

2025-2029

CONSOLIDATED PLAN

Prepared by the Community Services Department



2025-2029 CONSOLIDATED PLAN

2025 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 – 2015 -2019 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
LMI – Low- and Moderate-Income
MFI – Median Family Income
MHI – Median Household Income
NAHDC – North Auburn Housing Development Corporation
PBV – Project Based Vouchers
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

Executive Summary

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

1. Introduction

The City of Auburn's (City) Five-Year Consolidated Plan for Fiscal Years 2025 – 2029 (Consolidated Plan) is the City's vehicle for identifying and prioritizing housing, community development, and economic development needs and strategies to guide the use of its entitlement funding received from the U.S. Department of Housing and Urban Development (HUD).

This Consolidated Plan, covering Fiscal Years 2025 to 2029, articulates the City's goals and activities over the next five years, aiming to address the community's needs. Through its annual receipt of CDBG funds, the City carries out its Consolidated Plan through annual action plans that outline the specific actions, activities, and funding sources that the City will utilize to address the needs and goals identified in the Consolidated Plan. The City prepared the Consolidated Plan using actual HUD funding received for Fiscal Year 2024 and any anticipated grant program income for the following four years. The Consolidated Plan uses data released by HUD and other relevant and recent data sources to identify priority needs in the community.

The City conducted meaningful engagement through meetings with local nonprofits, a needs survey, stakeholder meetings, and public hearings. These community engagements and the City's comprehensive data analysis, which includes data released by HUD and other relevant and recent data sources, enabled the City to strategically plan the use of CDBG funds while capitalizing on the City's annual allocation of general funds for public improvements and infrastructure projects that primarily benefit low- and moderate-income persons.

Auburn, the seventh-largest City in Alabama, is experiencing significant growth. The Census Bureau estimates the 2023 population to be 82,025, almost double the population from the 2000 census, a testament to the City's vibrant future.

A strong economy and a growing population are fueling increasing values in many markets, which has helped increase the median annual income in Auburn, which rose from \$76,500 in 2020 to \$95,800 in 2024 (HUD Income Limits). While the City believes that the priorities and goals identified in the last Consolidated Plan and the resulting programs and activities have had a positive effect on the community, the impacts of growth have disproportionately affected low- and moderate-income households, increasing the need for affordable housing and community services.

Providing decent, safe, and affordable housing is a vital priority of this Consolidated Plan. The City recognizes that its approach to neighborhood revitalization must consider market dynamics, the needs of existing residents, and the community's rich history and culture.

This Consolidated Plan also focuses on the populations that have special needs and who are homeless or at risk of homelessness. The City will continue to invest in programs targeted to youth, seniors, people with disabilities, people living with AIDS, and homeless individuals and families.

The City is committed to investing in programs and activities that strengthen families and communities. By focusing on the following priority needs that will benefit low-and moderate-income citizens, The City seeks to meet the needs of all citizens:

Priority 1: Housing

Priority 2: Housing Rehabilitation

Priority 3: Public Services

Priority 4: Community Development

Priority 5: Economic Development

Priority 6: Administration and Planning

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

The Consolidated Plan has five key priorities that the City identified through a Needs Assessment and a community engagement process, including stakeholder meetings, a needs survey, and city plans and initiatives, which culminated in the recommended priorities and goals below.

Priority 1: Housing Construction

The City will utilize CDBG funds to address affordable housing issues.

- A. The City will use CDBG funds, in partnership with the North Auburn Housing Development Corporation, a Community-Based Development Organization, to build new affordable housing to help stabilize and strengthen neighborhoods, specifically older communities.
- B. The City will use CDBG funds to provide homebuyer assistance to make homes affordable for low- and moderate-income persons.

- C. CDBG funds will be used to provide housing supportive services including housing counseling for first-time home buyers.
- D. The City will use CDBG funds in efforts to further fair housing opportunities.

Priority 2: Housing Rehabilitation

The City will utilize CDBG funds to improve the condition of the existing housing stock.

- A. Rehabilitating existing housing stock to preserve neighborhoods by addressing aging and substandard housing,

Priority 3: Public Services

The City will utilize CDBG funds for public services.

- A. CDBG funds will be used to address special needs populations including supportive services for persons with HIV/AIDS, elderly, and persons with disabilities.
- B. CDBG funds will be used to provide family supportive services for low- and moderate-income persons at risk of eviction with short-term rent, mortgage, and utility assistance.
- C. CDBG funds will be used to provide public services for target populations including youth, childcare, and after-school programs.
- D. CDBG funds will be used to provide support to those experiencing or at risk of homelessness through its homeless prevention programs (utility, rental, and mortgage assistance) and by providing funding for community non-profits and programs that conduct outreach to unsheltered individuals, homelessness prevention, and other critical services for those at risk of homelessness.

Priority 4: Community Development

The City will utilize CDBG funds to support community development efforts.

- A. CDBG funds will be used to improve public and community facilities and public infrastructure.
- B. CDBG funds will be used to eliminate slums and blighting conditions by demolishing vacant, abandoned, and dilapidated structures.
- C. CDBG funds will be used to promote neighborhood revitalization in strategic areas through land acquisition.

Priority 5: Economic Development

CDBG funds will be used to support and encourage new job creation, job retention, employment, and job training services. Increased employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of the community's low- and moderate-income residents have been long-term priorities for the City. This Consolidated Plan also prioritizes support for business and commercial growth through expansion and new development through technical assistance programs and low interest loans (i.e., Section 108).

The City plans to increase access to economic opportunities for low- and moderate-income primarily through:

- Industrial and manufacturing high-demand career opportunities for low- and moderate-income.
- Small business development

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

3. Evaluation of past performance

The City is committed to equitably allocating CDBG funds to income-eligible areas and persons throughout the City. Over the past five (5) years, it has funded activities to meet the City's 2020-2024 Five Year Consolidated Plan goals and objectives. Each year, the City prepares its Consolidated Annual Performance Report (CAPER) to summarize the objectives it has addressed in achieving the Consolidated goals and objectives. The City submits its Consolidated Annual Performance Report within ninety (90) days of the start of the new program year. Copies of the Consolidated Annual Performance Report are available for review at the lead city department in the development and implementation of the Consolidated Plan, the Community Services Department, and on its webpage.

Under the previous Consolidated Plan, the City has made significant progress in achieving many of its five-year goals. A notable success is the City's partnership with the North Auburn Housing Development Corporation, which operates a successful affordable housing construction program. The goals to acquire land for new home construction, demolish and clear dilapidated buildings, and rehabilitate owner-occupied dwellings are on target to meet the five-year goals set.

Senior and Youth Supportive Services have surpassed the five-year goals set in 2020. The goals to provide rental, utility, mortgage, and homeless emergency assistance have drastically surpassed the Consolidated Plan goals.

The City has seen dramatic growth in its economy. Its economic development efforts have been notably successful at providing economic opportunity to residents of the Auburn area, and its median income has continued to improve. With growth, demand for housing has also increased, leading to higher home and property values. Growth has presented a city with a challenge to continue its economic success while providing decent and affordable housing for its low- and moderate-income persons residents. The goals to offer rental, utility, mortgage, and homeless emergency assistance have drastically surpassed the Consolidated Plan goals.

As a fast-growing community, the City of Auburn is challenged with balancing its economic success with providing decent and affordable housing and services for its low- and moderate-income persons residents.

4. Summary of citizen participation process and consultation process

Critical components of this Consolidated Plan are its emphasis on citizen participation and a collaborative process. Over the past year, the City has engaged stakeholders related to the issues of affordable housing, poverty, homelessness, and other community development topics. This engagement process included, for example, one-on-one meetings with local non-profits, individual meetings with all current subrecipients, stakeholder meetings, a Needs Survey, and public hearings.

Community Services led the implementation of the City of Auburn's Citizen Participation Plan. The City provided the Consolidated Plan, Action Plan, and Analysis of Impediments to Fair Housing Choice for citizen review and comment for a minimum of 30 days prior to City Council adoption. The Citizens Participation Plan was available for review for 15 days, promoting a transparent and inclusive process. The City also made available a notice of the proposed Consolidated Plan, including the locations where the documents could be reviewed, at the Community Services webpage www.auburnalabama.org/community-development/resources/.

Section PR-15, "Citizen Participation," of the Consolidated Plan, more thoroughly discusses citizen participation.

5. Summary of public comments

The Consolidated Plan attachment, "Citizen Participation Comments," summarizes citizen comments on the Consolidated Plan, Action Plan, and Community Services responses.

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

The City accepted all comments provided during the public engagement process.

7. Summary

The Consolidated Plan is the City's framework for furthering affordable housing and community development. It's a plan that engages the entire community, providing community development programs and activities aimed at increasing homeownership opportunities, preserving existing housing, furthering efforts to address homelessness issues, supporting job training, expanding small business development, improving infrastructure and renovating or expanding community and neighborhood facilities.

During the next five years, the City will build upon past success while incorporating new initiatives developed from concepts identified to meet the new strategic goals set in the Consolidated Plan. The Community Services Department 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 as providing and preserving 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). Emphasis is given to economic development and industrial training to provide economic opportunity for low- and moderate-income persons. Improving family incomes is one means of making housing more affordable to more households.

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

The contact for the Community Services Department 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.
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City of Auburn, Alabama
144 Tichenor Avenue
Office: 334-501-7275
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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

In developing the Consolidated Plan, the City consulted with numerous stakeholders. Stakeholders are defined here as practitioners and local nonprofits overseeing, managing, administering, or implementing community development programs, partner agencies, service providers, city departments, and Auburn residents.

The City also held two Stakeholder Sessions at the Boykin Community Center Auditorium, significantly shaping the Consolidated Plan. Stakeholder Session #1 was held on September 5, 2024, to receive citizen input on CDBG program needs and improvements and how CDBG funds may be used for housing, public improvements, and supportive services. Stakeholder Session #2 was held on October 8, 2024, to communicate the goals and strategies for the Consolidated Plan regarding housing, public improvements, and supportive services.

The City hosted two public hearings at the Boykin Community Center Auditorium, demonstrating our commitment to transparency and public involvement. The City held the first public hearing on January 9, 2025, relating to the 2025 Action Plan funding availability, the 2025-2029 Consolidated Plan/2025 Action Plan process, updates to the City's Analysis of Impediments to Fair Housing Choice, and Citizens Participation Plan, and information regarding the 2025-2029 Consolidated Plan Community Needs Survey. The City held the second public hearing on March 17, 2025, regarding the draft 2025-2029 Consolidated Plan/2025 Action Plan (Including proposed budget), 2025-2029 Analysis of Impediments to Fair Housing Choice, and 2025-2029 Citizens Participation Plan.

The Community Needs Survey was made available online and in hard copy, and it solicited feedback and participation from all demographic and socioeconomic backgrounds. The City also sent direct links to the surveys to nonprofit/service providers. The City received input from approximately 315 residents in compiling the Consolidated Plan citizen participation Needs Assessment. The outcome of stakeholder meetings, data analysis, priorities needs identified through other related City initiatives, and community input served as the basis for the Consolidated Plan.

This section describes, in detail, the findings of the consultation 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 preparation of the Consolidated Plan, the Community Services Department staff consulted with the Auburn Housing Authority and other assisted housing providers to determine the availability of affordable housing units receiving government assistance. They also attempted to resolve the inventory of units available to special needs persons, such as the handicapped and elderly.

The Community Services Department consulted with local agencies, including the Alabama Council on Human Relations, East Alabama Mental Health Center, Unity Wellness (an HIV/AIDS provider), Lee County Health Department, and other non-profits. The Community Services's consultations aimed 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- and moderate-income persons, as the need for affordable housing and services often overlap. The City will support additional affordable housing options when appropriate.

One of the Community Services Department's proactive measures was to conduct consultations to identify any issues related to lead-based paint hazards. The Department verified that all Auburn Housing Authority units have been remediated and are lead-based. Furthermore, all privately owned assisted housing units built after 1980 are also free of lead-based paint. The Lee County Department of Health staff also reported no cases of lead-based paint poisoning during 2020 or the last Consolidated Plan cycle, further assuring the safety of the housing units.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Continuum of Care agency serving the City is the Alabama Rural Coalition for the Homeless, which provides supportive housing (permanent and emergency) services to forty-two rural counties, including Lee County, where Auburn is located.

The Alabama Balance of State Homeless Management Information System (HMIS) tracks and analyzes the characteristics and service needs of individuals at risk of or experiencing homelessness. This community-based software is designed to capture client-level information on the characteristics and service needs of adults and children at risk or experiencing

homelessness over time. Alabama Rural Coalition for the Homeless is the Homeless Management Information System lead entity for the Alabama Balance of State.

The Community Services Department meets regularly with Alabama Rural Coalition for the Homeless representatives to ascertain the existing and planned resources available to meet the needs of those experiencing homelessness in the City. The Alabama Rural Coalition for the Homeless coordinates with local governments, religious institutions, non-profits, philanthropic organizations, shelter and permanent housing providers, property owners, and the private sector. Alabama Rural Coalition for the Homeless engages citizens in developing and implementing data-driven strategies to respond to the homelessness crisis and address its root causes.

Alabama Rural Coalition for the Homeless works closely with the City to look for ways to provide housing through Permanent Supportive Housing and Emergency Solutions Grants to families, families with children, veterans, and unaccompanied youth. 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 from Alabama Rural Coalition for the Homeless.

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

Due to its population, the City is not an entitlement recipient of Emergency Solutions Grants funds. Any entity applying for Emergency Solutions Grants funding must apply under the balance of state Emergency Solutions Grants funds administered and allocated through the Alabama Department of Economic and Community Affairs. 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 Emergency Solutions Grants grantee, the City has no role in administering the Homeless Management Information System.

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



1	Agency/Group/Organization	Alabama Council on Human Relations, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Alabama Council on Human Relations, Inc. regarding homelessness.
2	Agency/Group/Organization	Alabama Rural Coalition for the Homeless
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Alabama Rural Coalition for the Homeless regarding homelessness.
3	Agency/Group/Organization	Alabama Rural Ministry
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with Alabama Rural Ministry regarding the rehabilitation of existing housing units.
4	Agency/Group/Organization	Alabama Council on Human Relations, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Needs Assessment Homeless Needs Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Auburn Council on Human Relations, Inc. regarding the needs of low- and moderate-income persons and families.
5	Agency/Group/Organization	Auburn Day Care Centers, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Needs Assessment Non-Homeless Special Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Auburn Day Care Centers, Inc. regarding comprehensive childcare and afterschool services and the needs of low- and moderate-income parents who utilize these services.
6	Agency/Group/Organization	Auburn Housing Authority
	Agency/Group/Organization Type	Public Housing Authority
	What section of the Plan was addressed by Consultation?	Needs Assessment Homeless Needs Assessment Public Housing Non-Homeless Special Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Auburn Housing Authority regarding public housing.
7	Agency/Group/Organization	Auburn Opelika Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Homeless Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Auburn Opelika Habitat for Humanity regarding the Affordable Housing sections of the Consolidated Plan.

8	Agency/Group/Organization	Boys and Girls Clubs of East Alabama
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Boys & Girls Clubs of East Alabama on services that primarily benefit youth and their families.
9	Agency/Group/Organization	Child Care Resource Center
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Needs Assessment Non-Homeless Special Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Child Care Resource Center regarding comprehensive childcare and afterschool services and the needs of low- and moderate-income parents who utilize these services.
10	Agency/Group/Organization	City Departments
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs Market Analysis Services-Children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Community Services Department consulted with the following City Departments:</p> <ul style="list-style-type: none"> • Economic Development regarding job creation opportunities for low- and moderate-income persons. • Engineering regarding housing, community facilities, and public infrastructure issues. • Inspections regarding building codes and dilapidated properties. • Parks and Recreation regarding low- and moderate-income youth access to youth recreation sports leagues. • Water Resource Management Department regarding water, storm water quality, and sanitary sewer issues.
11	Agency/Group/Organization	Domestic Violence Intervention Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Needs Assessment Homeless Needs Assessment Non-Homeless Special Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Domestic Violence Intervention Center regarding services to survivor of domestic violence.
12	Agency/Group/Organization	East Alabama Services for the Elderly (EASE)
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Needs Assessment Homeless Needs Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consults regularly with East Alabama Services for the Elderly (EASE) regarding services for the elderly.
13	Agency/Group/Organization	Esperanza House
	Agency/Group/Organization Type	Non-Homeless Special Needs Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with Esperanza House regarding programs they offer that deliver educational, healthcare, and daily living support, focusing on the success and overall development of Hispanic families.
14	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?	Needs Assessment Homeless Needs Assessment Non-Homeless Special Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Food Bank of East Alabama regarding efforts to alleviate hunger.

15	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?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Joyland Child Development Center Inc. regarding comprehensive childcare and afterschool services and the needs of low- and moderate-income parents who utilize these services.
16	Agency/Group/Organization	Lee County, Alabama Emergency Management Agency
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with Lee County, Alabama Emergency Management Agency regarding the Consolidated Plan sections about hazard mitigation.
17	Agency/Group/Organization	Lee-Russell Council of Governments
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Needs Assessment Homeless Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consults regularly with Lee-Russell Council of Governments regarding services for the elderly and the Natural Hazard Mitigation Plan Update.
18	Agency/Group/Organization	North Auburn Housing Development Corporation
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with North Auburn Housing Development Corporation regarding the Affordable Housing sections of the Consolidated Plan..
19	Agency/Group/Organization	Presbyterian Community Ministry
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with Presbyterian Community Ministry regarding the rehabilitation of existing housing units.
20	Agency/Group/Organization	United Way
	Agency/Group/Organization Type	Non-Homeless Special Needs Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the United Way regarding helping children and youth achieve their potential, promote health and financial stability, and aid in times of crisis or disaster.
21	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?	Needs Assessment Non-Homeless Special Needs Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Department consulted with the Unity Wellness Center of East Alabama Medical Center regarding the housing and public services of persons with HIV/AIDS.
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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

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	Alabama Rural Coalition for the Homeless 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 the Community Services Department goals regarding homelessness.
2035 Long Range Transportation Plan and Unified Plan	Auburn-Opelika Metropolitan Planning Organization	Auburn-Opelika Metropolitan Planning Organization 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. Auburn-Opelika Metropolitan Planning Organization 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 provides low- and moderate-income persons and Senior services and offers Dial-a-Ride service in Lee and Russell County, which is a first-come, first-served, and space-available service. Lee-Russell Public Transit provides curb-to-curb service only.
City of Auburn Capital Improvement Plan	City of Auburn Finance Department	The City of Auburn Capital Improvement Plan 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.
Analysis of Impediments to Fair Housing Choice	City of Auburn Community Services Department	The Analysis of Impediments to Fair Housing Choice provides policymakers, administrative staff, housing providers, lenders, and fair housing advocates with essential and detailed information on the availability, status, and affordability of housing in the City.
Annual PHA Plan	Auburn Housing Authority	The Auburn Housing Authority Public Housing Authority Action Plan addresses the Auburn Housing Authority services, mission, goals, objectives, operations, and programs. Both Auburn Housing Authority 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	The Auburn Housing Authority Family Self-Sufficiency Program enables families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Both the Auburn Housing Authority and the City aim to assist families in becoming self-sufficient and optimistically obtaining 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(I))

Narrative (optional):

The Alabama Housing Finance Authority provides homeowner and rental opportunities for Alabamians, including administering the Low Income Housing Tax Credit 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 will be constructed. The competitive rating system for

applications often provides additional points to applicants who receive local government funding from sources such as CDBG. The City will support approvable applications to Alabama Housing Finance Authority that meet the goals and objectives of this Consolidated Plan and comply with the City's zoning, subdivision, and planning ordinances.

Presently, it is not anticipated that implementing the Consolidated Plan will require cooperation and coordination with any other government units.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 that complies with Federal regulations set forth at 24 CFR 91.105 and 91.200 (c). The City's Citizen Participation Plan 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 2025-2029 Consolidated Plan/2025 Action Plan included the outreach activities below that encouraged citizen participation.

- The City interviewed community stakeholders, including social service organizations, community development groups, and housing providers.
- The City developed and disseminated an online 2025-2029 Consolidated Plan Community Needs Survey. Paper copies were also made available at the Community Services Department, various locations, and through stakeholders.
- The City held two stakeholder sessions to receive public input on the 2025-2029 Consolidated Plan/2025 Action Plan.
- All stakeholders on the City's CDBG contact list received emails and phone calls notifying them of public hearings. Any community stakeholder who 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 Auburn Villager* on July 25, 2024, regarding Stakeholder Session #1 on September 5, 2024, to receive citizen input on needs and improvements for the CDBG program and how CDBG funds may be used related to housing, public improvements, and supportive service.
- The City published a public notice in *The Auburn Villager* on September 19, 2024, regarding Stakeholder Session #2 on October 8, 2024, to communicate goals and strategies for the Consolidated Plan relating to Housing, Public Improvements, and Supportive Services for 2025-2029 Consolidated Plan/2025 Action Plan.

- The City published a public notice in *The Auburn Villager* regarding a public hearing on January 9, 2025 regarding the 2025 Action Plan funding availability, the 2025-2029 Consolidated Plan/2025 Action Plan process, updates to the City's Analysis of Impediments to Fair Housing Choice and Citizens Participation Plan, and information regarding the 2025-2029 Consolidated Plan Community Needs Survey.
- The City published a public notice in *The Auburn Villager* on January 16, 2025, announcing the availability for public inspection of the draft 2025-2029 Consolidated Plan/2025 Action Plan (Including proposed budget), 2025-2029 Analysis of Impediments to Fair Housing, 2025-2029 Citizen Participation Plan, public hearings on March 17, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium, and the start of a 30-day public comment period.
- The City also published the draft documents listed above on the Community Services Department webpage and made copies available at Auburn City Hall, Auburn Public Library, and the Community Services Department.

Appendix B, " Citizen Participation" contains copies of stakeholder session notes and public hearing minutes.

