (one in the morning and one in the evening) allowed the City to communicate the budget, goals, and strategies related to housing, public improvements, and supportive services for the draft 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 FY 2026 Action Plan. The public hearings were advertised in the Auburn Villager and held on February 3, 2026, and March 4, 2026.
- All stakeholders on the City's CDBG contact list received emails and phone calls notifying them of the public hearings. The City offered any community stakeholders who did not participate in agency consultations or attend a meeting an opportunity for a phone interview.
- The City published a public notice in the Auburn Villager on February 19, 2026, announcing the availability for public inspection of the Draft Fiscal Year (FY) 2026 Annual Action Plan Proposed Budget, notification of public hearings on March 4, 2026, and announcement of the start of a 30-day public comment period.
- An Executive Summary of the Draft Annual Action Plan was available for review on the City's website and at the following locations: Auburn City Hall, Auburn Public Library, and the Community Services Department.

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	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	ACSD held a public hearing on February 3, 2026, at 10:00 a.m. relating to the Draft 2026 Action Plan. Two (2) people attended the public hearing.	No comments were received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>ACSD held a public hearing on February 3, 2026, at 5:30 p.m. relating to the Draft 2026 Action Plan. Two (2) people attended the public hearing</p>	<p>No comments were received.</p>	<p>N/A</p>	
3	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>ACSD held a public hearing on March 4, 2026, at 10:00 a.m. relating to the Draft 2026 Action Plan Proposed Budget. Three (3) people attended the public hearing.</p>	<p>No comments were received.</p>	<p>N/A</p>	

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)
4	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	ACSD held a public hearing on March 4, 2026, at 5:30 p.m. relating to the Draft 2026 Action Plan Proposed Budget. Three (3) people attended the public hearing.	No comments were received.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	734,911.00	100,000.00	0.00	834,911.00	0.00	

Table 5 - Expected Resources – Priority Table

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

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

public and private funds. Current private funding leveraged by the City's CDBG activities 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 house's cost, thereby incentivizing the lender to provide 80 percent of the financing.

Over the past nine 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 FY 2017, the City used CDBG funds to acquire approximately 2.2 acres of vacant property to construct new affordable single-family homes. This acquisition provided residential lots for seven affordable housing units, beginning in FY 2023, and completed during this last 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 Action Plan without other community partners. These non-profits and local agencies, and organizations help carry out the strategies included in this Action Plan, using other federal, state, local, and private funding sources. The City provides services to LMI families by utilizing numerous sources, including the City's General Fund.

As usual, expected resources fall far short of the City's housing and community development needs identified in the Con Plan. ACSD continues to work with other City departments to identify additional funding sources to address these needs.

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	2025	2029	Affordable Housing	Citywide	Housing	CDBG: \$130,814.00	Direct Financial Assistance to Homebuyers: 6 Households Assisted
2	Housing Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$155,066.00	Homeowner Housing Rehabilitated: 7 Household Housing Unit
3	Public Services	2025	2029	Non-Housing Community Development	Citywide	Public Services	CDBG: \$99,213.00	Public service activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted
4	Public Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$124,936.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Economic Development	2025	2029	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$88,924.00	Jobs created/retained: 2 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Administration, Planning, and Management	2025	2029	Non-Housing Community Development	Citywide	Administration, Planning, and Management	CDBG: \$135,958.00	Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Construction
	Goal Description	Increase the supply of new affordable, decent, safe, and accessible housing in collaboration with the NAHDC who designs/builds new affordable home opportunities for LMI households. Six (6) LMI households will be provided second mortgage financing, both requiring housing counseling training and homeownership training.
2	Goal Name	Housing Rehabilitation
	Goal Description	Provide financial assistance to seven (7-10) LMI homeowners to rehabilitate their existing owner-occupied housing.
3	Goal Name	Public Services
	Goal Description	Assist public service providers serving four-hundred fifty (450) LMI persons, particularly those that benefit LMI youth, seniors, and persons and families who are homeless or at risk of becoming homeless.
4	Goal Name	Public Infrastructure
	Goal Description	Improve the availability of a suitable living environment by funding public improvements that will benefit LMI persons in Auburn. Public Improvement will include a street resurfacing project in an LMI area, The funds dedicated to this project will be used to resurface a street in a LMI area in Auburn.

5	Goal Name	Economic Development
	Goal Description	Support and encourage new job creation, job retention, employment, and job training for two (2) LMI adults and youth. Support the Section 108 Loan Program in the form of interest payments
6	Goal Name	Administration, Planning, and Management
	Goal Description	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, to achieve the goals stated above.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Annual Action Plan includes projects based on the Consolidated Plan's priorities, available resources, and public involvement in the Annual Action Plan's development. These projects align directly with the federal objectives: 1) decent housing, 2) a suitable living environment, or 3) economic development opportunities. During FY 2026, ACSD will lead the City's CDBG activities, which will focus on increasing the availability of new affordable housing units, delivery of public services, investment in public infrastructure, revitalizing neighborhoods, and expanding economic development activities.

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

To address the City's identifiable housing and community development needs, the FY 2026 Annual Action Plan includes the projects listed below.

Projects

#	Project Name
1	Affordable Housing
2	Housing Rehabilitation
3	Prevention and Housing
4	Youth Supportive Services
5	Family Supportive Services
6	Senior Supportive Services
7	Public Infrastructure Improvement
8	Section 108 Loan Program
9	Administration, Planning, and Management

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Housing Construction
	Needs Addressed	Housing
	Funding	CDBG: \$130,814.00
	Description	This funding will provide second mortgage loan assistance and promote homeownership opportunities for qualified LMI households. to qualified first-time homebuyers in an amount sufficient to provide an initial housing cost that is equal to 30% of borrower's household income.
	Target Date	5/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will assist approximately six (6) households.
	Location Description	
	Planned Activities	Planned activities included providing second mortgage assistance to qualified LMI first-time homebuyers in an amount sufficient to provide an initial housing cost that is equal to 30% of borrower's household income.
2	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$155,066.00
	Description	This funding will support repairs to existing single-family homes owned by LMI families and individuals. Funds will also include Housing Professional Services.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will assist approximately seven (7-10) households.

	Location Description	The location is the address of LMI Homeowners identified by the Presbyterian Community Ministry Church and Alabama Rural Ministry for home repairs.
	Planned Activities	Planned activities include repairs to existing single-family residential homes and remediation of lead-based paint hazards, if necessary.
3	Project Name	Prevention and Housing
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$34,000.00
	Description	This funding is 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 emergency assistance grant payments for utility and rent/mortgage to the provider on behalf of the LMI individuals or families at risk of homelessness and those temporarily displaced. Unity Wellness Center of EAMC extends services to those experiencing displacement as it relates to their having HIV-AIDS.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will assist approximately 150 persons in benefiting from public service activities.
	Location Description	Address of Unity Wellness Center of EAMC and ACSD, 400 Boykin Street, Auburn, Alabama.
	Planned Activities	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.
4	Project Name	Youth Supportive Services
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services

	Funding	CDBG: \$39,000.00
	Description	This funding will assist LMI youth, including daycare and after-school programs, sports vouchers, and educational supplies. Subrecipients include the I Am My Brother's Keeper (\$6,000), Auburn Day Care Center, Inc. (\$6,000), Joyland Child Development Center (\$6,000) Boys and Girls Club of Greater Lee County (\$6,000), True Deliverance (\$6,000), and Esperanza House (\$6,000). In addition to the subrecipients, The City of Auburn will administer the sports voucher Program (\$3,000).
	Target Date	3/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will assist approximately 300 persons.
	Location Description	Address of subrecipients I Am My Brother's Keeper, True Deliverance, Boys and Girls Club of Greater Lee County, Esperanza House, Auburn Day Care Center, Joyland Child Development Center, and ACSD, 400 Boykin Street, Auburn, Alabama).
	Planned Activities	Planned activities include providing funding to subrecipients who offer programs that aid in youth development, child and family services, or other youth opportunities.
5	Project Name	Family Supportive Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000.00
	Description	This funding will help low-to moderate-income citizen residents address their food insecurity needs, and assist LMI youth after-school programs and family enrichment programs. Subrecipient includes the Auburn Community Development Corporation (Boykin Food Pantry) (\$8,000), Auburn Housing Authority (\$6,000) and Discipline Accountability Commitment (D.A.C.)(\$6,000).
	Target Date	5/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will assist approximately 150 persons.
	Location Description	Address of subrecipients Auburn Community Development Corporation and Discipline Accountability Commitment (D.A.C.).
	Planned Activities	Planned activities include providing funding to support the Boykin Food Pantry and assist LMI youth after-school programs and family enrichment programs.
6	Project Name	Senior Supportive Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,213.00
	Description	This funding will help the senior citizen population address their human, health, social, and enrichment needs. Subrecipient includes the Food Bank of East Alabama (\$6,000).
	Target Date	5/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activities will assist approximately 100 persons.
	Location Description	Address of subrecipient (Food Bank of East Alabama).
	Planned Activities	Planned activities include providing funding to subrecipients who offer programs that specialize in meeting the senior's needs, including brown bag meals, other related services, and programs.
7	Project Name	Public Infrastructure Improvement
	Target Area	
	Goals Supported	
	Needs Addressed	Community Development
	Funding	CDBG: \$124,936.00
	Description	This funding is for a street resurfacing project in an LMI area.