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 consultations	Stakeholders	The City conducted detailed stakeholder sessions with twenty (20) agencies.	A complete summary of comments received is included in Grantee Unique Appendices.	No comments were not accepted.	NA

2	Newspaper Ad	Non-targeted/b road community	The City published a public notice in the <i>Auburn Villager</i> on July 25, 2024, regarding Stakeholder Session #1 on September 5, 2024, at 5:30 p.m., at the Boykin Community Center Auditorium to receive citizen input on needs and improvements for the CDBG program and how CDBG funds may be used related to Housing, Public Improvements, and Supportive Service. The City also published the Stakeholder Session #1 notice on the Community Services	NA	NA	https://www.auburnalabama.org/community-services/resources/
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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)
			Department webpage.			
3	Other Input Meeting	Non-targeted/broad community	The City held Stakeholder Session #1 on September 5, 2024, at 5:30 p.m., at the Boykin Community Center Auditorium to receive citizen input on CDBG program needs and improvements and how CDBG funds may be used for Housing, Public Improvements, and Supportive Services. A sign-in sheet of attendees at Stakeholder Session #1 is included in Appendix B.	A complete summary of comments received is included in Appendix B	No comments were not accepted.	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)
4	Internet Outreach/Survey	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The City requested that Auburn residents complete the City of Auburn 2025-2029 Consolidated Plan Community Needs Survey, accessible on the Community Services Department webpage. A total of 315 Auburn residents completed the Survey.	A complete summary of comments received is included at the end of the Auburn 2025-2029 Consolidated Plan Community Needs Survey.	No comments were not accepted.	https://www.auburnalabama.org/community-services/

5	Newspaper Ad	Non-targeted/b road community	The City published a public notice in the <i>Auburn Villager</i> on September 19, 2024, regarding Stakeholder Session #2 on October 8, 2024, at 5:30 p.m. Boykin Community Center Auditorium, to communicate goals and strategies for the 2025-2029 Consolidated Plan/2025 Action Plan relating to Housing, Public Improvements, and Supportive Services. The City also published the Stakeholder Session #2 notice on the Community Services Department webpage.	NA	NA	https://www.auburnalabama.org/community-services/resources/
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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)
6	Other Input Meeting	Non-targeted/broad community	The City held Stakeholder Session #2 on October 8, 2024, at 5:30 p.m., at the Boykin Community Center Auditorium to communicate the goals and strategies for the Consolidated Plan regarding housing, public improvements, and supportive services. A sign-in sheet of attendees at Stakeholder Session #2 is included in Appendix B.	A complete summary of comments received is included as an attachment to the Consolidated Plan.	No comments were not accepted.	N/A

7	Newspaper Ad	Non-targeted/b road community	<p>The City published a public notice in <i>The Auburn Villager</i> on December 12, 2024, regarding a public hearing on January 9, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium regarding the 2025 Action Plan funding availability, mmthe 2025-2029 Consolidated Plan/2025 Action Plan process, updates to the City's Analysis of Impediments to Fair Housing Choice and Citizens Participation Plan, and information regarding the</p>	NA	NA	https://www.auburnalabama.org/community-services/resources/
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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)
			2025-2029 Consolidated Plan Community Needs Survey.			

8	Public Hearing	Non-targeted/b road community	The City held a public hearing on January 9, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium (Same information presented at both public hearings) regarding the 2025 Action Plan funding availability, the 2025-2029 Consolidated Plan/2025 Action Plan process, updates to the City's Analysis of Impediments to Fair Housing Choice and Citizens Participation Plan, and information regarding the 2025-2029 Consolidated Plan Community	A complete summary of comments received is included in Appendix B	No comments were not accepted.	NA
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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)
			Needs Survey. A sign-in sheet of attendees at the public hearing is included in Appendix B.			

9	Newspaper Ad	Non-targeted/b road community	<p>The City published a public notice in <i>The Auburn Villager</i> on January 23, 2025, announcing the availability for public inspection of the draft 2025-2029 Consolidated Plan/2025 Action Plan (Including proposed budget), 2025-2029 Analysis of Impediments to Fair Housing, 2025-2029 Citizen Participation Plan, public hearings on March 17, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium, and the start of a 30-day public comment period. The draft</p>	NA	NA	https://www.auburnalabama.org/community-services/resources/
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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)
			documents listed above were available for public inspection at the Community Services Department, City Hall, and the Auburn Public Library.			

10	Public Hearing	Non-targeted/b road community	The City held a public hearing on March 17, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center (Same information presented at both public hearings) regarding the draft 2025-2029 Consolidated Plan/2025 Action Plan (Including proposed budget), 2025-2029 Analysis of Impediments to Fair Housing Choice, and 2025-2029 Citizens Participation Plan. A sign-in sheet of attendees at the public hearing is included in Appendix B.	A complete summary of comments included in Appendix B	No comments were not accepted.	NA
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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)
11	Newspaper Ad	Non-targeted/broad community	Public notice in <i>The Auburn Villager</i> regarding a public hearing related to the 2025 Action Plan (Including funding recommendations) on June 10, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium, to receive citizen input on needs and improvements for the CDBG program and how CDBG funds may be used related to housing, public improvements, and supportive services.	NA	NA	https://www.auburnalabama.org/community-services/resources/

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	Public Hearing	Non-targeted/broad community	The City held a public hearing on June 10, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium (Same information presented at both public hearings) related to the 2025 Action Plan (Including funding recommendations). A sign-in sheet of attendees at the public hearing is included in Appendix B.	A complete summary of comments received is included in Appendix B	No comments were not accepted.	NA

Table 4 – Citizen Participation Outreach

NA-05 Overview

Needs Assessment Overview

The Consolidated Plan's Needs Assessment offers an analysis and summary overview of the jurisdiction's housing, community development, and homelessness needs. The information in the needs assessment will help the City establish its priorities for utilizing 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 use the best available information from tables automatically populated by census and housing data provided by the HUD. Community Services attempted to supplement the HUD data with more recent information that might be available from other sources, including maps.

Community Services used the following maps to supplement the analysis of the condition of the City's housing, community development, and homelessness:

- Map NA1 – Number of Households
- Map NA2 – Percent of Owner-Occupied Units
- Map NA3 – Percent of Renter Occupied Units

Community Services used the following maps to supplement the analysis of the City's population:

- Map NA4 – Percent of Population by Race
- Map NA5 – Low/Moderate Income Percent
- Map NA6 – Population of 65+

Information from the agencies consulted was only sometimes available in the format, quantity, or quality requested in the Consolidated Plan template. Still, the preparers made reasonable estimates and the best interpretations they could. The City has attempted to address every question or point of discussion in the most appropriate manner possible from the available information.

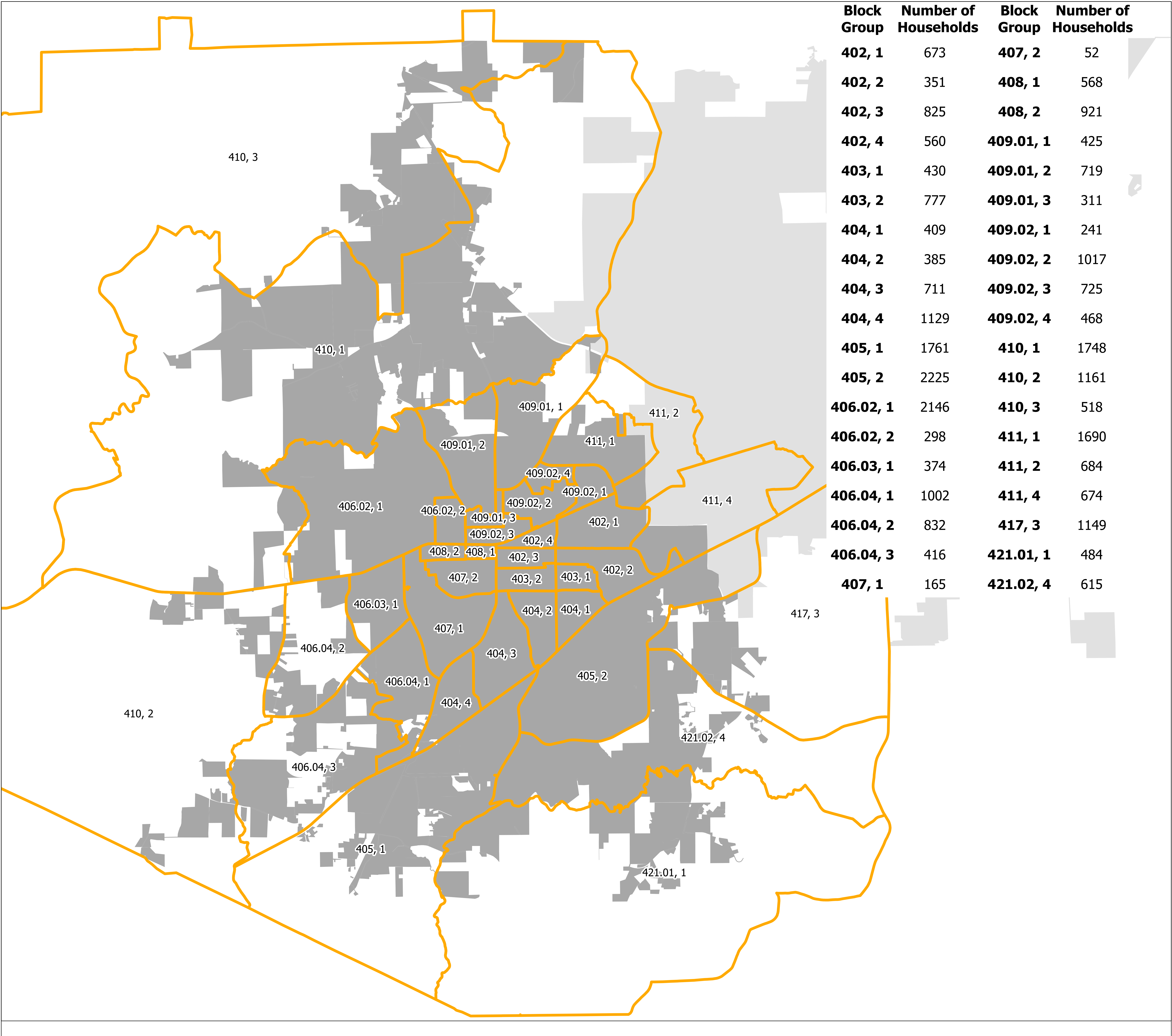
As is often the case, the needs identified are much greater than the resources available to address those needs. The City anticipates receiving \$702,799 in CDBG funds during FY 2025. This amount represents a similar amount to the previous fiscal year but a significant decrease from the grant amount received a little over 20 years ago, in FY 2003, when funding exceeded

\$898,000. With current federal budget constraints, the City does not expect that funding for the five (5) year period covered by this Consolidated Plan will increase significantly. In any event, the response to the needs resulting from this planning effort will only be minuscule compared to the actual needs.

Number of Households

Map NA1

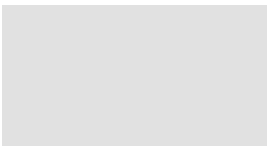
Census Block Groups, American Community Survey 2015-2019, 5-Year Estimates



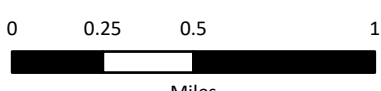
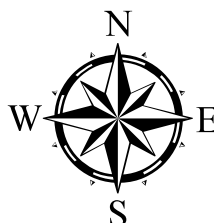
Census Block Groups (2010)



Auburn City Limits

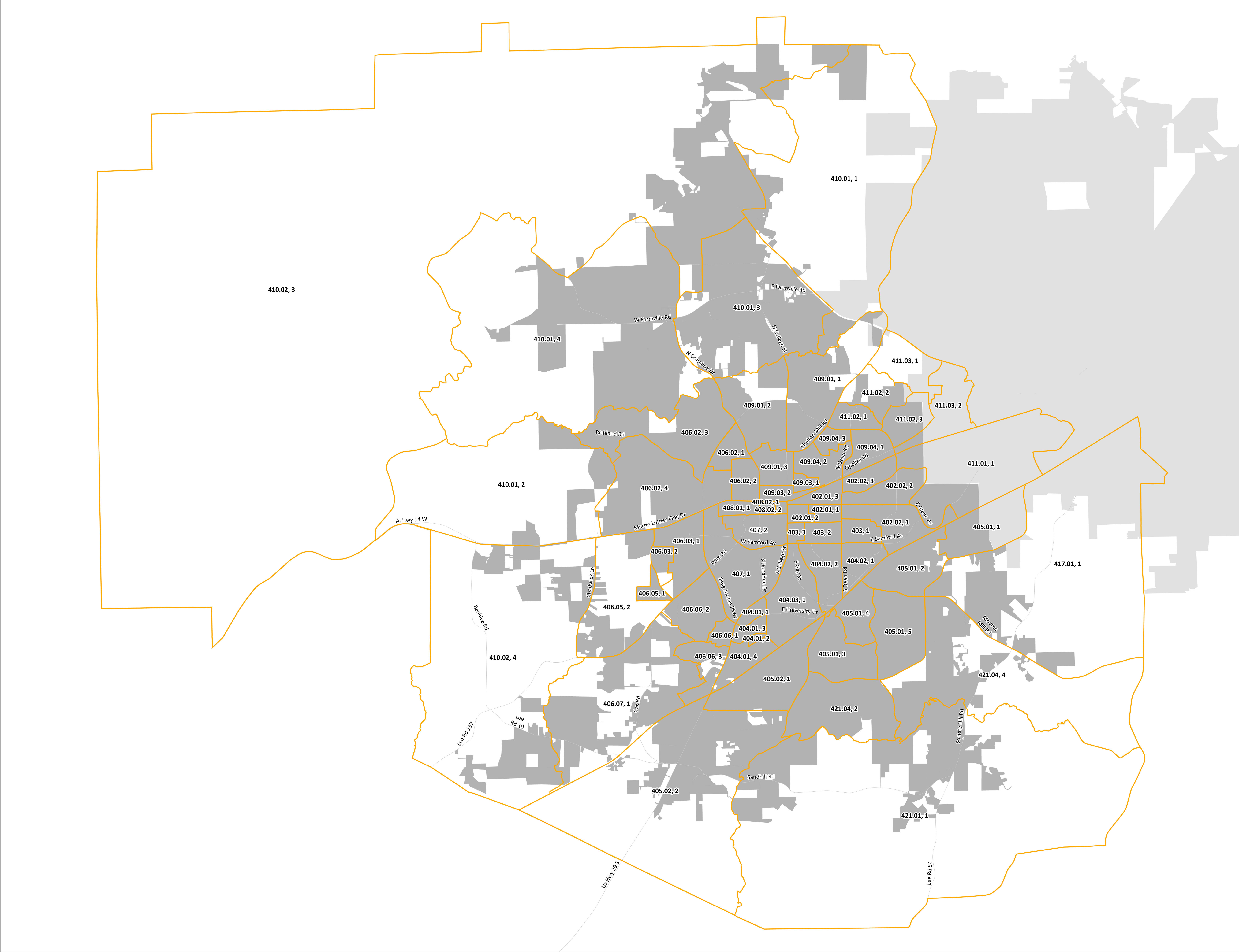


Opelika City Limits



GIS Division
08/08/2023

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.

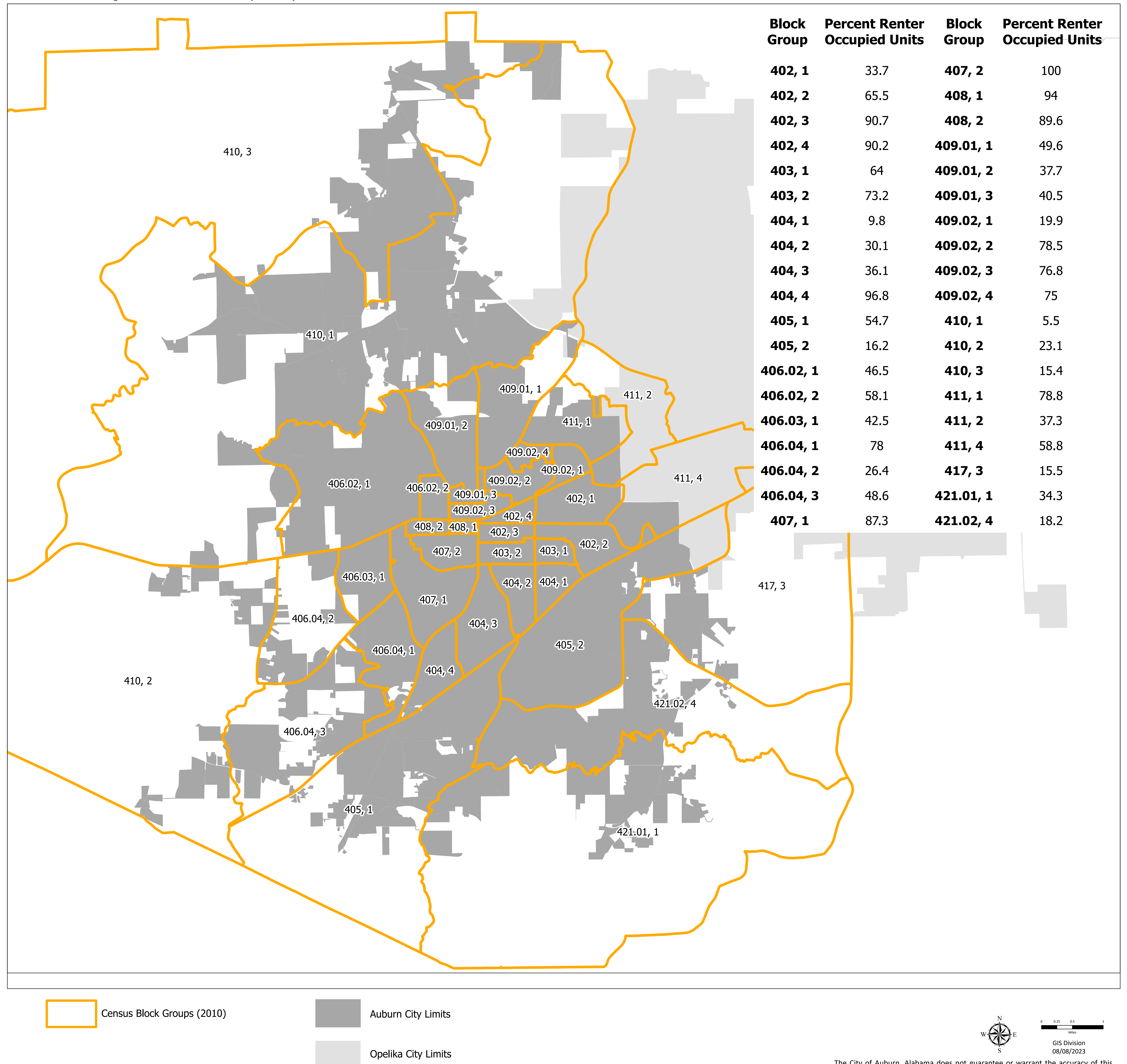


Block Groups	402.01, 1	402.02, 2	402.02, 3	402.01, 2	402.01, 3	402.02, 1	403, 1	403, 2	403, 3	404.01, 2	404.02, 2	404.03, 1	405.01, 1	405.01, 2	405.01, 3	405.01, 5	405.02, 1	405.02, 2	406.02, 1	406.02, 4	406.03, 1	406.06, 1	406.07, 1	407, 1	407, 2	408.02, 1	408.02, 2	409.01, 1	409.01, 2	409.03, 1	409.03, 2	409.04, 2
Percent of Owner Occupied Units	11.9%	39.1%	76.6%	2.5%	21.2%	28.0%	43.4%	53.5%	3.1%	0.0%	68.2%	75.5%	93.4%	87.9%	90.2%	84.7%	94.3%	38.9%	18.8%	67.5%	47.1%	0.0%	54.4%	15.2%	0.0%	13.4%	0.0%	44.2%	66.9%	17.0%	21.7%	33.3%

Block Groups	409.04, 3	410.01, 3	411.01, 1	411.02, 3	411.03, 2	417.01, 1	404.01, 1	404.02, 1	406.06, 2	408.01, 1	404.01, 3	404.01, 4	410.02, 3	405.01, 4	410.01, 2	411.02, 2	406.02, 2	406.02, 3	410.01, 1	411.02, 1	406.03, 2	406.05, 1	406.05, 2	409.04, 1	406.06, 3	410.01, 4	409.01, 3	410.02, 4	411.03, 1	421.01, 1	421.04, 2	421.04, 4
Percent of Owner Occupied Units	39.6%	86.2%	47.8%	20.3%	39.4%	87.1%	0.0%	94.5%	32.3%	4.1%	9.0%	15.0%	78.2%	85.3%	78.0%	32.6%	49.7%	77.1%	91.4%	13.7%	69.2%	58.3%	90.6%	86.5%	23.9%	97.8%	53.9%	73.6%	100.0%	80.1%	78.4%	85.9%

Census Block Groups, American Community Survey 2015-2019, 5-Year Estimates

Map NA3

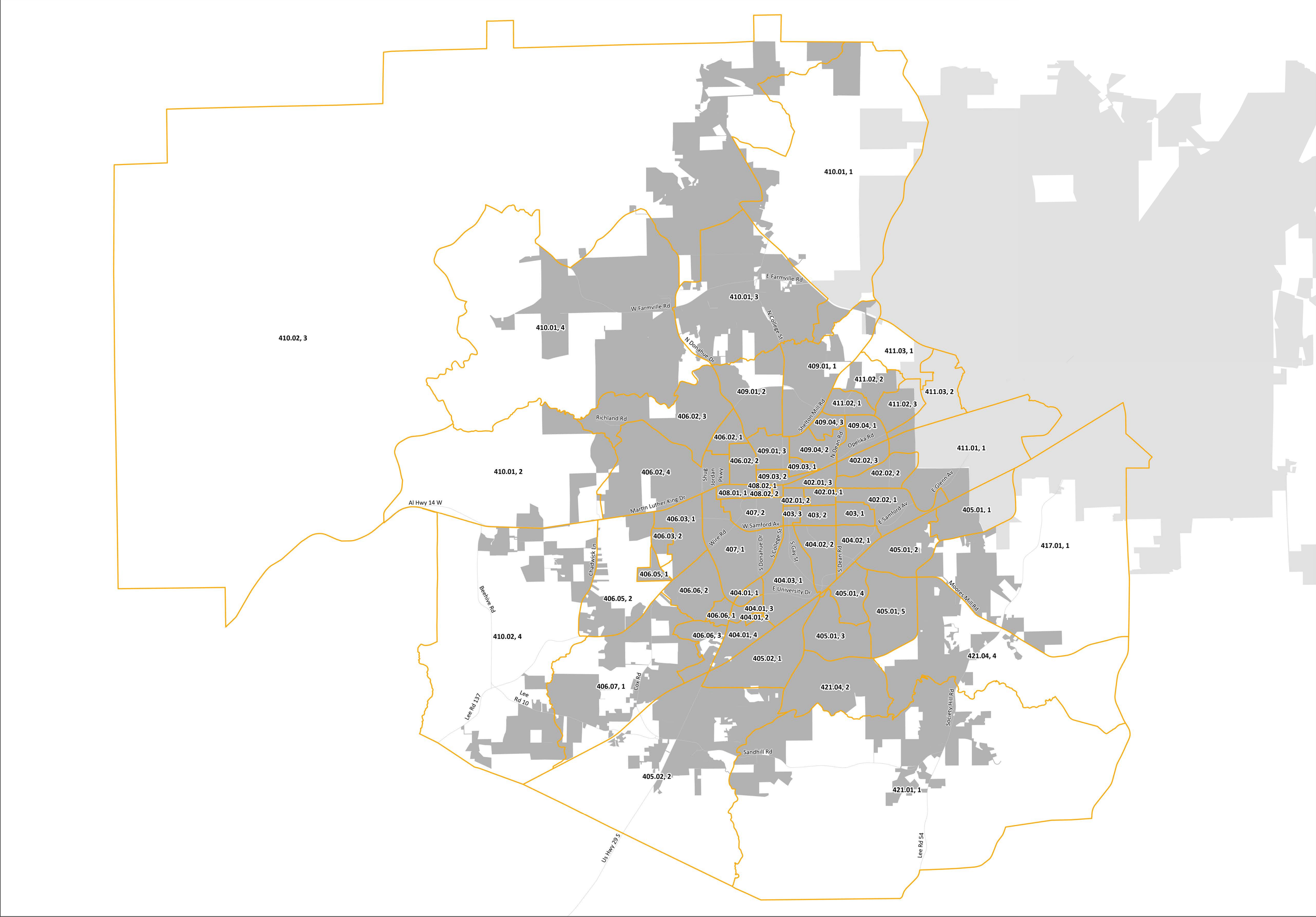


The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Percent of Population by Race

Census Block Groups, American Community Survey 2016-2020, 5-Year Estimates

Map NA4



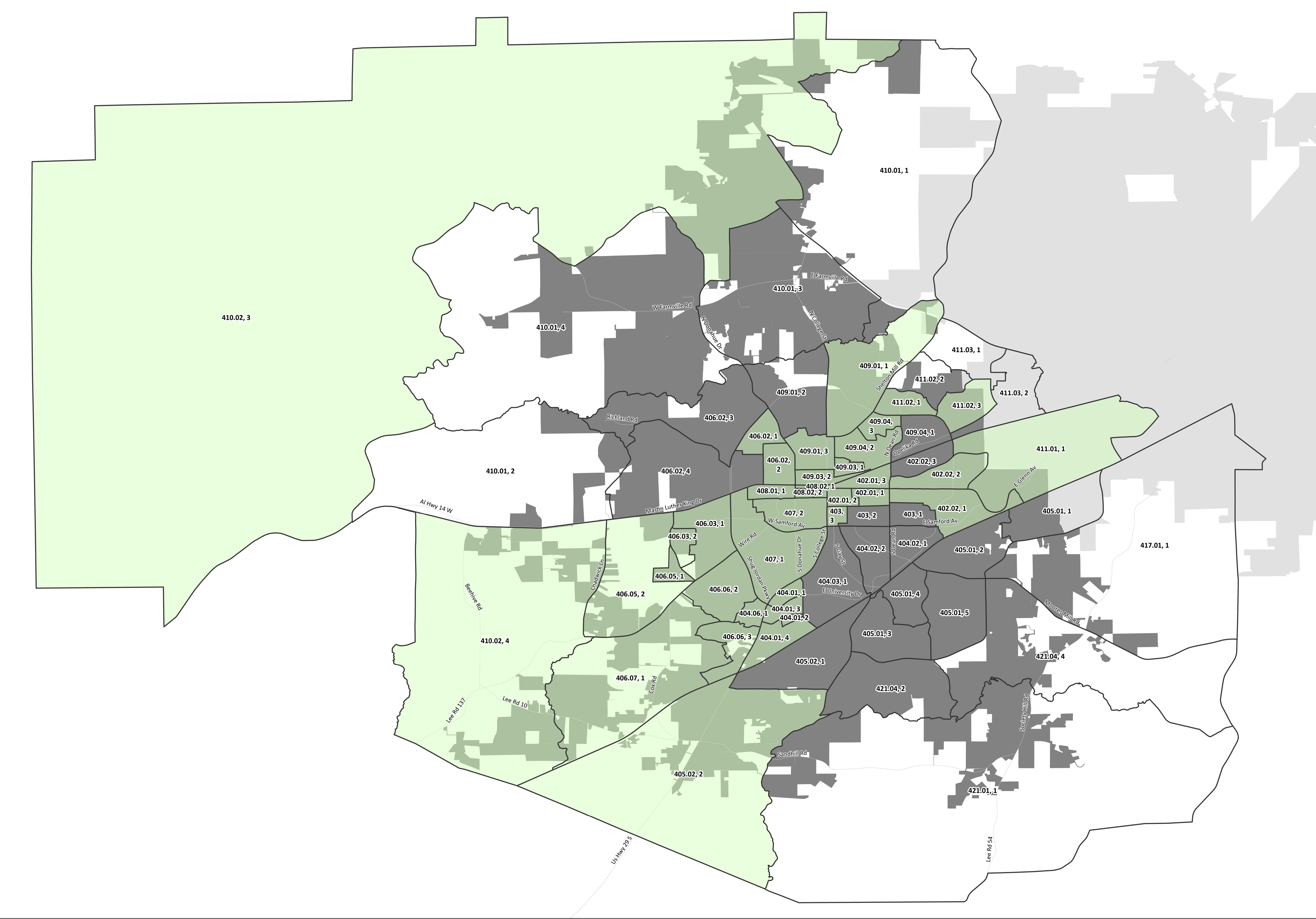
Block Group	402.01, 1	402.02, 2	402.02, 3	402.01, 2	402.01, 3	402.02, 1	403, 1	403, 2	403, 3	404.01, 2	404.02, 2	404.03, 1	405.01, 1	405.01, 2	405.01, 3	405.01, 5	405.02, 1	405.02, 2	406.02, 1	406.02, 4	406.03, 1	406.06, 1	406.07, 1	407, 1	407, 2	408.02, 1	408.02, 2	409.01, 1	409.01, 2	409.03, 1	409.03, 2	409.04, 2
Percentage of Population:																																
White	81.8%	70.5%	67.3%	54.2%	70.5%	90.6%	91.7%	81.1%	76.5%	33.7%	89.7%	83.7%	92.6%	93.9%	52.8%	77.3%	94.7%	42.3%	0.0%	56.4%	46.4%	47.4%	68.3%	75.3%	71.4%	63.3%	64.4%	73.8%	84.9%	55.4%	24.7%	72.5%
Black	10.2%	14.2%	22.9%	35.7%	19.7%	7.8%	4.8%	6.3%	8.4%	45.8%	7.2%	7.3%	0.0%	0.7%	7.8%	0.0%	3.7%	34.7%	83.6%	30.7%	53.6%	33.9%	8.5%	15.4%	23.7%	2.8%	31.6%	10.3%	15.1%	21.7%	75.3%	21.3%
American Indian/Alaskan Native	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Asian	4.4%	9.8%	3.2%	3.2%	9.8%	0.0%	0.0%	7.6%	12.2%	0.0%	1.9%	9.0%	7.4%	5.4%	39.4%	22.7%	1.6%	19.7%	16.4%	10.4%	0.0%	18.7%	19.2%	7.3%	1.7%	30.0%	2.0%	14.6%	0.0%	11.6%	0.0%	2.6%
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%	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	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	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%	0.3%	1.1%	0.0%	0.0%	0.0%	0.0%	11.3%	0.0%	3.5%
Two or More Races	1.6%	5.4%	6.7%	6.2%	0.0%	1.6%	3.6%	5.0%	2.1%	20.5%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%	0.0%	1.2%	0.0%	0.0%	4.0%	1.5%	2.9%	0.0%	2.0%	1.2%	0.0%	0.0%	0.0%	0.0%

Block Group	409.04, 3	410.01, 3	411.01, 1	411.02, 3	411.03, 2	417.01, 1	404.01, 1	404.02, 1	406.06, 2	408.01, 1	404.01, 3	404.01, 4	410.02, 3	405.01, 4	410.01, 2	411.02, 2	406.02, 2	406.02, 3	410.01, 1	411.02, 1	406.03, 2	406.05, 1	406.05, 2	409.04, 1	406.06, 3	410.01, 4	409.01, 3	410.02, 4	411.03, 1	421.01, 1	421.04, 2	421.04, 4
Percentage of Population:																																
White	73.0%	71.2%	49.2%	36.7%	71.7%	49.7%	94.6%	73.8%	84.9%	85.3%	91.3%	53.4%	52.7%	95.4%	79.6%	61.2%	29.6%	69.0%	97.1%	48.2%	26.4%	82.0%	100.0%	40.3%	87.9%	75.4%	84.9%	68.6%	38.1%	84.3%	85.9%	96.9%
Black	14.2%	7.1%	47.3%	51.2%	12.5%	37.1%	5.4%	16.8%	0.0%	4.8%	0.0%	46.6%	47.0%	0.0%	6.2%	29.7%	70.4%	14.3%	2.9%	40.0%	46.6%	18.0%	0.0%	49.3%	8.0%	18.0%	12.4%	25.2%	61.9%	8.9%	0.8%	3.1%
American Indian/Alaskan Native	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Asian	12.3%	16.5%	2.8%	12.0%	15.8%	11.9%	0.0%	7.1%	15.1%	7.2%	0.0%	0.0%	0.0%	3.1%	9.4%	9.1%	0.0%	10.9%	0.0%	11.8%	0.7%	0.0%	0.0%	8.1%	1.1%	6.6%	2.7%	0.0%	0.0%	3.3%	13.3%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.3%	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%	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%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	8.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	26.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Two or More Races	0.6%	5.0%	0.0%	0.0%	0.0%	0.8%	0.0%	2.3%	0.0%	1.8%	0.0%	0.0%	0.2%	1.4%	4.8%	0.0%	0.0%	5.8%	0.0%	0.0%	0.0%	0.0%	2.3%	3.0%	0.0%	0.0%	6.3%	0.0%	3.4%	0.0%	0.0%	

Low/Moderate Income Percent

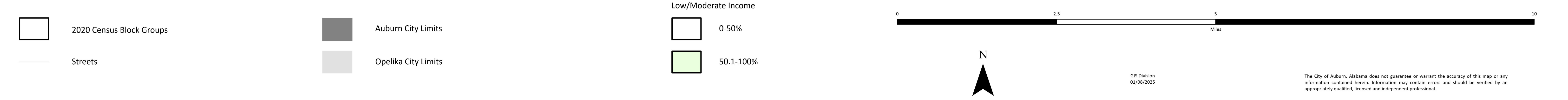
Census Block Groups, American Community Survey 2016-2020, 5-Year Estimates

Map NA5



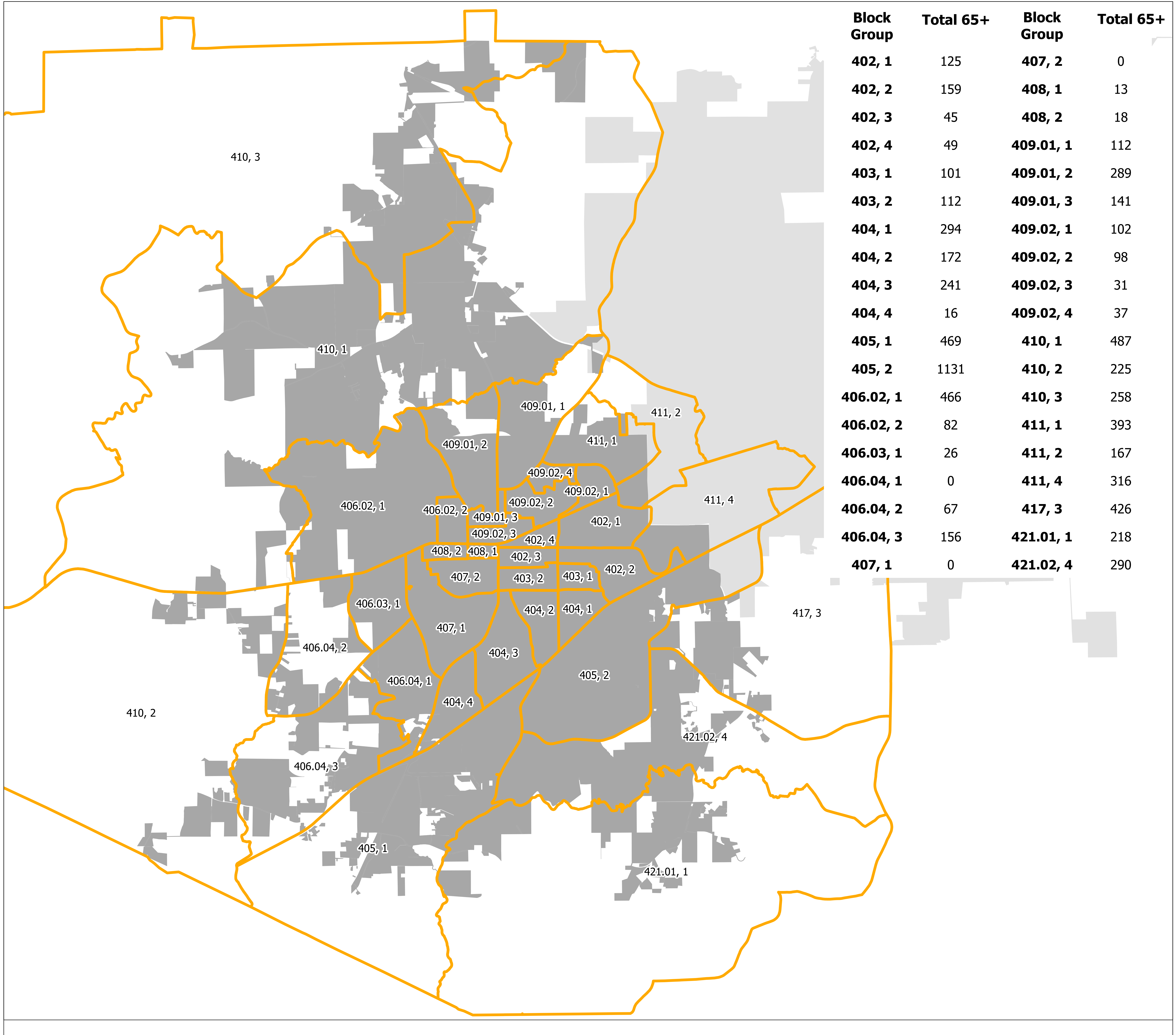
Block Group	402.01, 1	402.01, 2	402.01, 3	402.02, 1	402.02, 2	402.02, 3	403, 1	403, 2	403, 3	404.01, 1	404.01, 2	404.01, 3	404.01, 4	404.02, 1	404.02, 2	404.03, 1	405.01, 1	405.01, 2	405.01, 3	405.01, 4	405.01, 5	405.02, 1	405.02, 2	406.02, 1	406.02, 2	406.02, 3	406.02, 4	406.03, 1	406.03, 2	406.05, 1	406.05, 2	406.06, 1
Total Population	1277	997	979	501	772	944	757	906	1064	502	297	458	1357	1363	1234	1854	594	1507	602	1560	1919	893	4180	505	1032	2700	2256	151	817	932	539	540
Race: White % & Black %	81.8/10.2	54.2/35.7	70.5/19.7	90.6/7.8	70.5/14.2	67.3/22.9	91.7/4.8	81.1/6.3	76.5/8.4	94.6/5.4	33.7/45.8	91.3/0.0	53.4/46.6	73.8/16.8	89.7/7.2	83.7/7.3	92.6/0.0	93.9/0.7	52.8/7.8	95.4/0.0	77.3/0.0	94.7/3.7	42.3/34.7	0.0/83.6	29.6/70.4	69.0/14.3	56.4/30.7	46.4/53.6	26.4/46.6	82.0/18.0	100.0/0.0	47.4/33.9
# of Households	412	483	539	257	471	381	362	389	417	146	126	211	519	531	503	739	289	536	264	477	635	245	1545	213	447	963	870	104	292	424	234	251
Median Home Value	No Data	No Data	162400	232800	No Data	234700	220300	284800	No Data	No Data	No Data	No Data	No Data	225900	317200	344800	400000	392100	270100	419000	559800	290300	188000	No Data	126000	313800	256800	15500	14700	27400	19600	No Data

Block Group	406.06, 2	406.06, 3	406.07, 1	407, 1	407, 2	408.01, 1	408.02, 1	408.02, 2	409.01, 1	409.01, 2	409.01, 3	409.03, 1	409.03, 2	409.04, 1	409.04, 2	409.04, 3	410.01, 1	410.01, 2	410.01, 3	410.01, 4	410.02, 3	410.02, 4	411.01, 1	411.02, 1	411.02, 2	411.02, 3	411.03, 1	411.03, 2	417.01, 1	421.01, 1	421.04, 2	421.04, 4
Total Population	623	1191	1278	2096	3100	1926	360	500	1578	1600	1053	1084	320	819	2546	1265	662	662	1655	3040	1220	1495	2106	927	855	1445	698	689	3062	1232	633	2097
Race: White % & Black %	84.9/0.0	87.9/8.0	68.3/8.5	75.3/15.4	71.4/23.7	85.3/4.8	63.3/2.8	64.4/31.6	73.8/10.3	84.9/15.1	84.9/12.4	55.4/21.7	24.7/75.3	40.3/49.3	72.5/21.3	73.0/14.2	97.1/2.9	79.6/6.2	71.2/7.1	75.4/18.0	52.7/47.0	68.6/25.2	49.2/47.3	48.2/40.0	61.2/29.7	36.7/51.2	38.1/61.9	71.7/12.5	49.7/37.1	84.3/8.9	85.9/0.8	96.9/3.1
# of Households	316	431	518	145	12	1093	202	361	493	556	510	736	152	377	822	588	221	118	551	878	445	738	970	614	298	882	231	436	1278	427	176	519
Median Home Value	21800	127400	No Data	111400	No Data	143300	No Data	No Data	241300	233100	288400	158600	No Data	215100	201300	140800	392700	280000	339800	288600	148100	50800	135600	168400	164600	210100	257500	10,000-	147200	227600	342300	496500



Population of 65+

Census Block Groups, American Community Survey 2015-2019, 5-Year Estimates



Block Group	Total 65+	Block Group	Total 65+
402, 1	125	407, 2	0
402, 2	159	408, 1	13
402, 3	45	408, 2	18
402, 4	49	409.01, 1	112
403, 1	101	409.01, 2	289
403, 2	112	409.01, 3	141
404, 1	294	409.02, 1	102
404, 2	172	409.02, 2	98
404, 3	241	409.02, 3	31
404, 4	16	409.02, 4	37
405, 1	469	410, 1	487
405, 2	1131	410, 2	225
406.02, 1	466	410, 3	258
406.02, 2	82	411, 1	393
406.03, 1	26	411, 2	167
406.04, 1	0	411, 4	316
406.04, 2	67	417, 3	426
406.04, 3	156	421.01, 1	218
407, 1	0	421.02, 4	290

Census Block Groups (2010)

Auburn City Limits

Opelika City Limits

N

W

E

S

00.250.51Miles

GIS Division
08/08/2023

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.

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 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 households, and over crowdedness.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	58,690	65,505	12%
Households	21,770	24,385	12%
Median Income	\$38,342.00	\$49,028.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,845	2,705	3,160	1,680	9,990
Small Family Households	970	650	965	845	5,555
Large Family Households	105	55	260	35	830
Household contains at least one person 62-74 years of age	415	340	350	120	1,855
Household contains at least one person age 75 or older	315	165	230	85	840
Households with one or more children 6 years old or younger	314	145	465	155	1,205

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	110	0	35	0	145	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	280	65	210	0	555	65	15	0	0	80
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	115	0	115	0	0	0	0	0

	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
Housing cost burden greater than 50% of income (and none of the above problems)	3,360	390	25	0	3,775	595	170	45	20	830
Housing cost burden greater than 30% of income (and none of the above problems)	595	920	635	45	2,195	40	205	280	135	660
Zero/negative Income (and none of the above problems)	1,030	0	0	0	1,030	260	0	0	0	260

Table 7 – Housing Problems Table

Data 2016-2020 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,750	455	385	0	4,590	660	185	45	20	910

	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
Having none of four housing problems	1,885	1,610	1,845	870	6,210	550	455	890	795	2,690
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 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
NUMBER OF HOUSEHOLDS								
Small Related	585	245	255	1,085	195	110	105	410
Large Related	80	0	55	135	15	55	25	95
Elderly	165	55	70	290	125	150	75	350
Other	3,475	1,005	430	4,910	355	60	120	535
Total need by income	4,305	1,305	810	6,420	690	375	325	1,390

Table 9 – Cost Burden > 30%

Data 2016-2020 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
NUMBER OF HOUSEHOLDS								
Small Related	0	0	0	0	170	20	0	190
Large Related	0	0	0	0	15	0	0	15
Elderly	65	0	0	65	125	120	15	260
Other	0	3,090	390	3,480	340	0	0	340
Total need by income	65	3,090	390	3,545	650	140	15	805

Table 10 – Cost Burden > 50%

Data 2016-2020 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	125	10	290	0	425	55	15	0	0	70
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	155	55	40	0	250	10	0	0	0	10
Total need by income	280	65	330	0	675	65	15	0	0	80

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

The 2016-2020 American Community Survey shows that 6,707 households live alone in Auburn, which accounts for 30.4% of all occupied housing units, 22,061. The City estimates that approximately half (3,354) of the single-person households are low- and moderate-income persons and, therefore, may need housing assistance. No available Census data describes the number of single-person households needing 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 6,200 residents had sensory, physical, mental, work, mobility, and self-care limitations, representing approximately 7.6% of the City's civilian, non-institutionalized population (2016-2020 American Community Survey). Of these, 19.6% 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 157 calls from community members in 2023 and assisted 138 survivors with supportive housing during the same year. According to the Point-In-Time count for 2023, no victims of domestic violence were reported as unsheltered. Many families each year flee from domestic violence. Almost all these households are female-headed households, often with children.