	Target Date	5/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will benefit approximately 50-100 LMI persons in Auburn.
	Location Description	This street resurfacing project is located on Clark Avenue, Auburn Al.
	Planned Activities	Street Resurfacing
8	Project Name	Section 108 Loan Program
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$88,924.00
	Description	This funding will support the Section 108 Loan Program in the form of interest payments.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	This economic development-related activity will result in the creation or retention of two (2) jobs.
	Location Description	This administrative activity will mainly take place at ACSD, 400 Boykin Street, Auburn, Alabama.
	Planned Activities	The planned activity includes interest payments for the Section 108 Program.
9	Project Name	Administration, Planning, and Management
	Target Area	Citywide
	Goals Supported	Administration, Planning, and Management
	Needs Addressed	Administration, Planning, and Management
	Funding	CDBG: \$135,958.00
	Description	This funding is for planning, administration, and oversight activities associated with and in support of the CDBG Program.
	Target Date	5/31/2026

Estimate the number and type of families that will benefit from the proposed activities	This is an administrative activity.
Location Description	This administrative activity will mainly take place at ACSD, 400 Boykin Street, Auburn, Alabama.
Planned Activities	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 proposed projects for FY 2026 are in LMI Census Block Groups for Auburn, Alabama. Based on 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.

Also, ACSD's move to the newly renovated Boykin Community Center has had an immediate impact. The Center is 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 FY 2029 CDBG funds, which 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

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

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 to assist LMI persons where they may reside in the City of Auburn.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In previous program years, the City of Auburn has elected to allocate CDBG funds to the construction of new affordable housing provided through the non-profit North Auburn Housing Development Corporation. This “new construction” project has hinged, in large part upon being able to acquire vacant land or lots at a reasonable price that allows for the house to be built at an affordable cost.

Due to the rapid development and high housing demand in the City of Auburn, the price of vacant land has escalated to the point that the city has been unable to acquire land suitable for executing its affordable housing program. Even if suitable building lots could be acquired at a reasonable cost, the high costs of construction, both materials and labor, is pushing the limits of affordability. In addition, the median price of a single-family home in Auburn is now \$432,500, well beyond being affordable to low- and moderate-income households. Demand for housing is high and competition is driving sales prices higher and higher.

As a result, the Community Development staff has reluctantly determined that the production of new affordable homes that has been successfully undertaken in the past is no longer feasible.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	57

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Since the biggest single need identified in the Comprehensive Plan is affordable housing, the city has

determined that a different approach is necessary. While the production of new affordable housing is still a desirable goal, it is currently unattainable within the scope of the CDBG program and available funding. Therefore, it has been determined that the most efficient and achievable use of CDBG funds is to promote homeownership opportunities for qualified low- and moderate-income households to seek for and purchase housing within the existing housing market supply. This will be accomplished by providing second mortgage loan assistance to qualified first-time homebuyers in an amount sufficient to provide an initial housing cost (first mortgage loan payment, insurance and taxes) that is equal to 30% of borrower's household income.

According to HUD's definition of "affordable", housing cost should not exceed 30% of household income.

CDBG homebuyer assistance will be provided in the form of a deferred second mortgage loan that when combined with the initial housing costs is adequate to allow for the purchase of the home for 30% of the household's annual income. Second mortgage loans will be extended for one year at no payment of principal or interest. Such loans will not exceed \$50,000.00 and are renewable annually on the anniversary of the loan, at which time three percent (3%) simple interest will be added to the unpaid balance, creating the renewal balance. Borrowers will be required to provide annual proof of household income as of the loan anniversary date by providing copies of the most recent filing of Internal Revenue Service (IRS) Form 1040 for all adult members (occupants) of the household. Prior to the renewal of the mortgage loan, a monthly payment amount will be calculated to equal 30% of any increase in household income. Such payments will be in effect until the anniversary date thereof and the unpaid balance renewal will be determined as before.

The goal of this program is to establish and maintain the successful homebuyers housing costs at an amount that will not exceed 30% of household income, thereby maintaining the HUD definition of affordable housing. Since the repayment of the second mortgage homebuyer assistance loan is variable and unpredictable, loan renewals will be for one year at a time, with renewal certainty, as long as the borrower complies with its obligations and repayment requirements. All payments made on the second mortgage will go solely toward the payment of principal on the unpaid balance. The entire principal on the second mortgage will become due and payable upon the sale, transfer, lease, or failure of the borrower to occupy the premises as its primary and legal residence.

All funds recaptured through the payment of second mortgage loans, will be allocated (i.e., reprogrammed) back into this homebuyer assistance program. During CDBG Program 2026, the city will allocate \$100,814 to this program.

AP-60 Public Housing – 91.220(h)

Introduction

The Auburn Housing Authority is the public housing authority that operates within the City. Public housing is probably the most crucial housing source 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 public housing residents' and facilities needs.