What are the most common housing problems?

Table 7 – “Housing Problem Table” shows that housing cost burden is, by far, the most common housing problem in the City, affecting 4,350 low- and moderate-income households, including 3,545 rental and 830 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 1.01 to 1.5 persons per room. Approximately 115 households earning below the area median family income have overcrowding issues. These are the two most common housing problems for the City's low- and moderate-income households.

Although fewer, some households in the City lack complete kitchen or plumbing facilities (145 owner-occupied households), according to 2016-2020 Comprehensive Housing Affordability Strategy data. Consistent with citizen feedback in preparation for the Consolidated Plan, the lack of decent, safe, and affordable housing is an area for continued focus.

Table 8 – “Housing Problems 2” shows that out of all the City's households in all income categories, 25.3% of owner-occupied households had at least one housing problem, and 42.3% 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, households earning below 80% of the area medium income, 16.2% of homeowners, and 83.4% of renters have housing problems. Low-income households are affected more by housing problems, just as renters are more affected by housing problems than homeowners. Large family households, meaning families with five or more persons, have a much higher rate of housing problems in all income brackets. The number of large households in Auburn is on the decline.

Also, certain persons or households face more significant 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 meet the housing needs of households with special needs. The City addresses this topic 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 uninsured. Most of these residents risk losing their housing through eviction due to the inability to pay rent or utilities. Female heads of household earn less than married families 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 the 2016-2020 American Community Survey, female households, with and without children, comprised over 10.8% of the family households in the City and had a median family income of \$42,384, much lower than family households headed by males at \$68,440. 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. The Community Services Department targets assistance to those who are first-time homeless, are part of a family that is homeless, and are fleeing/attempting to escape domestic violence.

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. 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

Large numbers of households in the City pay 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 lead to instability and the risk of becoming homeless.

Discussion

Based on the Housing Needs Assessment, cost-burdened households are the most significant problem affecting the City's housing needs. The City has experienced rapid economic growth 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 traditional and multi-unit housing construction and upward pressures on housing costs and property values due to increased demand. Therefore, the affordability of housing will be a continuing problem.

While the cost burden is the primary housing need identified, it is gratifying to realize that the City's median income has grown substantially in the last decade. In 2019, HUD Median Family Income for the Auburn-Opelika area was \$71,100. In 2023, it was \$95,800, a 34.7% increase. This data indicates that the City's emphasis on economic development has paid dividends and offers opportunities for residents to escape poverty and improve their financial situation.

The City does not appear to have a persistent or severe homelessness problem, and it has public and private agencies to deal with special needs populations.

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

Assess the needs of any racial or ethnic group that has disproportionately greater needs than 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 Area Medium Income (AMI). 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
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	4,555	285	805
White	2,980	165	530
Black / African American	1,090	105	110
Asian	365	4	90
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	80	4	55

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 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	2,125	395	0
White	1,125	270	0
Black / African American	705	110	0
Asian	125	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	170	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 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	1,419	1,550	0
White	969	795	0
Black / African American	290	555	0
Asian	55	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	20	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 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	360	1,180	0
White	200	750	0
Black / African American	115	255	0
Asian	45	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	80	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 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 the race and ethnic background of each household at each income level. Table 13 – “Disproportionally Greater Need 0-30% AMI,” shows that Asian, American Indian, Alaska Native, Pacific Islander, and Hispanic ethnic groups represent 9.8% of all households with housing problems; the remaining 90.2% of households with housing problems are White and Black/African American. The jurisdiction has housing problems, with 80.7% of the households having 0-30% AMI. A disproportionate need would necessarily be at a rate of 88.7% (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%) to the rate of housing problems of the jurisdiction as a whole. American Indians and Alaska Natives have a disproportionately greater need since they experienced housing problems at a rate of 100%. While this percentage

comparison shows disproportionate need, it only represents a total housing need of 10 households, which is statistically insignificant to the overall need of the jurisdiction.

Table 14 – “Disproportionally Greater Need 30-50% AMI” shows that the Jurisdiction has housing problems at 84.3% of households at the 30-50% AMI. Therefore, the disproportionate need rate would be at a rate of 92.7%. All groups in Table 14, except for Asians and Hispanics, have housing problem rates within the 10% tolerance of the jurisdiction. Asians have housing problems at a rate of 96.8% and Hispanics at 100%. Again, this disparity only represents 295 households or 13.8% of the total housing need at this income level.

Table 15 – “Disproportionally Greater Need 50-80% AMI” shows that the jurisdiction has housing problems at the rate of 47.8% of households at the 50-80% AMI. This results in a housing problem rate greater than 52.6% for the groups to experience a disproportionately greater need. The two groups that experience a rate of housing problems greater than 52.6% are Whites (54.9%) and Hispanics, which experience housing problems at the rate of 82.6%. Here again, Hispanic households total only 95% and are statistically insignificant compared to overall housing problems.

Table 16 – “Disproportionally Greater Need 80-100% AMI” shows that the jurisdiction experiences housing problems at the rate of 23.4% of households at the 80-100 % AMI. The rate at which a disparity would exist is 25.7%. The group in this income level that experienced disproportionate needs is Black/African Americans (31.2%) and Asians (39.1%). These households do not qualify as low- and moderate-income households for CDBG purposes since their income level exceeds 80% of the area median income.

Because of this analysis of the households with housing problems, the City determined that a significant disproportionate need does not exist.

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

This section compares the existence of severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's severe cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

A household is considered to be cost burdened if they spend between 30% and 50% of monthly income on housing costs, and severely cost burdened if they spend more than 50%.

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 number of 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 and Alaska Native, Pacific Islander, and Hispanic ethnic groups, these groups in total represent only 26.46% of all households with severe housing problems. The remaining 73.54% 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	4,120	715	805
White	2,725	415	530
Black / African American	980	220	110
Asian	310	59	90
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	80	4	55

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 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	1,195	1,320	0
White	635	765	0
Black / African American	370	445	0
Asian	25	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	10	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 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	359	2,610	0
White	224	1,540	0
Black / African American	40	810	0
Asian	35	190	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	60	55	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 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	80	1,460	0
White	50	905	0
Black / African American	10	360	0
Asian	25	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	80	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 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 table. Table 17

– “Severe Housing Problems 0-30%” shows that the jurisdiction as a whole has severe housing problems at the rate of 73.0% 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%) to the rate of severe housing problems of the jurisdiction. The American Indian and Alaska Natives had a disproportionately greater need since they experience severe housing problems at a rate of 100%. While these percentage comparisons show disproportionate need, it only represents a total housing need of 90 households having severe housing problems, which is statistically insignificant to the jurisdiction severe housing problems.

Table 18 – “Severe Housing Problems 30-50%” shows that the jurisdiction as a whole has severe housing problems at 47.5% of households at 30 - 50% AMI. Therefore, the disproportionate need would be at a rate of 52.2%. All the groups in this table, except Hispanics, have severe housing problem rates within the 10% tolerance of the jurisdiction. Whites have a severe housing problem rate of 94.5%, above the 10% disparity. Hispanic households at this income level represent 13.8% or 165 with severe housing problems.

Table 19 – “Severe Housing Problems 50-80% AMI” shows that the jurisdiction as a whole has severe housing problems at 12.1% of households at 50 - 80% AMI. This results in a severe housing problem rate of 13.3% for the groups to experience a disproportionately greater need. The only groups to experience a rate of severe housing problems greater than 13.3% are Asians and Hispanics, who respectively experience severe housing problems at 15.5% and 52.2%. These two groups combined to represent 26.4% 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. Asians experience severe housing problems at a rate of 20.8% of households at 80 - 100% AMI, which is 31.1% of all households in this income group experiencing severe housing problems.

This analysis of households with severe housing problems determined that there is a significant disproportionate need at the 0%-30% income level for Black/African households, 30% -50 % income level for White and Black/African American households, 50% -80 % income level for Whites and Hispanics households, and 80%—100% income level for White and Hispanic 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:

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole to see if any group (s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

A household is considered to be cost-burdened if it spends between 30% and 50% of its monthly income on housing costs, and it is severely cost-burdened if it spends more than 50% of its monthly income on housing costs.

This section focuses on Table 21 – "Greater Need: Housing Cost Burdens AMI" regarding racial/ethnic characteristics related to cost burden at $\leq 30\%$, 30-50%, and $> 50\%$ Area Median Income.

Housing Cost Burden

Housing Cost Burden	$\leq 30\%$	30-50%	$> 50\%$	No / negative income (not computed)
Jurisdiction as a whole	13,125	3,090	5,549	830
White	9,550	1,925	3,575	540
Black / African American	2,095	805	1,370	110
Asian	904	240	335	105
American Indian, Alaska Native	10	0	10	0
Pacific Islander	0	0	0	0
Hispanic	445	90	255	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Data
Source: 2016-2020 CHAS

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 experience 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 with a cost burden greater than 30% but not more than 50% and those households with 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 13.7% of the total of all households reported on this table (22,585). Therefore, a 10% disparity or disproportional need would exist when the rate exceeds 15.1%. A review of the racial/ethnic groupings under the column showing a cost burden of 30%-50% reveals that only Black/African American, with a rate of 18.4% experience a disproportional need.

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 24.6% of the total of all households reported on this table (22,594). Therefore, a 10% disparity or disproportional need would exist when the rate exceeds 27.1%. 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 31.3%. American Indians and Alaska Natives and Hispanics also experienced a cost burden greater than 50% at the rate of 50.0% and 30.2% respectively. While these comparisons do show a housing burden greater than 50%, they only represent 265 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 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. Black/African American households experience a disproportional need in the analysis of severe housing problems for those households in the 0%-30% of area household median income categories. White and Black/African American households experience a disproportional need in the analysis of severe housing problems for those households in the 30%- 50% at the same rate of 45.4%. Asians, while a small present of the total households in the 50%-80% (7.5%) and 80%-100% of area household income, did experience a disproportional need in the analysis of severe housing problems for those households in the 50%-80% (15.5%) and (20.8%) in the 80%--100% categories. Other racial/ethnic groups showed various disproportionate needs. Still, all these groups combined account for less than 5% of all needs identified and do not have a significant statistical impact on the overall analysis of disproportionately greater needs. The overall analysis of Disproportionately Greater Needs indicates no significant yawning of disproportionate needs when taken as a whole. No consistent pattern exists that one race/ethnic group's need is greater than the jurisdiction.

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. No census tract block has a minority population exceeding 50%. Census tract 406.02, 2 has the most significant minority concentration, Black/African American. This area includes the most public housing communities in the City (Ridgecrest, Moton, and Drake) and a significant minority neighborhood surrounding them. However, even with this concentration, the Black/African American population accounts for just 47.7% (2,753) of the residents in the census tract. There is no concentration of other minority groups in any given census tract or area, and Community Services is unaware of any large concentrations within a given area.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established in 1937 with the passage of the U.S. Housing Act as part of President Franklin D. Roosevelt's New Deal to provide decent and safe rental housing for eligible low and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized affordable housing owned and operated by the public housing authorities. The Auburn Housing Authority serves the city, provides quality, affordable housing well integrated into the fabric of neighborhoods, and serves as a foundation to improve lives and allow individuals and families to transition from subsidized to non-subsidized housing. Community Services prepared this section in consultation with the Auburn Housing Authority, which provided statistical and programmatic information.

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	Mainstream *
# of units vouchers in use	0	0	0	534	269	237	14	0	14

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	
Average Annual Income	0	0	0	15,558	15,538	15,762	11,631	
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	54	0	54	0	0
# of Disabled Families	0	0	0	53	0	53	1	0
# of Families requesting accessibility features	0	0	0	108	0	108	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Mainstream *
White	0	0		37	14	16	3	0	4
Black/African American	0	0		490	254	220	11	0	10
Asian	0	0		0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	1	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		0	0	0	0	0	0
Not Hispanic	0	0		534	269	237	14	0	14
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

Of the 237 Housing Choice Vouchers available (Table 22 Public Housing by Program Type), applicants are overwhelmingly extremely low-income (Incomes below 30% of AMI), averaging \$15,762 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. Forty-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 (91%).

In addition to Project-Based Vouchers, formally known as public housing, the Auburn Housing Authority has been allocated 280 units of Housing Choice Vouchers. 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 237 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 Project-Based Vouchers and Tenant-Based Vouchers, since applicants may, and often do, apply under both Tenant-Based Vouchers (formerly known as Section 8) and Project-Based Vouchers.

The waiting list for Tenant-Based Vouchers /Section 8 currently contains approximately 217 families, with people sometimes dropping their application when notified of acceptance because their conditions have changed due to the often-lengthy wait. The application period for a Tenant-Based Vouchers 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 Auburn Housing Authority accepted Tenant-Based Vouchers applications was May 2017. The Mainstream applications were opened in 2024. The Project-Based Vouchers waitlist is open. However, the one- and two-bedrooms waitlist are closed.

According to the staff of the Auburn Housing Authority, there are immediate needs for efficiency bedroom units. The inventory of multi-family housing currently contains seven (7) Project-Based Vouchers 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 Auburn Housing Authority staff has tried 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 Project-Based Vouchers and Tenant-Based Vouchers 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 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 project-based and vouchers in Auburn continues to increase. The Auburn Housing Authority manages 269 Project-Based Vouchers units and is authorized 280 Housing Choice Vouchers. However, Auburn Housing Authority is only able to provide approximately 237 Housing Choice Vouchers with resources available. This shows a clear need in the community for additional ways to subsidize rents for low-income families.

The Auburn Housing Authority offers project-based residents a Family Self Sufficiency Program and the City operates parks, community centers, recreational facilities, and employment training programs. All these efforts address the needs of project-based 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:

A crucial aspect of completing a Consolidated Plan is assessing the needs of the homeless population within a jurisdiction, which is a challenging task due to the transitory nature of homelessness and the fact that official channels often overlook such issues. The best source of information on the nature and extent of homelessness is the Homeless Management Information System, which, in the case of Auburn, is handled by the Alabama Rural Coalition for the Homeless, Inc. (ARCH).

The ARCH is the Alabama Balance of State Continuum of Care currently covers forty-two (42) counties: Barbour, Bibb, Blount, Butler, Chambers, Chilton, Choctaw, Clarke, Clay, Cleburne, Coffee, Conecuh, Coosa, Covington, Crenshaw, Cullman, Dale, Dallas, Escambia, Fayette, Geneva, Greene, Hale, Henry, Houston, Jackson, Lamar, Lee, Macon, Marengo, Marshall, Monroe, Perry, Pickens, Pike, Randolph, Sumter, Talladega, Tallapoosa, Walker, Washington, and Wilcox counties. ARCH provides supportive housing services (permanent and emergency) to communities in Lee County, including the City of Auburn.

Each year, ARCH conducts a Point in Time (PIT) Count, where volunteers count the number of people experiencing homelessness, both sheltered and unsheltered, on a single night in January. For each PIT count, ARCH categorizes persons as sheltered when they are staying in an Emergency Shelter, Safe Haven, or transitional housing project dedicated to serving homeless individuals. According to HUD, individuals and families are categorized as unsheltered when they are sleeping in a place not designed for or ordinarily used as regular sleeping accommodation (e.g., abandoned buildings, train stations, or camping grounds). Additionally, HUD would generally consider individuals and families sleeping in a garage, shed, or other locations outside of a housing structure but on the property of a housing structure as unsheltered homeless for purposes of the PIT count.

ARCH conducted the 2023 PIT. According to the ACHR PIT 2023 Report, ARCH did not identify any sheltered and unsheltered people experiencing homelessness in Auburn. However, the City recognizes that there are individuals without permanent housing who do not fall within traditional definitions of homelessness and who may not be included in the PIT count (for example, families who have lost their homes but are residing with friends or relatives). Therefore, the PIT number only indicates the size of the homeless population and may not demonstrate the extent of a community's homelessness needs.

While the PIT Count helps estimate trends and identify new concentrations of unsheltered individuals, the City utilizes other approaches to augmenting data from the PIT County by examining data collected by community partners located both in the City and neighboring communities who often supplement the assistance provided by the City to those who present themselves as homeless or at risk of homelessness. A summary of the data submitted by community partners is below.

- **United Way**

The United Way 211 call data from Auburn showed 146 homeless callers over 12 months from February 2024 – February 2025.

- **Alabama Rural Coalition for the Homeless (ARCH)**

ACHR did not break down the data by cities, so the exact number for Auburn is unavailable. The Alabama Rural Coalition for the Homeless (ARCH) is the Alabama Balance of State Continuum of Care, currently covering forty-two (42) counties, including Lee, where Auburn is located. ARCH helps those who are homeless or in danger of becoming homeless through programs such as the Rapid Rehousing and Continuum of Care program. ARCH data for Lee County showed 378 homeless requests for assistance during 2024, including 148 requests from individuals staying or living in a friend or family members room, apartment, or house. ***ARCH collects data at the county level during triage, so the exact number for Auburn is unavailable***

- **Auburn United Methodist Church (UMC)**

Data from the Auburn United Methodist Church indicated 24 instances of hotel assistance in 2024.

- **One Voice Coalition**

Data from One Voice Coalition indicate that thirteen (13) women and Three (3) children, reportedly from Auburn, have been housed at the Northridge Transitional Home (non-addiction treatment center) from January 2024 - to March 2025.

- **Elizabeth's Place**

Elizabeth's Place, a new transitional, non-addiction treatment center and home for women located in the neighboring City of Opelika, opened in 2024 and had seven (7) women from Auburn as of March 2025.

- **His Place and Hosanna Home**

Both facilities are in a neighboring city, Lafayette. They receive calls from the Auburn Fire and Auburn Police departments to house homeless individuals with who they come in contact in the Auburn area.

- **Auburn City Schools**

The Auburn City Schools reported 44 homeless students in 2021-2022.

Based on the City's experiences, the call data referenced above could be multiple calls from the same individual or a family member. Therefore, the number may not reflect the number of individuals that require homeless assistance. The Alabama Rural Coalition for the Homeless did not break down the data by City, so the exact number for Auburn is unavailable.

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

Nature and Extent of Homelessness: (Optional)

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

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

For at least ten years, the City has provided one to seven nights of emergency shelter in local hotels to low-income households experiencing an immediate loss of shelter. Community Services data shows that in 2023, the City provided homeless assistance to eighty-one (81) individuals, approximately seven applicants per month, including 39 children. No persons identified themselves as a veteran.

The City referred applicants needing assistance beyond the days of shelter provided to local partnering agencies and, if necessary, to shelter programs in the neighboring nearby cities of Columbus, Georgia, and Montgomery, Alabama. Most indicated that after the initial emergency, they moved in with friends or relatives, rented alternative units, or moved to other areas outside the City. Currently, no homeless shelter programs are available in the City.

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

ARCH did not report any individuals experiencing homelessness on the night of the 2024 PIT count, and therefore, there is no record of homeless individuals by racial and ethnic group. Additionally, Community Services is only aware of four sheltered homeless individuals who require regular assistance. There are three males and one female. All identify as African American and struggling with substance abuse issues.

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 not prevalent. The 2023 Point-in-Time Count did not identify any unsheltered or sheltered homeless persons in Auburn on the night of the 2023 PIT count. Local data indicate that there are occasionally unsheltered and sheltered homeless individuals in the City. The City's emergency homeless assistance, in collaboration with community partners, addresses the needs of these individuals as needed.

Discussion:

The principal instances of homelessness in the City are primarily the result of households encountering unforeseen financial or housing emergencies. The City provides short-term emergency housing assistance to give these individuals time to arrange with family, friends, or social service agencies or to find alternative housing.

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 more significant 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. Persons requiring these services include but are not limited to

- Elderly (defined as 62 and older)
- Frail elderly (defined as an older adult 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 group were determined through consultations with social service providers and statistical information provided by social service agencies.

Describe the characteristics of special needs populations in your community:

Persons 62 years and older and Frail Elderly Persons – According to the 2016-2020 2016-2020 American Community Survey, the elderly population represents 7.4% (4,454) of the City's total population. Of this number, 10.8% have hearing difficulty, 6.2% have vision difficulty, 6.6% have cognitive difficulty, 16.1% have ambulatory difficulty, 7.2% have self-care difficulty, and 9.7% 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 2016-2020 American Community Survey, 7.1% of the population have a disability. Of the Under 18 Population, 5.7% have a disability. Of the 18-34 Population, 3.7% have a disability. Of the 35-64 Population, 10.9% have a disability. For this age group, 2.8% have a hearing difficulty, 1.5% have a vision difficulty, 3.0% have a cognitive difficulty, 6.3% have an ambulatory difficulty,

1.4% have a self-care difficulty, and 3.0% have an independent living difficulty. There is a need 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 529 cases or approximately 10% of the HIV/AIDS cases in East Central Alabama in 2023. The incidence reporting of new cases has been trending up, with ten (10) newly diagnosed cases in 2021, Sixteen (16) newly diagnosed cases in 2022, and Eighteen (18) newly diagnosed cases in 2023. Statewide, estimates show that of the HIV infections in 2023, 44.8% were men who have sex with men, 26.7% were heterosexual contact, and 7.8% involved injection drug use. African Americans account for 63.3% of recent HIV infections. We assume that the statistics for Lee County would be similar to these statewide percentages. Community Services recognizes that it should interpret HIV/AIDS statistics with caution as various entities have not entered all reported cases into the HIV Surveillance database.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking – Data submitted by local law enforcement agencies in Lee County, Alabama, through Alabama’s Uniform Crime Reporting System showed 1,129 domestic violence crime occurrences in 2022 and 1,087 in 2023 (a Rate of 593 per 100,000 residents).

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 and interviews and meetings with social service agencies, Community Services identified the following housing and supportive service needs:

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

Frail Elderly - decent, safe, accessible, 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; 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's "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 Counties. Community Services has not been able to pare these statistics down to identify just those cases of HIV/AIDS attributable solely to the City.

The Report lists 18 newly diagnosed, 371 prevalent, and 529 (10%) cumulative HIV cases in Lee County (The City's Location) for 2023. Lee County is one of 11 counties in the Alabama Department of Public Health East Central Alabama Public Health District, including Montgomery County. Montgomery County is an urban county that is home to the State Capital (the City of Montgomery), which alone accounts for 3,087 (59%) of the 5,236 HIV cases in East Central Alabama.

The State of Alabama is experiencing a shift in the age distribution of newly diagnosed HIV infections, as 158 (29.2%) of young adults between the ages of 30-39 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.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

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. The City will continue to support local service providers. State, County, and

nonprofit housing and supportive service providers primarily provide housing and supportive services for the unique needs population.

According to the 2016-2020 American Community Survey, 65-year-old and older individuals comprise 7.4% of the City's population but will become more significant as the large baby boomer population reaches retirement age. Advances in healthcare indicate that these persons will likely live longer and 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 for 2025-2030 that identifies a year-by-year budget for Public Facilities and Public Improvements. The Capital Improvement Plan lists 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 \$320,713,479.

Public improvements funded in the CIP for FY 2025 include Public Works Projects; Renew Opelika Road Project; Sidewalk/Neighborhood Projects; Traffic/Transportation Improvements; Watershed, Stormwater & Drainage Improvements; Sewer System Improvements; and Water Sewer Improvements. The FY 2025 Budget for Public improvements is \$39,941,158.

Public Facilities funded in the Capital Improvement Plan for FY2025 include Downtown Master Plan/Improvement Projects; Facility Improvements; Parks, Recreation and Culture Master Plan Projects; and Public Safety Projects & Major Equipment. The FY2025 Budget for Public Facilities is \$35,767,722.

How were these needs determined?

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

- A Citizen Survey is 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 Capital Improvement Plan for FY2025 includes a six-year budget (\$201,244,655), FY2025-FY2030, for Public Facilities, categorized as follows: \$140,000 for Public Works Projects; \$12,129,700 Renew Opelika Road Project; \$2,478,261 Sidewalk/Neighborhood Projects; \$115,673,694 Traffic/Transportation Improvements; \$6,978,000 Watershed, Stormwater & Drainage Improvements; \$18,410,000 Sewer System Improvements; and \$45,435,000 Water Sewer Improvements.

The Capital Improvement Plan for FY2025 includes a six-year (\$119,468,824), FY2025-FY2030, for Public Facilities, categorized as follows: \$1,812,500 for Downtown Master Plan/Improvement Projects; \$700,000 for Facility Improvements; \$106,441,516 for Parks, Recreation and Culture Master Plan Projects; and \$10,514,808 for Public Safety Projects & Major Equipment.

In addition to these Public Improvement Projects identified in the City's Capital Improvement Plan planning process, Community Services identified public improvement needs in the Public Housing Communities during its consultation with the Auburn Housing Authority. The Auburn Housing Authority has expressed the need for sidewalk and street lighting improvements for streets in and/or adjacent to five (5) different apartment complexes. The City has not determined a cost projection.

How were these needs determined?

See "How were these needs determined?" above. The city followed the same Capital Improvement Plan planning process when determining the needs of public facilities and public improvement.

Describe the jurisdiction's need for Public Services:

The need for Public Services is limited only by the imagination of those people and agencies that can identify (and establish a rational means of delivering services to meet) a need. Agencies and organizations exist within the City and Lee County to meet almost every need identified in the Needs Assessment portion of the Consolidated Plan. The city allocated \$2,042,843 in its FY2025 General Fund Budget for state and county agencies, Auburn University entities, government entities, and non-profit organizations. Five (5) state and county agencies received funding of \$211,812. Eight (8) Auburn University entities received funding of \$562,450. Three (3) government entities received funding of \$1,078,551. Eleven (11) non-profit organizations received funding of \$190,000.

State and county agencies include the following:

- East Alabama Mental Health
- Lee County Emergency Management Agency
- Lee County Health Department
- Lee County Juvenile Court
- Lee County Youth Development Center

Auburn University entities include the following:

- Alabama Cooperative Extension Service
- AU Airport - Operations
- AU Airport - Runway Extension
- AU Airport - Terminal Improvements
- Auburn University Performing Arts Center
- East Alabama Health - Surgical Center
- Forest Ecology Preserve
- Jule Collins Smith Museum of Fine Art

Government entities include the following:

- Auburn-Opelika Tourism
- Lee-Russell Council of Governments (LRCOG)
- Pines Crossing

Non-profit organizations include the following:

- Auburn Day Care Centers, Inc.
- Boys and Girls Clubs of East Alabama
- Child Advocacy Center
- Community Market of the Lee Co. Food Bank
- Domestic Violence Intervention Center
- East Alabama Services for the Elderly (EASE)
- I Am My Brother's Keeper
- One Voice Shelter Coalition
- Red Cross
- Unity Wellness Center

In FY 2025, the City also funded capital improvements for following outside entities projects: East Alabama Health – Center for Mental Health (\$100,000 - \$300,000 over 3 years); Environmental Education Building at Kreher Preserve & Nature Center (\$50,000 - \$200,000 over 4 years); Food Bank of East Alabama Community Market (\$33,333 - \$100,000 over 3 years); and Mary Medical Ministry (\$50,000 - \$100,000 over 2 years).

In addition to the General Fund Budget, the City also provides a small amount of funding (limited to 15% of funds available, \$89,900, in FY2025) from its CDBG program to assist public service agencies. In FY2024, the CDBG program provided \$66,020 in total assistance to 12 non-profit agencies. These agencies must maintain records demonstrating that the assistance provided through CDBG funds benefits low- and moderate-income persons or households, In the most recent program year.

How were these needs determined?

Public service agencies serve the city and address every need identified in this Consolidated Plan in some form or another. Organizations and agencies normally bring Public Service needs to the attention of City officials during the budgeting process. Most public service agencies rely heavily on public (i.e., governmental) support to meet their funding requirements.

During the budgeting process for the General Fund and CDBG, agencies are allowed to present their requests for financial assistance. These requests include the agencies' justifications for requesting public assistance and often tout the benefits they deliver to the community. When requesting CDBG funding, the agency or organization must describe how its use of CDBG funds will benefit low- and moderate-income and will be documented.

MA-05 Overview

Housing Market Analysis Overview:

This section of the Consolidated Plan is a Housing Market Analysis that explores the existing housing market conditions in which the City must operate to achieve its Consolidated Plan strategic goals.

Over the past five years, Auburn has seen expansive growth in jobs and housing. Many single-family and multifamily units have been built to keep pace with the rapid population growth, fueled by favorable employment opportunities and a quality education system. According to the City's Inspection Services Department, 23,000 inspections were conducted from October 1, 2023, to September 30, 2024. During this same period, 4,574 permits were issued, including 954 building, 1,129 electrical, 972 plumbing, and 980 mechanical permits.

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

Community Services used the following maps to supplement the analysis of the City's housing market conditions:

- Map MA1 - Location of the City's affordable housing subdivisions, Northwest Village and Tucker Heights.
- Map MA2 – Public housing locations.
- Map MA3 – Auburn Center for Developing Industries and Auburn Industrial Parks locations.

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

Introduction

This section utilizes the U.S. Census and American Community Survey five-year estimates (2016-2020) to examine the City's housing stock composition regarding housing types and tenure. Details related to the distribution of multifamily and owner-occupied housing within the jurisdiction are also provided.

The 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data show 24,385 occupied housing units in the City, including 11,755 owner-occupied (48.2%) and 12,630 renters occupied (51.8%). Furthermore, the most recent American Community Survey data (2023) shows that the number of occupied housing units is 32,859 (49.8% owner-occupied and 50.2% renter-occupied), representing an 8,474 or 34.7% increase since 2020. According to the 2016-2020 American Community Survey, the most prevalent housing unit type is 1-unit detached structures, which account for 44.0% of the housing stock. The next most common housing unit type is small-to-medium multifamily structures (5-19 units), which comprise 20.0% of the housing stock. Large multifamily structures with 20 or more units account for 14.0% of the City's housing units.

The 2016-2020 CHAS shows the City's housing stock consists primarily of owner-occupied homes built before 2000 (5,715 or 48.6 %) and 8,520 (67.5%) rental housing units built during this period. The average household size for residents living in an owner-occupied housing unit is 3.08 persons, and the average for residents living in a renter-occupied unit is 2.04 persons. The City's housing stock seems adequately aligned with the needs of the average-sized household since two—or three-bedroom units are the most common size for both owner-occupied and renter housing units. However, very few housing units offer more than four bedrooms, which would accommodate the needs of larger households.

Table 27 – "Unit Size by Tenure" delineates the unit size by tenure (i.e., owner or renter). The most prevalent unit size for owner-occupied units is 3 or more bedrooms.

This section examines the number and type of housing units outside public housing that offer affordable housing for low- and moderate-income persons. It also discusses the housing needs of the population as a whole and the types of housing that meet those needs.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,000	44%
1-unit, attached structure	1,870	6%
2-4 units	3,400	12%
5-19 units	5,865	20%
20 or more units	4,160	14%
Mobile Home, boat, RV, van, etc	1,045	4%
Total	29,340	100%

Table 26– Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

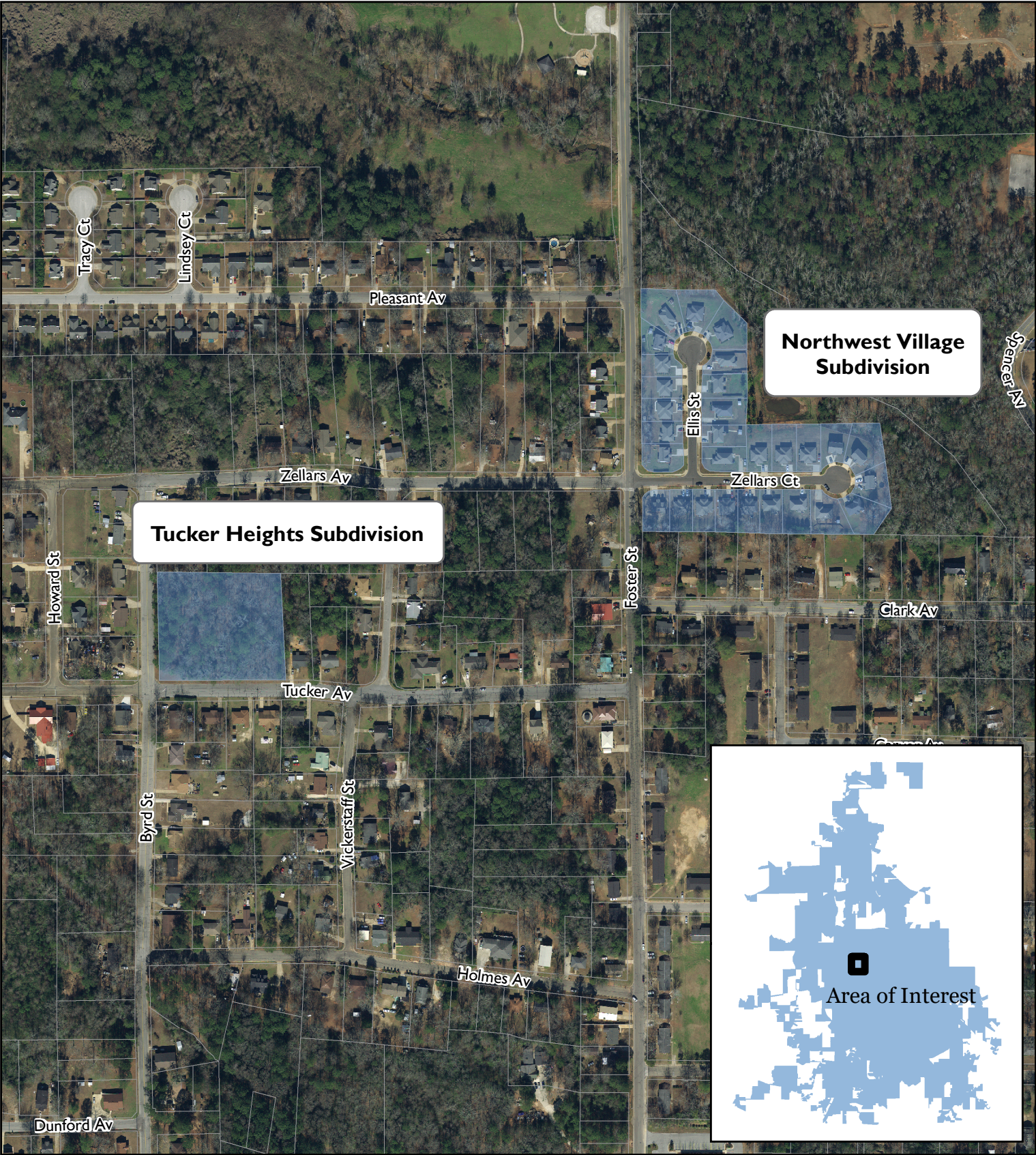
	Owners		Renters	
	Number	%	Number	%
No bedroom	90	1%	1,790	14%
1 bedroom	45	0%	2,285	18%
2 bedrooms	855	7%	4,580	36%
3 or more bedrooms	10,770	92%	3,980	32%
Total	11,760	100%	12,635	100%

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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.

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

The North Auburn Housing Development Corporation, a non-profit Community-Based Development Organization, utilizes CDBG program funds to build and market low-cost affordable housing. This organization has built 36 units, 29 in the Northwest Village Subdivision and 7 in the Tucker Heights Subdivision. Map MA1 shows the location of both subdivisions in a low- and moderate-income neighborhood. The City reports its accomplishments and progress toward Consolidated Plan goals for using CDBG funds in the Consolidated Annual Performance and Evaluation Report (CAPER).

The City reports its accomplishments and progress toward Consolidated Plan goals for using CDBG funds in the Consolidated Annual Performance and Evaluation Report (CAPER). In the 2020 CAPER, the City reported on its progress in providing affordable housing, including the number and types of families served. Specifically, among the persons served with CDBG funds, 70% were extremely low income, and 30% were low or moderate income. Of the persons served with CDBG funds, all were owner-occupied households. The 2023 CAPER shows that the CDBG Program, as a whole, assisted 35 beneficiaries through its affordable housing and housing rehabilitation efforts; 100% identified their ethnicity as non-Hispanic and their race as Black or African American.

Most affordable housing programs determine eligibility based on a household's Area Median Income. Among the programs that determine eligibility based on the Area Median Income are:

- The Housing Choice Voucher
- Low-Income Housing Tax Credit program
- United States Department of Agriculture Rental Assistance (in Section 515 properties)
- HUD Section 202 and 811 properties for elderly and disabled households

Rental assistance is a housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant-paid utilities.

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

Based on local housing data, there are eight (8) low-income housing apartment complexes in Auburn, which contain 820 affordable apartments for rent. Many of these rental apartments are income-based, 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.

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

The City is unaware of any known housing units lost due to the affordable housing inventory.

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

No. The City has a shortage of both for-sale and rental properties that are affordable for low- and moderate-income individuals and households. 2016-2020 Comprehensive Housing Affordability Strategy, 3,545 owners (14.5%) report being housing cost-burdened 805 renters (3.30%) report being housing-cost burdened.

Rental trends indicate that housing costs-burdens are likely to continue to grow as average rents rise at rates that outpace income growth. Specifically, the American Community Survey shows that the median contract rent in the City market from \$671 in 2009 to \$752 in 2020, a 12% increase.

Over the same time period, according to the American Community Survey average vacancy rates have remained relatively stable, ranging from a low of 5.6% in 2011-2015 to a high of 5.9% in 2016-2020.

The high cost of housing is due in considerable measure to the rapid expansion in the student body at Auburn University and the rapid growth in the City's economy, which 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.

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, which might include smaller one-bedroom or efficiency units. Also noted in the Needs Assessment is the fact that the population, in general, is ageing rapidly as the boomer generation reaches retirement age. This fact will inevitably lead to the need for more housing options for seniors and consideration for services to ensure their independence for homeownership for as long as possible.

Discussion

This section of the Consolidated Plan establishes 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 examine the cost associated with housing in the existing market and whether 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: 2020	% Change
Median Home Value	220,000	270,400	23%
Median Contract Rent	671	752	12%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,260	25.8%
\$500-999	7,145	56.6%
\$1,000-1,499	1,590	12.6%
\$1,500-1,999	455	3.6%
\$2,000 or more	140	1.1%
Total	12,590	99.7%

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,260	No Data
50% HAMFI	5,415	634
80% HAMFI	10,320	1,884
100% HAMFI	No Data	3,273
Total	16,995	5,791

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

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 Area Median Income), there is insufficient housing for households at all income levels. Comparing Table 6 – "Total Households Table" to Table 30 – "Housing Affordability" reveals that 1,260 housing units are affordable to households earning 30% of the Housing Urban Development Area Median Family Income (HAMFI), according to the 2016-2020 American Community Survey, 6,046 earning 50%, and 12,204 earning 80%. These figures show a gap of 16,990 housing units affordable to households earning 30% HAMFI.

The housing market in the City is in high demand because of rapid growth. Table 28, "Cost of Housing," reveals that the median home value increased by 23% between 2016 and 2020, while the median contract rent increased by 12% over the same period. During this same period, the median contract rent increased by \$752, or 12%, over the 2016 rent of \$671.

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, housing costs 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 breakdown of Fair Market Rent or High and Low HUD's HOME Investment Partnerships Program (HOME) rents 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 \$752, shown in Table 28 – "Cost of Housing," appears lower than the Fair Market Rent. The cost of housing affects any strategy that would use rent subsidies, such as Housing Choice Vouchers or HOME, to assist households needing rental assistance. Auburn is not a recipient of HOME funds and does not anticipate being able to apply for direct HOME assistance.

The city's higher rent costs mean that available dollars can purchase less housing. The Auburn Housing Authority receives a fixed amount of funding for 280 Housing Choice Vouchers to assist low-income households. However, due to the high cost of rental housing and the subsidy required to assist eligible households, the funds have only been able to purchase housing in the current market to help 232 households.

Discussion

High housing demand has resulted in higher housing costs, which negatively affects the ability of low- and moderate-income households to obtain safe and decent housing at an affordable cost. The economic growth in the City will continue to exacerbate the problem. Given the limited resources available, this problem has no easy fix. Housing production programs such as the Low-Income Housing Tax Credit can aid in constructing new affordable housing by private housing developers, and Housing Choice Vouchers can supply a limited number of affordable rental units in the existing market. Still, 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." It also contains information on the age of housing, the vacancy rate, and the risk factors regarding the possible existence of Lead-based Paint in housing units.

Part of analyzing the housing condition is considering the need to rehabilitate both owner-occupied and renter-occupied units.

Definitions

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

The City has provided CDBG funding to two local non-profits, the Alabama Rural Ministry and Presbyterian Community Ministry, to provide housing rehabilitation services to low- and moderate-income homeowners. Services include home repairs such as repairing roofs, building wheelchair ramps, replacing flooring, etc. The Alabama Rural Ministry and Presbyterian Community Ministry will provide homeowners with additional funds for housing repairs and upgrades from their funding sources.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,890	16%	6,315	50%
With two selected Conditions	55	0%	530	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,805	83%	5,785	46%
Total	11,750	99%	12,630	100%

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,040	51%	4,110	33%
1980-1999	2,845	24%	5,195	41%
1950-1979	2,625	22%	3,010	24%
Before 1950	245	2%	315	2%
Total	11,755	99%	12,630	100%

Table 33 – Year Unit Built

Data Source: 2016-2020 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	2,870	24%	3,325	26%
Housing Units build before 1980 with children present	2,074	18%	1,464	12%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 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

Need for Owner and Rental Rehabilitation

Table 37 – “Condition of Units” shows that 24,380 units (11,750 owner-occupied and 12,630 renter-occupied) in the City make up this analysis of housing conditions. Of these, 1,890 (16%) owner-occupied units and 6,315 (50%) renter-occupied units have one of the four selected problems. Also, 530 (4%) renter-occupied units have two housing conditions.

Table 38 - “Year Unit Built” indicates the possible need for rehabilitation. This table shows 24% (2,870) of owner-occupied and 26% (3,325) of renter-occupied housing units built before 1980. While the age of the housing does not indicate its condition, it does suggest that such units may benefit from more than joint maintenance attention.

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

Because of limited housing options, housing rehabilitation is a suitable means of enabling low-income persons to live in decent and safe homes 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 hazards have been identified as a source of brain damage and learning/developmental difficulties, especially when ingested by young children. Such ingestion commonly 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 is shown in blood tests and greatly concerns public health officials. The Alabama Department of Public Health has a unit assigned to track elevated lead blood levels in children and youths.

Lead-based paint was outlawed for use in residential construction in 1978. To track residential units potentially containing lead-based paint, HUD designates all units built before 1980 as potentially having lead-based paint. Because lead-based paint deterioration is not believed to be as dangerous for adult occupants as for children, attempts should be made to determine those units built before 1980 occupied by households with children.