The AHA manages 304 affordable housing units in Auburn, and it is authorized to administer 280 Housing Choice Vouchers 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 Tenant-Based Vouchers (TBV) for homeownership opportunities
- Choice Mobility for eligible Project-based vouchers (PBV) participants
- Continue the Family Self-Sufficiency (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 to public housing

The City supports housing development for households earning 80 percent or less of the Median Family Income in Auburn. The City's objective is to encourage and help facilitate housing construction for extremely low-income individuals and families by collaborating with community partners such as Auburn Opelika Habitat for Humanity and the North Auburn Housing Development Corporation.

Additionally, as the need to rehabilitate existing housing stock grows, so does the demand for affordable housing, with 3147 families on the AHA TBV/Section 8 waiting list, as of February 2026.

Also, the City is continuing to invest in upgrades to the Boykin Community Center, which houses a variety of services that benefit public housing residents.

Actions to encourage public housing residents to become more involved in 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 at AHA. The Resident Advisory Board and AHA staff also discuss residents' matters relating to 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 homeownership counseling.

Also, 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 the manner in which 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
- 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 other community-based non-profits and organizations that work to eliminate homelessness, including, The Salvation Army Lee County. The City also works with the One Voice Shelter Coalition, Inc., whose goal is to secure temporary dwellings 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 more permanent shelter. Approximately 35-50 persons receive emergency assistance annually.

The Consolidated Plan references other community partners who address the needs of residents experiencing or at risk of homelessness. These include the Unity Wellness Center of Alabama. 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 Family Resource Center promotes strong families by providing 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 Point in Time count each year. This analysis indicated that there is no existence of a chronic homelessness problem in Auburn. Instead, homelessness is often the result of sudden dislocation caused by the loss of a job, family violence, illness, fire, or natural disasters. Therefore, the City's actions for the Consolidated Plan period are those discussed in the above introduction.

The City will continue cooperating in the annual PIT count to locate and identify homeless persons in its jurisdiction. Likewise, the City will continue collaborating with other service agencies to support programs and strategies that address homeless prevention and families' priority needs. The City will

financially support programs and services for homeless prevention.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City is an active member of the ARCH and serves 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 period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Consolidated Plan recognizes homelessness in Auburn as a low priority. 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 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 extremely low-income individuals and families and those discharged from publicly funded institutions and systems of care.

Discussion

The ACSD Consultation with homeless shelter providers in Lee County and the point-in-time count of homeless persons has revealed that homelessness is not prevalent in Auburn. 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 affordable housing production. This section addresses those findings.

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

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 adverse effects of the cost of housing in the City. The high housing demand has resulted in higher housing costs, which negatively affects LMI households' ability to obtain safe and decent housing at an affordable price.

The City plans no modifications or amendments to its policies currently.

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

The City will also 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 funding remains consistent, citizens, non-profits, organizations, and private entities help 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 FY 2026, 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 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 the completion of construction in PY2029.
- The City will work with the AHA on its 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 NAHDC, the City will create new affordable housing opportunities in Auburn.

Also, the City will continue to repair the existing housing stock by providing funds to non-profit housing organizations to repair deteriorated housing units. During FY 2026, the City will provide funding to the Presbyterian Community Ministry (PCM) to perform housing repair projects.

Actions planned to reduce lead-based paint hazards

Houses accepted for assistance under the housing repair and maintenance program built before 1978 will be tested for LBP. Should LBP be detected, the house will may be treated or abated per federal guidelines. The CSD Department would assess the project at that time to determine if adequate resources are available.

Actions planned to reduce the number of poverty-level families

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

The City provides various services intended to help reduce the number of persons in poverty. The City's strategies and actions planned for FY 2026 to help families achieve economic and financial stability are as follows:

- Increase income through Auburn's Economic Development Department's work to expand job opportunities through 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, homebuyer counseling, and general financial literacy.
- Provide housing rehabilitation assistance to homeowners who do not have savings to make needed repairs.

Actions planned to develop institutional structure

The current institutional structure ensures all CDBG functions are performed in a coordinated fashion

and in a manner that 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 expanding 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 skill training and employment organizations.
- Work with housing and service providers to implement strategies to prevent homelessness.
- Work with local businesses to provide skill training services for LMI persons.

Discussion:

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

One of the City's most important actions has been its commitment to Economic Development and establishing the Auburn Training Connection (ATC) to educate and train the City's workforce. Providing a well-paying job is any jurisdiction's most crucial action to address poverty issues.

Program Specific Requirements

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

Introduction:

The City has budgeted a CDBG program to address housing needs in the form of new housing construction, rehabilitation (maintenance and repair), homebuyer assistance (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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
Total Program Income:	100,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%