Table 39 – “Risk of Lead-Based Paint” hazard shows that 24% (2,870) owner-occupied and 26% (3,325) renter-occupied units built before 1980 have risks of lead-based paint hazards. It further indicates that 8% (2,074) owner-occupied and 12% (1,464) renter-occupied units have children present.

In preparation for the Consolidated Plan process, the City contacted the Alabama Department of Public Health to determine if their records show any children or youths in the City having high levels of lead in their blood. This agency maintains records concerning the incidence of such cases and keeps track, by law, of the cases to ensure they receive appropriate treatment and follow-up. According to the Alabama Department of Public Health, there have been no new reported cases of children with high blood levels of lead during 2023.

Discussion

Overall housing conditions in the City are good, with 51% (6,040) of owner-occupied and 33% (4,110) of renter-occupied housing being constructed in 2000 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 in high demand due to the rapid growth of the economy and the expansion of Auburn University. This demand has sparked a great deal of new housing development. Still, it has also inflated raw property values and made building low-cost affordable housing difficult, especially by the private market.

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

One consideration in any housing rehabilitation program is handling lead-based paint. Strict guidelines exist for working around or handling lead-based paint. The City must determine the existence or non-existence of lead-based paint in each unit built before 1980 that is a candidate for rehabilitation. In those instances where lead-based paint does exist, The City must decide on the feasibility of such an undertaking since abating or properly encapsulating lead-based paint 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 lead-based paint problems but will individually handle each application for rehabilitation assistance.

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

Introduction

This section of the Consolidated Plan: Market Analysis requires analyzing 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 Auburn Housing Authority authorized 280 housing vouchers. A more thorough discussion of these resources follows.

Totals Number of Units

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

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

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

The Auburn Housing Authority manages 304 affordable housing units in Auburn including the following:

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

Map MA1 shows the public housing location in the City of Auburn.

The Housing Choice Voucher is the federal government's major program for assisting very low-income families, the elderly, and people with disabilities to afford decent, safe, and sanitary housing in the private market.

The Auburn Housing Authority converted its public housing portfolio to Project-Based Vouchers in October 2015 as part of HUD's Rental Assistance Demonstration; therefore, it is a Housing Choice Voucher Public Housing Authority.

HUD allocates the Auburn Housing Authority Housing Assistance Payments Contract and administrative fees to administer its Housing Choice Voucher Program. The City anticipates that the Auburn Housing Authority will receive \$4,151,638 million in FY 2024 to administer its Housing Choice Voucher program. Auburn Housing Authority FYB2024 HUD PHA Annual Plan shows that the Auburn Housing Authority administers 781 Housing Choice Vouchers, including the following:

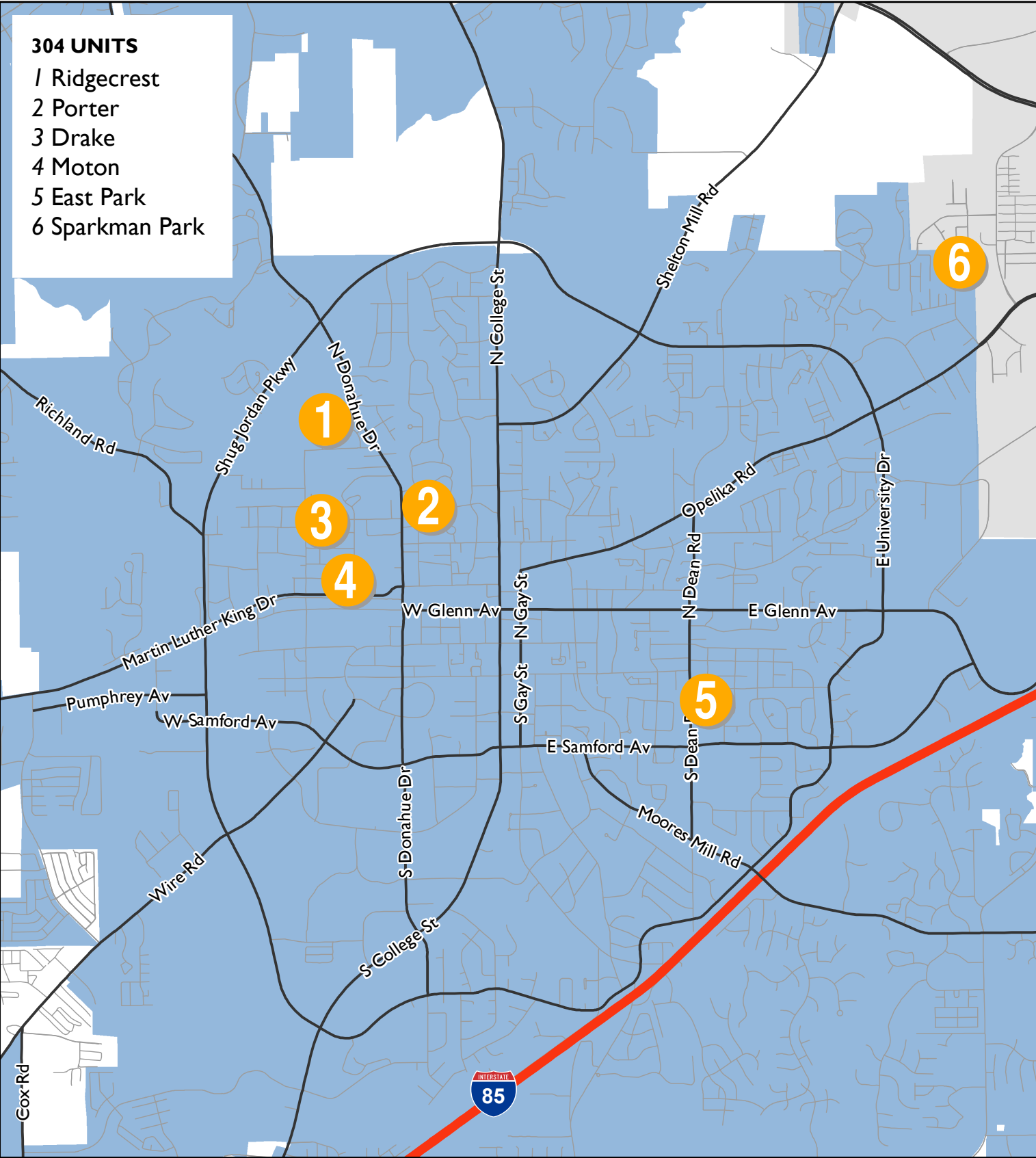
1. Tenant-Based Vouchers (formerly known as Section 8) – 290.
2. RAD Project-Based Vouchers (converted public housing units) – 406.
3. Veterans Affairs Supporting Housing (voucher used exclusively for veterans) Vouchers – 18
4. Tenant Protection Vouchers – 3
5. Mainstream – 20
6. Emergency Housing Vouchers – 44

Tenant-Based Vouchers assistance is attached to the family and allows participants to find their housing, including single-family homes, townhouses, and apartments. A Tenant-Based Voucher participant can choose any housing that meets the program's requirements. The Project-Based Vouchers Program is another component of Auburn Housing Authority's Housing Choice Voucher program. The voucher assistance is attached to specific housing units for the Project-Based Vouchers Program. Special Purpose Vouchers are tenant-based vouchers explicitly reserved for special populations. The Auburn Housing Authority currently administers Special Purpose Vouchers: Veterans Affairs Supportive Housing Vouchers, Emergency Housing Vouchers, Mainstream Vouchers, and Foster Youth to Independence Initiative Vouchers.

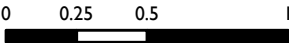
The Auburn Housing Authority determines eligibility for Housing Choice Vouchers based on total annual gross income and family size. The program is limited to US citizens and specified categories of non-citizens with eligible immigration status. Generally, the family's income may not exceed 50% of the median income for the county or metropolitan area where the family

Public Housing Locations

Auburn, AL



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



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.

chooses to live. The Auburn Housing Authority also considers other factors when determining eligibility.

HUD rated the Auburn Housing Authority's Housing Choice Vouchers program as a "High Performer" for FY 2023.

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

The Auburn Housing Authority has modernized its inventory of housing units, and they are in excellent condition. After converting to Project-Based Vouchers in 2015, the Auburn Housing Authority's units are now inspected based on HUD's Housing Quality Standards. The Auburn Housing Authority conducts an annual inspection on approximately 1/3 of its units, which equates to around 160. The units are scored on pass/fail criteria rather than a number point curve. Based on the Housing Quality Standard regulations, the Auburn Housing Authority received a 100% pass rate on mechanical repairs and upkeep of its units.

The Auburn Housing Authority 20-year Physical Conditions Assessment has been in place since 2015. Every year, it is used as a guide to select projects for improvement.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

New development and redevelopment opportunities.

The Auburn Housing Authority and its co-developer submitted a 9% Low-Income Housing Tax Credit application during the 2024 funding cycle to the Alabama Housing Finance Authority to redevelop its Rental Assistance Demonstration Project-Based Vouchers Ridgecrest community owned by the Auburn Housing Authority Development LLC, Auburn Housing Authority's affiliate. The City offered a \$500,000 CDBG Section 108 Loan as gap financing to garner points for the Low-Income Housing Tax Credits application. The mayor also submitted a Letter of Support. The City supports many of the Auburn Housing Authority's housing and community development initiatives.

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

The local public housing agency, the Auburn Housing Authority, 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 1st-12th 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 8th and 9th 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 (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, the Auburn Housing Authority operates a Family Self-Sufficiency program that allows families 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 converted to Project-Based Vouchers as part of HUD's Rental Assistance Demonstration (program or receive Housing Choice Vouchers. Each family participating in the Family Self-Sufficiency Program must execute a Contract of Participation with Auburn Housing Authority. The head of household must seek and maintain suitable employment during the contract term. Family Self-Sufficiency participants can earn escrow, an interest-bearing account established by the Auburn Housing Authority on behalf of the enrolled participants. Deposits to these accounts are made throughout the family's participation in the Family Self-Sufficiency program. When a family's rent increases, the additional rent paid goes into this savings account. Once a Family Self-Sufficiency participant completes the requirements

of the Family Self-Sufficiency program and is in good standing with the Auburn Housing Authority, 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.).

The Auburn Housing Authority 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 Auburn Housing Authority has adopted programs and strategies to improve the living environment and the lives of its tenants. As a result, public housing enjoys good public support and Auburn Housing Authority has created beneficial partnerships with a other organizations and institutions that serve the community's needs.

The Auburn Housing Authority FYB2024 HUD PHA Annual Plan indicates that the total number of families on the Project-Based Vouchers 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. The waiting list for Project-Based Vouchers waiting list comprises 776 families with children, 39 elderly, and families with disabilities.

Indeed, public housing, along with the Housing Choice Vouchers program, provides much-needed affordable housing, especially for very low-income families. With many families on the Auburn Housing Authority Project-Based Vouchers 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 Auburn Housing Authority 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, there are no homeless facilities or housing for people experiencing homelessness in the City. The Alabama Rural Coalition for the Homeless (ARCH) Balance of State (BoS) Continuum of Care (CoC) leads the annual Housing Inventory Count, which accounts for the bed count of facilities participating in the Homeless Management Information System (HMIS). Additionally, ARCH has long-established relationships with facilities and services that meet the needs of homeless persons beyond the scope of HMIS. It is through the existence of these organizations and the valuable information they provide that the City can identify the special needs populations and their needs within this community.

Facilities and Housing Targeted to Homeless Households

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

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

City of Auburn offers an affordable housing program, social service referrals, funding to social service agencies, and emergency homeless assistance.

Alabama Department of Human Resources – Lee County Office administers food, family, and childcare assistance, which are essential to reducing the length of time a household is homeless and increasing their self-sufficiency.

Alabama Department of Mental Health serves citizens with mental illnesses, developmental disabilities, and substance use disorders.

Alabama Department of Rehabilitation Services implement a holistic list of services to maximize the potential of the developmentally disabled.

Alabama Department of Veterans Affairs - Lee/Chambers County Veterans Service Office (VSO) connects veterans to a range of benefits, including identifying transitional shelter and case management services for the homeless veteran population.

Auburn Housing Authority provides housing placement for low-income residents. Operate public housing, Section-8, affordable housing development, VASH, and Shelter Plus Care programs.

Alabama Rural Coalition for the Homeless (ARCH) Balance of State (BoS) Continuum of Care (CoC) encompasses a large and diverse geographic area, including both rural and non-contiguous jurisdictions. ARCH is the HMIS Lead entity for the Alabama Balance of State service providers across the state of Alabama. This community-based software captures client-level information over time on the characteristics and service needs of adults and children at risk or experiencing homelessness.

Auburn City Schools provide education, transportation, financial assistance, food, and referral services to children identified as homeless, as defined by the McKinney-Vento Act.

Lee County Health Department offers WIC, environmental, home care, and clinical services to the public. Clinical services include STD testing and treatment, family planning, childhood and other vaccines, and breast and cervical cancer screening. You can obtain certified copies of your birth, death, marriage, and divorce certificates from this health department.

Opelika Affiliate Career Center offers supportive services for job placement and training, as well as filing unemployment claims.

The Salvation Army offers emergency shelter, homeless prevention, rapid rehousing, and street outreach services.

Southern Union State Community College offers GED and Workforce Development services to enhance employment opportunities.

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, and the recent Point in Time Count did not locate any 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 low- and moderate-income 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 nonhomeless special needs housing and supportive service needs. The City established priorities based on information obtained from local housing providers and supportive service organizations and statistical data 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 healthcare service providers who serve the elderly population.

Persons with Disabilities Strategy: Promote housing opportunities and assist supportive service programs for persons with disabilities. The 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, including 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 encouraging 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 this subpopulation's housing and supportive service needs.

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 and further network local service providers with residents needing supportive services.

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

Case managers at the East Alabama Mental Health Center and other hospital facilities must determine that dismissed patients have appropriate residences. They also work with patient families to refer them to agencies and facilities that can handle their specific needs.

The East Alabama Mental Health Center counsels and evaluates persons with mental and developmental disorders and offers quality, comprehensive, outcome-oriented, 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 severe emotional disturbances.
- Case management services are 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.

One focus of the City's CDBG program is to assist low- and moderate-income homeowners, including elderly and disabled homeowners, rehabilitate their existing homes. The City may provide CDBG funds to non-profits to make the home handicapped 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 services to persons who are not homeless but 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 the City will address to serve the needs of the special needs population:

1. Housing Rehabilitation provides 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 affordable housing in the City through new home construction in partnership with the North Auburn Housing Development Corporation.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

The City operates under a modern zoning ordinance that involves a use approval process rather than strict adherence to specific zoning requirements such as building size and lot size restrictions. Those wishing to build affordable and multi-family housing could conceivably do so in any part of the City with the presentation and approval of an acceptable development plan. Therefore, zoning exclusivity is not an issue.

High housing demand, created by growth in both the economy and student enrollment at Auburn University, results in the need for more affordable housing options. The City's economic opportunities for jobs and the strength of its public education system continue to make it attractive 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 costs, creating a challenging environment for private investors to undertake site development and construction of affordable housing. Some type of government subsidy is necessary to create more affordable housing opportunities.

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 prioritize 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 low- and moderate-income persons. Creating a strong workforce is critical to the City's ability to attract companies in the future.

The City's thriving economic growth presents challenges in aligning the available workforce with the skill level demanded by local businesses and industries. The Economic Development Department takes a realistic approach, providing job training to reduce the skill gap.

This section will discuss the City's economic development activities and efforts to reduce poverty by expanding the financial opportunities available for low—and moderate-income 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					
Arts, Entertainment, Accommodations					
Construction					
Education and Health Care Services					
Finance, Insurance, and Real Estate					
Information					
Manufacturing					

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services					
Professional, Scientific, Management Services					
Public Administration					
Retail Trade					
Transportation & Warehousing					
Wholesale Trade					
Grand Total					

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force
Civilian Employed Population 16 years and over
Unemployment Rate
Unemployment Rate for Ages 16-24
Unemployment Rate for Ages 25-65

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	
Farming, fisheries and forestry occupations	
Service	
Sales and office	
Construction, extraction, maintenance and repair	
Production, transportation and material moving	

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes		
30-59 Minutes		
60 or More Minutes		
Total		

Table 42 - Travel Time

Data Source: 2016-2020 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			
High school graduate (includes equivalency)			
Some college or Associate's degree			
Bachelor's degree or higher			

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade					
9th to 12th grade, no diploma					
High school graduate, GED, or alternative					
Some college, no degree					
Associate's degree					
Bachelor's degree					
Graduate or professional degree					

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

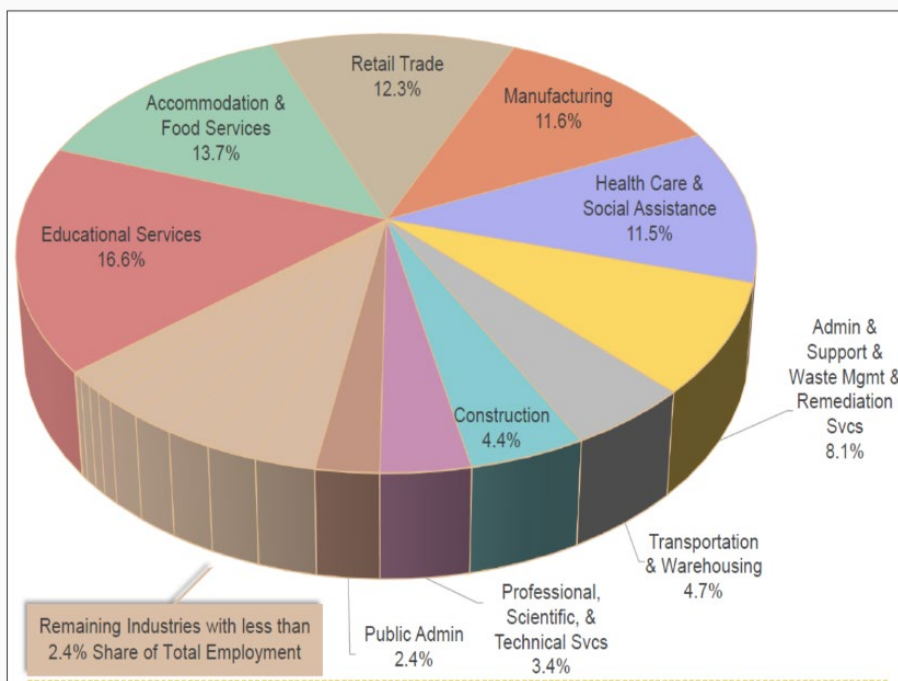
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	
High school graduate (includes equivalency)	
Some college or Associate's degree	
Bachelor's degree	
Graduate or professional degree	

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

Since Table 39 – "Business Activity" was not populated with data, the City utilized data from the U.S. Census Bureau and the Alabama Department of Labor 2018—Auburn-Opelika MSA (Lee County), shown in the chart below.



Source: U.S. Census Bureau & the Alabama Dept. of Labor 2018 - Auburn-Opelika MSA (Lee County)

The data shows that the five most significant employment sectors in the City are Educational Services (16.6%), Accommodation and Food Services (13.7%), Retail Trade (12.3%), Manufacturing (11.6%), and Health Care and Social Assistance (11.5%). However, education is the most critical employment sector that defines the City's economy. Auburn is home to Auburn University, a large public university with 9,207 employees that drives the area's economy.

Manufacturing has become more critical to the City's economic health. Beginning in the mid-1980s, the City instituted a formal Economic Development Department and started a strategy of recruiting and incubating manufacturing and high-tech businesses. This strategy has proven highly successful, transforming the City from a small college town to a significant 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. Auburn University is producing sufficient research scientists and engineers who 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 plans to expand and improve its industrial infrastructure, including its water and sewage treatment facilities. All 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. The City pays for this residential growth and infrastructure primarily through private investment. Critical to the City's finances is its occupational license tax, an income tax paid by all persons working within the city limit. Employment growth increases 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.

Over the last 30 years, the City has announced 8,276 jobs and \$2.74 billion in capital investment. Since 2013, the City has announced 94 new and expanding industrial projects, creating more than 3,000 jobs and \$1.73 billion in capital investment.

The City's Industrial Development Board has continued expanding its industrial park holdings and improving infrastructure. Forty-two (42) manufacturing corporations based in Germany, Israel, Japan, Korea, Portugal, and the U.S. call the City's technology parks home.

The Industrial Development Board 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 new manufacturing jobs in the next five years.

The Auburn Research Park at Auburn University leverages the University's intellectual property assets for technology-based economic development by facilitating technology transfer, developing industry partnerships, nurturing new business ventures, and attracting knowledge-

based companies to the park. Opened in 2008, the Research Park is a joint initiative between Auburn University and the Auburn Research and Technology Foundation (ARTF).

Auburn City School System is the second-fastest-growing school system in Alabama. This growth will result in new students, families, teachers, and staff, increasing the resident population and creating new housing and commercial demands.

According to the Auburn City School System FY 2023-2024 Annual Report, the System has one (1) high school, one (1) junior high school, one (1) middle school, and ten (10) elementary schools, with an enrollment of 9,400 and a staff of 1,121 full-time employees. The total revenue of the System is \$121 million. By 2034, the Auburn City Schools project enrollment will increase to approximately 10,425 students. A new Auburn High School opened its doors in the fall of 2017 to address this growth. Auburn City Schools is planning for a second high school to open in 2027, at a projected cost of \$139 million, which will help the school system accommodate its growing population. The school will hold 1,600 students in grades 9-12 and plans to add 600 students for a total capacity of 2,200.

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

While educational institutions are turning out a well-educated citizenry at both the secondary and post-secondary levels, a sizeable skill gap exists. 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. The influx of jobs from the assembly plant and the jobs created by auto suppliers clustering near the assembly plant has placed a high demand for skilled industrial workers.

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

A company's workforce is its most critical asset. Workforce issues can severely impact a company's ability to grow and operate efficiently.

Auburn's economic workforce development staff has developed a unique training program to meet the skills needs identified explicitly by the business community. The Auburn Training, established as a non-profit corporation in 2000, is a unique 501(c)3 partnership among the Auburn area industry, Auburn University, Auburn City Schools, the City of Auburn, and the Industrial Development Board of the City of Auburn. It is the premier solutions provider for Workforce Development in the area.

The Auburn Training Connection aims to develop and retain a skilled workforce that will meet the employment needs of Auburn, Lee County, and surrounding counties and keep pace with the changing technology employed in the area's high-tech industry. Its business members have set the goals for Auburn Training Connection as the following:

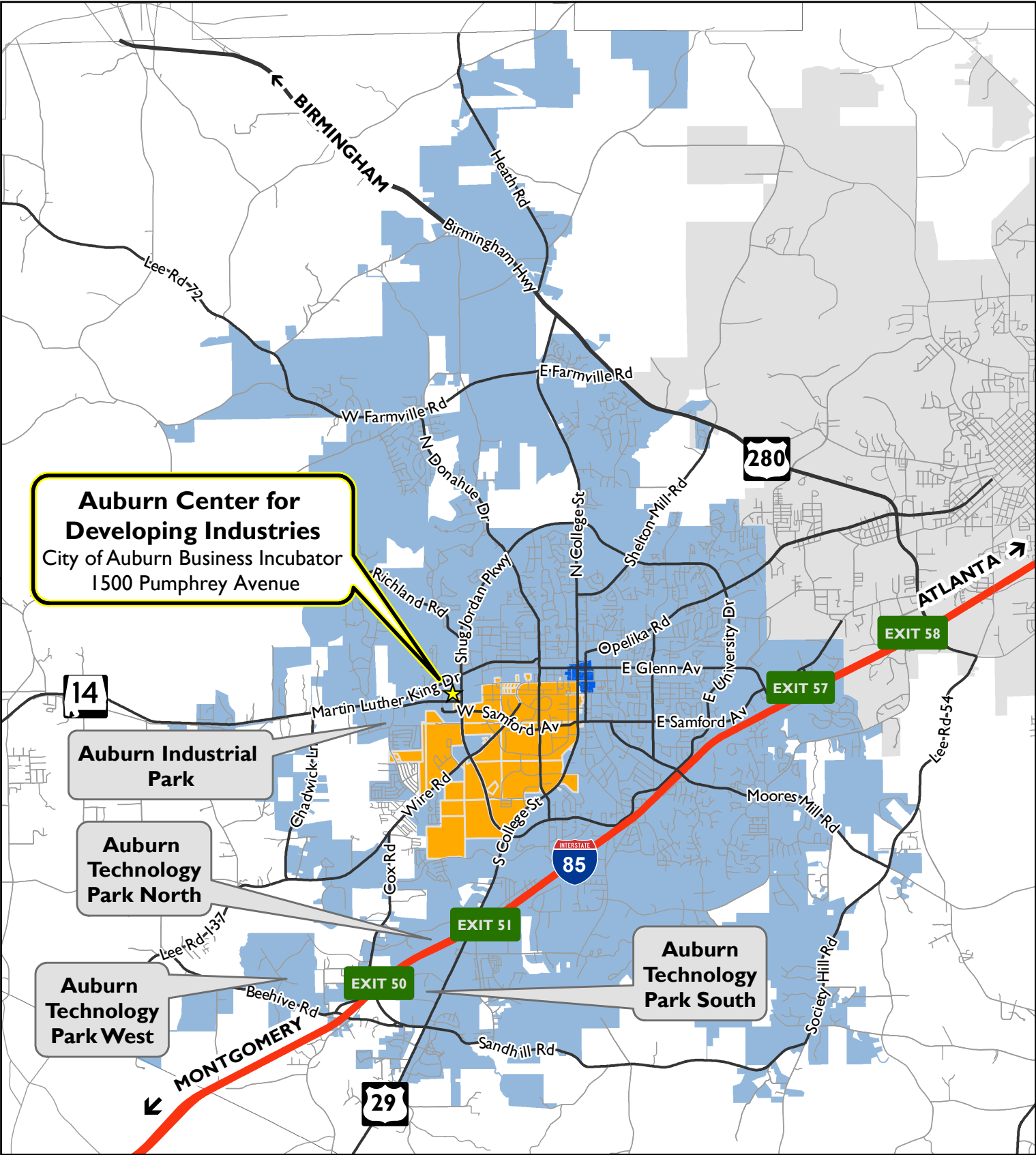
- Coordinated Efforts - Streamline planning and resource management of workforce development programs.
- Market Possibilities - Create understanding and awareness of opportunities in the industrial and business community.
- Skilled Employee Development - Develop career pathways and training options for all individuals to move from underemployed to skilled and trained for employment.

The Auburn Training Connection also acts as a broker between companies recruiting employees and other available training resources. In instances where new or expanding companies plan to create a sizeable number of new jobs, the services of the Alabama Industrial Development Training program are utilized. It is a state-funded agency established to tailor workforce training programs to the specific needs of the expected new jobs created. Applicants do not apply for a job. They apply for training, and the Alabama Industrial Development Training program refers graduates to companies that create new jobs.

Auburn Training Connection also works with Southern Union State Community College in Opelika. Southern Union 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 Computer Numerical Control machinery and other equipment at Auburn Training Connection's training facility.

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

Auburn Center for Developing Industries and Auburn
Industrial Parks locations



- Auburn City Limits
- Opelika City Limits
- Lee County Limits
- University Property
- Downtown Auburn



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.

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 covers Lee and Russell Counties in Alabama. The Lee-Russell Council of Governments last updated it in 2010. The Strategy looks mainly at economic growth factors beyond the control of individual member governments and complies with the guidelines of the U.S. Economic Development Administration. The City is a member government in the Lee-Russell Council of Governments.

The goals and anticipated outcomes of the Comprehensive Economic Development Strategy deal primarily with road and transportation improvements, expansion of water and sewer systems, and other regional improvements. A Comprehensive Economic Development Strategy would allow member governments to apply for federal assistance through Economic Development Administration programs. However, the threshold for qualifying for such aid is related to high unemployment numbers for the applicant's home county. Since the City and Lee County have low unemployment numbers compared to national norms, accessing Economic Development Administration funding will not be possible.

Auburn is continuing to plan for and implement expansions of its inventory of available industrial properties and is working with the Auburn-Opelika Metropolitan Planning Organization to develop and implement major road and highway projects benefitting the entire region. According to the Federal Department of Transportation regulations, the Auburn-Opelika Metropolitan Planning Organization's purpose is to plan for and allocate highway and transit funding in the urbanized areas of Auburn and Opelika.

Another project listed in the Comprehensive Economic Development Strategy 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 students and alums in large numbers to Toomer's Corner. Enhancing this traditional gathering area and making access to downtown more accessible and more pleasant through parking decks, landscaping, and other improvements will further grow the retail and hospitality businesses in the downtown area, thereby creating additional job opportunities for low- and moderate-income persons.

An initiative undertaken by the City is the CDBG Section 108 Loan Program. The City applied for and received HUD approval for a \$3,950,000 Section 108 Loan in 2010. The City used the loan proceeds to improve Auburn Housing Authority public housing. However, the City set aside \$1,750,000 for economic development loans, and \$300,000 was budgeted for micro-loans to assist small business expansion and start-up. Borrowers accessing these loans must create jobs for low-and moderate-income persons.

Discussion

Economic Development has been and continues to be a bright spot for the City. However, rapid economic growth also creates problems matching the available workforce with employers' required skill levels. Economic Development officials have a realistic approach to providing job training to reduce this skills gap. Overall, this economic activity continues to expand the economic opportunities available to low- and moderate-income individuals and represents the most effective strategy for reducing poverty.

MA-50 Needs and Market Analysis Discussion

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

Table 7 – “Housing Problems Table” indicates that 2,185 households in the entire City report having a housing problem other than “Cost Burden,” representing less than 10% (8.9%) of the housing stock and indicating no areas with a concentration of households with multiple housing problems. Concentration is defined as any census tract with above-average substandard housing percentage compared to the city.

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

The definition of minority concentration, as discussed here, is a racial or ethnic minority that exceeds 50% of the population.

A review of census data reveals that racial and ethnic groups in the City are well-disbursed. Census block group 406.02, 2 is the only one in the City with a minority (Black/African American) population exceeding 50%. This area includes the largest public housing communities (Ridgecrest, Moton, and Drake) and a significant minority neighborhood surrounding them. The Black/African American population accounts for 77.9% of the residents in the census tract.

There is no concentration of other minority groups in any given census tract or area, and the Community Services Department is unaware of large concentrations.

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

Areas of the City with less private investment and the lowest market conditions often have a higher percentage of low-income families and minorities. These neighborhoods also incorporate the largest concentration of public housing and mixed housing quality. The City has worked with North Auburn Housing Development Corporation to construct two affordable house subdivisions: the Northwest Village Subdivision, with 29 homes, and the Tucker Heights Subdivision, with eight homes. Small retail stores and small businesses dot the periphery of the neighborhood.

Are there any community assets in these areas/neighborhoods?

These areas/neighborhoods with low-income and minority concentrations have many community assets. First, they have unique characteristics. Some have historical 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.

These areas also have a network of established churches, social service agencies, and city facilities (e.g., community centers and fire and rescue stations). In addition, Auburn University is an extensive educational institution nearby.

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

Are there other strategic opportunities in any of these areas?

These areas/neighborhoods are near Auburn University, Downtown Auburn, and a large city-owned industrial park that offers job and training opportunities. These enable residents, including low- and moderate-income persons, to improve their economic situation and opportunities. The City will continue to complete the revitalization efforts initiated in the Northwest Auburn Neighborhood Plan.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Individuals and organizations connect to the Internet using computers and other devices and access services such as email and the World Wide Web. According to the 2020 American Community Survey 5-Year Estimate, there are 21,232 (88.3%) households in Auburn (City). Most households in the City have jma computer with an broadband internet subscription: 21,506 (88.3%), 1,872 (7.7%) have a cellular data plan without an internet subscription, 26 (.01%) have a computer with dial-up with no other type of internet subscription alone, and 2,854 (11.7%) households do not have an internet subscription.

High-speed or broadband Internet allows users to access information and services provided at much higher speeds than dial-up; thus, broadband Internet has virtually replaced dial-up Internet service. According to the Pew Research Center, online job applications, creating a resume, job listings, and obtaining employer information are only possible with the Internet.

Broadband access opens opportunities for all people, especially for low- and moderate-income households. Many of these households may lack opportunities in their neighborhoods, and broadband access makes information, financial, and social services more easily accessible. As telecommuting, distance learning, and telehealth services have become the norm, especially during the COVID-19 pandemic, internet services are critical for low- and moderate-income households.

Based on the 2016-2020 American Community Survey, City residents' access to the Internet increases as income increases. An estimated 268 (2.9%) of households above \$75,000 do not have access to the Internet, and 969 (11.6%) households between \$20,000 and \$74,999. Of households with income less than \$20,000, 1,617 (23.5%) do not have access to the Internet at home.

This disparity in access to broadband connectivity relates to factors such as cost and computer equipment. According to BroadBand.com, the average price of residential internet services in the City is \$62.21 to \$88.89/month or \$746.52 to \$1,066.68 annually, which can be prohibitive for low- and moderate-income households. Likewise, the cost of computers and required software is also an added expense for low- and moderate-income households accessing the

Internet. The average price of computer equipment and software in the Auburn market is approximately \$693.00.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In addition to the costs of internet service, computer, and computer software, internet disparity can also result from the lack of internet service providers in a community, which increases the cost of internet service for customers. Lower internet service prices increase broadband access, specifically for low- and moderate-income households. The COVID-19 pandemic has shown a need for high-speed internet service in Auburn.

Service providers sell Internet access that delivers connectivity at various data transfer rates via various networking technologies. The City features six internet providers marketing residential services, including Spectrum, AT&T, WOW, Starlink, EarthLink, HughesNet, T-Mobile, and Viasat. According to the latest Federal Communications Commission data, Viasat Internet and HughesNet are the strongest providers in the City as measured by coverage.

Many small communities have examined or created high-speed broadband to provide internet service to their residents. A study by BroadbandNow.com, an independent broadband availability website, found that states without municipal broadband restrictions have lower internet prices. The key findings of the study were:

- Twenty-two states now have substantive roadblocks to establishing municipal networks for residents.
- On average, residents in states without roadblocks or restrictions against municipal broadband have 10% greater access to low-price broadband.
- States with the most restrictions in place include Alabama, Virginia, and Wisconsin.
- Seven states have established councils and task forces dedicated to broadband proliferation over the past year.

Alabama state laws allow municipal governments to provide broadband services to residents. However, state statutes require municipal governments to conduct a referendum before providing services and bar them from using local funds or taxes to cover the initial investments needed to build broadband infrastructure.

However, like many other states, Alabama has encountered resistance from state officials who want municipalities to refrain from competing with private companies that pay taxes.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The National Aeronautics and Space Administration (NASA) defines climate change as “A long-term change in the average weather patterns that have come to define Earth’s local, regional and global climates.”

City-Data.com collects and analyzes data from various government and private sources to create detailed, informative profiles for every city in the United States. Part of that profile is an examination of natural disaster threats. City-Data.com profile lists the following natural disasters for Auburn-Lee County:

- Auburn-area historical tornado activity is slightly below the Alabama state average. It is 42% greater than the overall U.S. average.
- The number of natural disasters in Lee County (17) exceeds the U.S. average (15).
- Major Disasters (Presidential): 9, Emergencies Declared: 6, Causes of natural disasters: Storms -8, Tornadoes - 8, Floods - 6, Hurricanes - 5, Winds - 4, Drought - 1, Snowfall - 1, Winter Storm -1, and Other - 1 (Some incidents may be assigned to more than one category).

These threats have often led to the City experiencing risks like home damage, short-term displacement, transportation challenges, and food insecurities.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Agency for Toxic Substances and Disease Registry, a federal public health agency of the U.S. Department of Health and Human Services, protects communities from harmful health effects related to exposure to natural and man-made hazardous substances. It defines social vulnerability as “factors, including poverty, lack of access to transportation, and crowded housing, that may weaken a community’s ability to prevent human suffering and financial loss in a disaster.” The Agency for Toxic Substances and Disease Registry Geospatial Research, Analysis & Science Program created databases to help emergency response planners and public health officials identify and map communities most likely to need support before, during, and after a hazardous event. The Geospatial Research, Analysis & Science Program maintains the Centers for Disease Control and Prevention/ Agency for Toxic Substances and Disease Registry. Social Vulnerability Index to help public health officials and local planners better prepare for

and respond to emergency events to decrease human suffering, economic loss, and health inequities. The index uses U.S. Census data to determine the social vulnerability of every census tract.

The Centers for Disease Control and Prevention's Social Vulnerability Index ranks each tract on 16 social factors, such as unemployment, racial and ethnic minority status, and disability status. fed housing, and group them into the following themes:

- Socioeconomic
- Household Characteristics
- Racial & Ethnic Minority
- Housing Type & Transportation

The 2022 Overall Social Vulnerability Index Score for Auburn Census Tract 406.02, which has a concentration of low- and moderate-income residents, is 0.5329. Possible scores range from 0 (lowest vulnerability) to 1 (highest vulnerability). A score of 0.5329 indicates a moderate to a high level of vulnerability and that the residents in Auburn census tract 406.02 are more vulnerable to hazardous events.

Additionally, the Lee County Alabama Natural Hazard Mitigation Plan (Updated on October 7, 2015) lists the vulnerability of the City to specific natural hazards, including the following high and moderate natural hazards:

- High – Thunderstorm, Tornado, and Drought/Heat Wave
- Moderate – Flood Hail, Lighting, Tropical Storms, and Winter Storms

Low- and moderate-income homes that are vulnerable to the natural disasters listed above require more resources to rebuild. Likewise, low- and moderate-income areas that experience natural hazards often face immediate impacts, such as limited healthcare access, food insecurity, and fewer recovery resources.

The City consulted with the following agencies responsible for managing flood-prone areas, public and water resources, and emergency management:

- Lee County, Alabama Emergency Management Agency
- City of Auburn Water Resource Management Department
- Lee-Russell Council of Governments (regional planning and development organization)

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section of the Consolidated Plan, an outgrowth of the Needs Assessment and the Market Analysis, presents a Strategic Plan for undertaking actions and activities to address some identified needs. It also seeks to influence, to a practical extent, the housing and social services market available to serve the needs of low- and moderate-income persons. This Strategic Plan will address the priorities 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 available to the jurisdiction over the period covered in the Consolidated Plan.

Given the priorities, programs, and resources in this Strategic Plan, the City will establish goals for outcomes and accomplishments that will be used 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 of the Needs Assessment and Market Analysis and how that information led to determining how resources and efforts will be directed.

The Strategic Plan also summarizes the City's goals, programs, and policies to reduce 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.

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

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

Geographic Area

1	Area Name:	Citywide
	Area Type:	Citywide
	Other Target Area Description:	Citywide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	This area is included as a reference. It is the corporate City limits of the City of Auburn, Alabama.
	Include specific housing and commercial characteristics of this target area.	This area's specific housing and commercial characteristics are described in detail throughout the plan.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City's CDBG program is citywide.
	Identify the needs in this target area.	The needs in this area are those described throughout the plan.
	What are the opportunities for improvement in this target area?	The opportunities for improvement in this area are those described throughout the plan.
	Are there barriers to improvement in this target area?	The barriers to improvement in this area are those described throughout the plan.

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 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)

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Public Housing Residents Individuals Families with Children veterans Persons with Physical Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Housing Construction
	Description	The quality of Auburn's existing housing stock needs to be improved by increasing the amount of decent, safe, and accessible housing for homebuyers, homeowners, and renters that is affordable low- and moderate-income persons and families.
	Basis for Relative Priority	For the jurisdiction as a whole, 60% of owner-occupied units with a mortgage were cost overburdened by 30% or more, and 59% of renter households were cost overburdened by 30% or more.
2	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals veterans Persons with Physical Disabilities
	Geographic Areas Affected	Citywide

	Associated Goals	Housing Rehabilitation
	Description	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 affordable to low- and moderate-income persons and families.
	Basis for Relative Priority	Results from the Community Needs Survey found that repairing homeowner housing was a high-priority housing need in the community. Data and citizen input show that Auburn needs to assist homeowners in addressing housing problems and high-cost burdens. Assistance to homeowners through rehabilitation of single-family homes and LBP and lead hazard abatement are high priorities for the next five years.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals 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
	Geographic Areas Affected	Citywide
	Associated Goals	Public Services

	Description	Providing and maintaining a high quality of life for all citizens is a high priority for the City. In past years, the City has allocated CDBG funding for public services near the CDBG public services funding cap. Even with this allocation, the Community Services Department continues to receive requests from service agencies that need 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. Services are 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 low-to-moderate-income families and serving individuals with special needs is needed in the City. There is a need for support services for persons who are at risk of becoming homeless and housing and support services for homeless persons.
	Basis for Relative Priority	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	Priority Need Name	Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Persons with Mental Disabilities Persons with Physical Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Public Infrastructure Revitalization of Neighborhoods Community Facilities

	Description	The City's strong economic growth has led to a renewed effort to increase affordable housing opportunities and preserve existing low- and moderate-income neighborhoods. The City's commitment to preserving these neighborhoods' unique identities is evident in its efforts to use CDBG funds to improve community facilities and infrastructure, address blight conditions, and promote neighborhood revitalization in strategic areas through land acquisition.
	Basis for Relative Priority	These needs were developed using statistical data, special needs specific consultation, and citizen participation.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Elderly Public Housing Residents Individuals Families with Children
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	There is a need to increase employment, self-sufficiency, education, job training, and economic opportunities for LOW- AND MODERATE-INCOME persons in Auburn. Additionally, there is a need to support the Section 108 Loan Program in the form of interest payments.
	Basis for Relative Priority	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 low- and moderate-income 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 low- and moderate-income neighborhoods and providing job opportunities or job training for low- and moderate-income persons. Economic development continues to be a high priority need in Auburn.
6	Priority Need Name	Administration, Planning, and Management
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals 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
	Geographic Areas Affected	Citywide
	Associated Goals	Administration, Planning, and Management
	Description	There is a continuing need for planning, administration, management, and oversight of the CDBG program.
	Basis for Relative Priority	These needs were developed using statistical data, special needs specific consultation, and citizen participation.

Table 1 – 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 low- and moderate-income 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.

The priority level ranking is based on the following:

- 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 City may not fund them 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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to the Needs Assessment and the Market Analysis, many renter households that are cost burdened or severely cost burdened. Such rental assistance would be subject to the availability of Housing Choice Voucher rental assistance and/or Low-Income Housing Tax Credit 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, many owner households are cost-burdened or severely cost-burdened. The City will undertake an affordable homeownership housing production program in partnership with a qualified Community Based Development Organization. (Priority 1)
Rehabilitation	According to the Needs Assessment and the Market Analysis, a sufficient supply of housing units needs rehabilitation. This fact, coupled with the fact that many owner households are cost-burdened, justifies the City's strategy of emphasizing housing rehabilitation. (Priority 2)
Acquisition, including preservation	Land acquisition for low- and moderate-income housing (Priority1)

Table 48 – Influence of Market Conditions

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, 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. The City received \$726,721 for Planning Year 2024, which starts on June 1, 2024, and concludes on May 31, 2025.

Given the Needs Assessment and Market Analysis finding 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, a down payment assistance program, is designed to encourage and enable low- and moderate-income renters to become homeowners by making the initial down payment and closing cost affordable.

Part of the public service items budgeted are also targeted to the assistance of cost-burdened households. The City will budget activities to assist low- and moderate-income persons who experience problems with making their mortgage or rent payments or face imminent threats of disconnecting utilities. 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 low- and moderate-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 currently 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. Available funding and the ability of the Community Services Department and subrecipients to implement and execute activities are implicit in the selection of priorities to fund under the Consolidated Plan.

The City also anticipates generating up to \$100,000 in Program Income during FY 2025 from the Affordable Housing and Housing Rehabilitation Loan Program. It expects this funding to remain level over the five years of the Consolidated Plan period. Any program income (PI) not reprogrammed and contingency funds will be reallocated to housing programs (new home construction, housing rehabilitation, and other housing-related activities).

In addition, approximately \$1,008,779 (As of November 2024) in Section 108 Loan funds are available for economic development purposes, including funds not loaned and program income repaid. These funds are not available for budgeting since they 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 effort to create employment opportunities for low- and moderate-income persons.

While the City has set a high priority for rental assistance, the Public Housing Authority must apply for Housing Choice Vouchers when funding is available, and HUD accepts applications. Likewise, Low Income Housing Tax Credits allocations may only be used by a qualified housing development organization applying to the Alabama Housing Finance Authority.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Housing Construction Housing Rehabilitation Public Services Public Infrastructure Revitalization of Neighborhoods Community Facilities Economic Development Administration, Planning and Management	726,721	100,000	0	826,721	2,906,884	Grantees are not certain of future anticipated funds, but this represents an estimate for planning purposes.
Other	public - federal	Economic Development	1,008,779	0	0	1,008,779	1,008,779	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

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. 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 low- and moderate-income homebuyers. Under this program, a private mortgage lender offers 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City will use CDBG funds to install broadband/internet access in select city-owned properties (e.g., City, city parks, and facilities), specifically those located in low—and moderate-income neighborhoods.

Discussion

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

The strengths of the institutional delivery system employed by the City in administering its CDBG program lie in the compact activities that the City undertakes. The Community Services Department administers most of the City's CDBG programs in-house. It provides housing rehabilitation and coordinates public improvements and facilities with the appropriate City departments. The Community Services Department 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.

The Community Services Department directly oversees the public service activities related to assisting persons at risk of homelessness (e.g., mortgage/rental assistance, utility assistance, and short-term shelter assistance). The Community Services Department also utilizes the services of public service agencies (subrecipients) that provide services to low- and moderate-income persons and families. The Community Services Department 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, the City utilizes the services of the North Auburn Housing Development Corporation through a subrecipient agreement.

The City also maintains effective working relationships with many community partners in implementing its housing and community development programs. These partnerships are essential for several reasons, including providing the City with new insight into areas of concern in the community, devising solutions to problems, and leveraging limited resources. The City will continue strengthening the network of residents, faith-based organizations, service

providers, lenders, non-profits, and state and federal agencies to achieve the goals included in the Consolidated Plan. Non-profits and other partners that operate throughout the City will need to continue to seek funding from charitable and philanthropic sources. Each community partner brings a unique perspective, expertise, experience, and external resources that will enable the City to accomplish its mission and achieve the goals described in the Consolidated Plan.

No gaps in the institutional delivery system are apparent based on the size of the program and the priorities being undertaken.

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
Utilities 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			
Food Bank/Food Pantry	x		X

Table 51 - Homeless Prevention Services Summary

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

The information in Section NA-40 – "Homeless Needs Assessment" shows that homelessness is not a substantial problem in the City. However, the City works with local agencies that address homelessness as part of their primary missions, including the following:

- One Voice Shelter Coalition (OVSC), Inc. The City supports the One Voice Shelter Coalition (OVSC), Inc. with non-CDBG funding. Both of OVSC facilities are located in a neighboring city, Opelika. Auburn-Opelika, Alabama, is a Metropolitan statistical area. The OVSC Northridge facility is for women with and without children, and the OVSC Beulah facility is for families.

OVSC provides a safe temporary/transitional home for nine months to a year. Many resources are available, such as counseling, education opportunities through the ASCEND Program at Southern Union Community College, credit repair, health through Mercy Medical Clinic, and Support Intervention once the person transitions out. These are available for all who pass through OVSC.

- Regarding individuals living with HIV/AIDs, Unity Wellness Center receives CDBG funds to provide HIV primary medical care, case management, HIV counseling, testing, and prevention education, as well as medical transportation services and housing assistance to individuals with HIV/AIDS who live in counties in east Alabama, including Auburn.

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

Most homelessness in the Auburn-Opelika MSA appears to be transitional, which is typically a result of a significant life change or event that may include utility disconnection, sudden loss of housing, job loss, a health condition, divorce, domestic abuse, or personal or family crisis, among many others. No agencies reported an inability to handle the transitional housing demands they experienced.

While chronic homelessness does not appear to be a significant problem in the Auburn-Opelika MSA, agencies that confront persons who present themselves as homeless are collaborating to explore ways to assist those who may be experiencing long-term health conditions, such as mental illness, substance use disorders, physical disabilities, or other medical conditions.

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 gaps in the intuitional 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	2025	2029	Affordable Housing	Citywide	Housing	CDBG: \$600,000	Homeowner Housing Added: 5 Housing Unit Direct Financial Assistance to Homebuyers 15 Households Assisted
2	Housing Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$350,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
3	Public Services	2025	2029	Non-Housing Community Development	Citywide	Public Services	CDBG: \$560,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted Homeless Person Overnight Shelter: 130 Persons Assisted Homelessness Prevention: 1,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$485,040	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	Revitalization of Neighborhoods	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$50,000	Buildings Demolished: 3 Buildings Other: 3 Other
6	Economic Development	2025	2029	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$300,000	Jobs created/retained: 10 Jobs
7	Community Facilities	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$661,844	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Persons Assisted
8	Administration, Planning, and Management	2025	2029	Non-Housing Community Development	Citywide	Administration, Planning, and Management	CDBG: \$726,721	Other: 5 Other

Table 52 – 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 NAHDC, which designs/builds new affordable home opportunities for low- and moderate-income households. Assist low- and moderate-income households in becoming homeowners by providing down payment, closing cost assistance and all other related expenses, both requiring housing counseling training.
2	Goal Name	Housing Rehabilitation
	Goal Description	Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
3	Goal Name	Public Services
	Goal Description	Assist public service providers serving low- and moderate-income persons, particularly those that benefit low- and moderate-income youth, seniors, families, and persons and families who are homeless or who are at risk of becoming homeless.
4	Goal Name	Public Infrastructure
	Goal Description	Improve the availability of a suitable living environment by funding public improvements.
5	Goal Name	Revitalization of Neighborhoods
	Goal Description	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	Goal Name	Economic Development
	Goal Description	Support and encourage new job creation, job retention, employment, and job training for low- and moderate-income adults and youth. Support the Section 108 Loan Program in the form of interest payments.

7	Goal Name	Community Facilities
	Goal Description	Support the improvement of public and community facilities in Auburn.
8	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.

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 or second mortgages to moderate-income to fifteen (15) homebuyers.

From the above information, it is estimated that these programs will provide affordable housing to fifteen (15) moderate-income households and one (15) low-income household.

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 on its Section 504 assessment, the Public Housing Authority currently has an adequate number of accessible units available. The demand for accessible units currently outnumbers the available units.

Activities to Increase Resident Involvements

Section MA-25 – “Public and Assisted Housing” of the Consolidated Plan lists resident initiatives designed to increase resident involvement. There are no current plans to introduce additional initiatives. The Auburn Housing Authority anticipates utilizing its Housing Choice Voucher Program to offer tenant-based voucher/Section 8 participants homeownership opportunities.

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

No

Plan to remove the ‘troubled’ designation

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

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

Barriers to Affordable Housing

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

The City operates under a modern zoning ordinance that involves a use approval process rather than strict adherence to specific zoning requirements such as building size and lot size restrictions. Affordable 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.

The lack of affordable housing options results from high housing demand created by growth in both the economy and student enrollment at Auburn University. The City's economic opportunities for jobs and the strength of its public education system continue to make it attractive 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 costs, creating a challenging environment for private investors 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 Low Income Housing Tax Credit or other subsidy programs. While these efforts may prove helpful to a few cost-burdened households, the resources, compared to the identified need, are 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 low- and moderate-income homebuyers.
- The City will assist low- and moderate-income 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 low- and moderate-income neighborhoods.
- The City will continue to work with lending institutions to provide first-mortgage assistance to those low- and moderate-income 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 currently undertaking a modification or amendment to public policies.

SP-60 Homelessness Strategy – 91.215(d)

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

As identified in the Needs Assessment, there is no plan for a special outreach effort to homeless persons due to the lack of chronic homelessness within the jurisdiction.

Addressing the emergency and transitional housing needs of homeless persons

The City has identified a need for increased coordination and communication at the community, provider, and system levels to provide better resources and outcomes for homeless persons needing emergency and transitional housing services.

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.

To ensure the most vulnerable persons across all homeless subpopulations, especially unsheltered persons, the City's Community Services Department refers individual who contacts them for homeless assistance to the City's Continuum of Care (CoC), Alabama Rural Coalition for the Homeless. This system enables the system to identify, prioritize, and connect unsheltered homeless individuals to the most suitable housing intervention as quickly as possible. A system-wide diversion will help to divert many households and individuals from needing to enter the homeless housing system.

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

All available information shows that chronic homelessness is not prevalent in the City. The greatest need is aiding those at imminent risk of homelessness and requiring short-term homeless assistance because of a utility disconnection, family separation, job loss, or inability to make rent or mortgage payments. Therefore, the City has increased CDBG allocations for

emergency funding to support individuals and families experiencing the challenges outlined in this Consolidated Plan.

The City plans to use CDBG funds to provide short-term rent, mortgage, and utility assistance to low-income individuals and families at risk of eviction or foreclosure; provide supportive housing services, including support to local non-profits that offer affordable childcare, including summer and after-school programs, that will help individuals and families with children who work.

Additionally, through its Community Services and Economic Development departments, the City will continue utilizing CDBG funds to support and encourage new job creation, retention, employment opportunities, and training services. Increased employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of the community's low- and moderate-income residents have been long-term priorities for the City.

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

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

Section MA-20, "Condition of Housing," discusses lead-based paint hazards. While this analysis does identify that housing units 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 available resources and an apparent problem, the City should refrain from undertaking a special effort to eliminate lead-based paint in the housing stock.

The Community Services Department evaluates lead-based paint in all assisted units built before 1980 under its housing rehabilitation program. When lead-based paint is encountered, it is treated per lead-based paint regulations. The Auburn Housing Authority indicates that all public housing units are free of lead-based paint.

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

The above actions are appropriate for lead-based paint 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 lead-based paint. To receive rehab assistance, the unit must be abated or treated per Alabama Department of Public Health rules and federal regulations for lead-based paint.

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

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

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

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

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 approximately 2,000. Opportunity abounds, and the City plans to encourage persons from poverty to take advantage of the training offered at no cost to the participants. Recruitment of persons with a poverty level will begin in high school with specialized work-study programs in industrial technology.

In addition to the efforts of the Economic Development Department, the Auburn Housing Authority offers a Family Self-Sufficiency Program to assist public housing residents in participating in educational opportunities, job training, financial counseling, and other types of self-improvement programs. The goal is to make the program participants self-reliant. The Auburn Housing Authority also offers career planning classes and a federal transit-funded Jobs Access Reverse Commute program that improves transportation for low- and moderate-income persons and enables them to access available jobs.

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 aims 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 a written Monitoring Report to the subrecipient within twenty-one (21) days following the conclusion of the Monitoring Visit. The Monitoring Report identifies findings or concerns discovered due to the Monitoring Visit. It specifies what corrective action must be taken and any documents required to be sent to the City to demonstrate that corrective action has been taken or 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

Expected Resources

AP-15 Expected Resources – 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, 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. The City received \$726,721 for Planning Year 2024, which starts on June 1, 2024, and concludes on May 31, 2025.

Given the Needs Assessment and Market Analysis finding 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, a down payment assistance program, is designed to encourage and enable low- and moderate-income renters to become homeowners by making the initial down payment and closing cost affordable.

Part of the public service items budgeted are also targeted to the assistance of cost-burdened households. The City will budget activities to assist low- and moderate-income persons who experience problems with making their mortgage or rent payments or face imminent threats of disconnecting utilities. 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 low- and moderate-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 currently 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. Available funding and the ability of the Community Services Department and subrecipients to implement and execute activities are implicit in the

selection of priorities to fund under the Consolidated Plan.

The City also anticipates generating up to \$100,000 in Program Income during FY 2025 from the Affordable Housing and Housing Rehabilitation Loan Program. It expects this funding to remain level over the five years of the Consolidated Plan period. Any program income (PI) not reprogrammed and contingency funds will be reallocated to housing programs (new home construction, housing rehabilitation, and other housing-related activities).

In addition, approximately \$1,008,779 (As of November 2024) in Section 108 Loan funds are available for economic development purposes, including funds not loaned and program income repaid. These funds are not available for budgeting since they 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 effort to create employment opportunities for low- and moderate-income persons.

While the City has set a high priority for rental assistance, the Public Housing Authority must apply for Housing Choice Vouchers when funding is available, and HUD accepts applications. Likewise, Low Income Housing Tax Credits allocations may only be used by qualified housing development organizations applying to the Alabama Housing Finance Authority.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Housing Construction Housing Rehabilitation Public Services Public Infrastructure Revitalization of Neighborhoods Community Facilities Economic Development Administration, Planning and Management	702,799	100,000	0	802,799	2,930,806	Grantees are not certain of future anticipated funds, but this represents an estimate for planning purposes.

Table 53 - Expected Resources – Priority Table

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

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 low- and moderate-income homebuyers. Under this program, a private mortgage lender offers 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, 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 using the proceeds of the Section 108 Loan received from HUD.

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

The City will use CDBG funds to install broadband/internet access in select city-owned properties (e.g., City, city parks, and facilities), specifically those located in low—and moderate-income neighborhoods.

Discussion

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: \$120,000	Homeowner Housing Added:3 Household Housing Units
2	Housing Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Rehabilitation	CDBG: \$176,726	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Public Services	2025	2029	Non-Housing Community Development	Citywide	Public Services	CDBG: \$95,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted Homeless Person Overnight Shelter: 50 Persons Assisted Homelessness Prevention: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Community Development	CDBG: \$111,073	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: \$65,000	Jobs created/retained: 2 Jobs
6	Administration, Planning, and Management	2025	2029	Non-Housing Community Development	Citywide	Administration, Planning, and Management	CDBG: \$135,000	Other: 2 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Construction
	Goal Description	Increase the supply of affordable, decent, safe, and accessible housing in collaboration with NAHDC, which designs/builds new affordable home opportunities for low- and moderate-income households. The City will support down payment assistance, closing costs, and all other related expenses, all requiring housing counseling training.
2	Goal Name	Housing Rehabilitation
	Goal Description	The City will fund organizations that assist low- and moderate-income homeowners with rehabilitating their existing owner-occupied housing.
3	Goal Name	Public Services
	Goal Description	The City will provide funding to assist public service providers serving low- and moderate-income persons, particularly those that benefit low- and moderate-income youth, seniors, families, and persons and families who are homeless or at risk of becoming homeless.
4	Goal Name	Public Infrastructure
	Goal Description	The City will improve the availability of a suitable living environment by funding a street resurfacing project that will benefit low- and moderate-income persons in Auburn.
5	Goal Name	Economic Development
	Goal Description	The City will support programs that improve the economic stability and well-being of low-income households, such as job training, business development, and the Section 108 Loan Program in the form of interest payments.
6	Goal Name	Administration, Planning, and Management
	Goal Description	The City will 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 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 2025, the Community Services Department will lead the City's CDBG activities, focusing on increasing the availability of new affordable housing units, delivery of public services, investment in public infrastructure, revitalizing neighborhoods, and expanding economic development activities.

The Community Services Department solicited Requests for Proposals from qualified public agencies or private non-profit organizations that demonstrated the capacity to carry out eligible program activities in partnership with the City as a CDBG sub-recipient.

Projects

#	Project Name
1	Housing Construction/Homeownership Assistance
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 Housing

Table 55 – 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	Housing Construction/Homeownership Assistance
	Target Area	Citywide
	Goals Supported	Housing Construction and Homeownership Assistance
	Needs Addressed	Housing
	Funding	CDBG: \$120,000
	Description	The City will collaborate with NAHDC, which designs/builds new affordable home opportunities for low- and moderate-income households. The City will also support down payment assistance, closing costs, and all other related expenses, all requiring housing counseling training for 3 low- and moderate-income households
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will assist approximately 3 households.
	Location Description	
	Planned Activities	Planned activities include providing construction funds to the NAHDC to construct affordable homes and providing down payment and closing costs, and other related costs directly to LMI persons.

2	Project Name	Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$176,726
	Description	This funding will support repairs to existing single-family homes owned by low- and moderate-income families and individuals. Funds will also include Housing Professional Services.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will assist approximately (10) households.
	Location Description	The location is the address of low- and moderate-income homeowners identified by the Presbyterian Community Ministry Church and Alabama Rural Ministry for home repairs.
3	Planned Activities	To preserve neighborhoods, the City will utilize CDBG funds to assist low- and moderate-income homeowners with housing rehabilitation. The funds available may help with all aspects of rehabilitation, including repairs to existing single-family residential homes and weatherization and remediation of lead-based paint hazards, if necessary.
	Project Name	Prevention and Housing
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$32,500

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 low- and moderate-income 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 low- and moderate-income individuals or families at risk of homelessness and those temporarily displaced. Unity Wellness Center of East Alabama Medical Center extends services to those experiencing displacement as it relates to their having HIV-AIDS.
Target Date	5/31/2026
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 East Alabama Medical Center and the Community Services Department, 400 Boykin Street, Auburn, Alabama.
Planned Activities	Planned activities include providing utility, mortgage, and rental assistance to qualified low- and moderate-income 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: \$50,500
	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), Auburn Housing Authority (\$6,000), Discipline Accountability Commitment (D.A.C.) (\$6,000), and Esperanza House (\$6,000). In addition to the subrecipients, The City of Auburn will administer the sports voucher Program (\$2,500).
	Target Date	5/31/2026
	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 Housing Authority, Auburn Day Care Center, Joyland Child Development Center), Discipline Accountability Commitment (D.A.C.) and the Community Services Department (400 Boykin Street, Auburn, Alabama).
5	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.
	Project Name	Family Supportive Services
	Target Area	Citywide
	Goals Supported	Public Services

	Needs Addressed	Public Services
	Funding	CDBG: \$ 6,000
	Description	This funding will help low-to moderate-income citizen residents address their food insecurity needs and assist low- and moderate-income residents and family enrichment programs. Subrecipient includes the Auburn Community Development Corporation (Boykin Food Pantry) (\$6,000).
	Target Date	5/31/2026
	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.
	Planned Activities	Planned activities include providing funding to support the Boykin Food Pantry.
6	Project Name	Senior Supportive Services
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,000
	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	5/31/2026
	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	Public Infrastructure
	Needs Addressed	Community Development
	Funding	CDBG: \$111,073
	Description	This proposed activity is street resurfacing in a low- and moderate-income area.
	Target Date	5/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The proposed activity will benefit approximately 50-100 low- and moderate-income persons in Auburn.
	Location Description	This project is located at Pleasant Avenue, Auburn Alabama.
	Planned Activities	The planned activity includes a street resurfacing project.
8	Project Name	Section 108 Loan Program
	Target Area	Citywide

	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$65,000
	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 the Community Services Department, 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: \$135,000
	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 occur at the Community Services Department, 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 2025 are in Low- and Moderate-Income Census Block Groups for Auburn, Alabama. Based on the information 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, the Community Services Department location at the Boykin Community Center allows them to serve the portion of Census Tract, Block Group 406.02, 2, identified as the Northwest Auburn neighborhood. Many of the anticipated subrecipients of FY 2025 CDBG funds, which provide services to low- and moderate-income residents throughout the City, are located at the Boykin Community Center. The Community Services Department is also more accessible to those most benefited 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 56 - 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 low- and moderate-income persons who 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 low- and moderate-income residents of Auburn.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

Discussion

Affordable housing remains a need in the City, and the Community Services Department will continue to identify programs and resources to address this issue.

AP-60 Public Housing – 91.220(h)

Introduction

The Auburn Housing Authority is the public housing authority operating within the City. Public housing is the most crucial source of housing for low- and extremely low-income families and individuals, and it represents a significant housing asset to the City. The City supports the Auburn Housing Authority board and staff and works closely with them to address the needs of public housing residents and facilities.

The Auburn Housing Authority manages 304 affordable housing units in Auburn. It is authorized to administer 781 Home Choice Vouchers, including 290 Tenant-Based (TBVs), 406 Project-Based (PBVs), 18 Veterans Affairs Supportive Housing (VASH), 3 Tenant Protection (TPVs), 20 Mainstream, and 44 Emergency Housing (EHV) vouchers. The Auburn Housing Authority anticipates developing a strategy to expand affordable housing options for low-income families in Auburn and the surrounding areas to include but not limited to the following:

- Maximize funding utilization.
- Administer the HCV Homeownership Program.
- Choice Mobility opportunities for eligible PBV participants.
- Implement the Family Self-Sufficiency Program.
- Administer the following Special Vouchers:
 - Veterans Affairs Supportive Housing (VASH) Voucher
 - Tenant Protection Vouchers
 - Mainstream Vouchers
 - Emergency Housing Vouchers
 - Foster Youth to Independence Vouchers
- Plan and/or implement Moving to Work Cohort 1 flexibilities.
- Partner with the City of Auburn to expand affordable housing.
- Landlord outreach and recruitment.
- 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 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 and the Auburn Housing Authority affiliate, Auburn Community Development Corporation, which is exploring housing

acquisition options in hopes of expanding affordable housing opportunities for public housing residents.

Additionally, as the need to rehabilitate existing housing stock grows, so does the need for affordable housing, with 477 families on the Auburn Housing Authority Tenant-Based Voucher waiting list as of January 2024.

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 2025 Action Plan also includes funding for public service programs that directly benefit public housing residents, including a food pantry at the Boykin Community Center.

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

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

The Auburn Housing Authority staff works to promote the Family Self-Sufficiency 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 Auburn Housing Authority 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 Auburn Housing Authority is a high-performing Public Housing Authority and does not have a troubled designation. Therefore, the City does not provide financial or other assistance to remove such a designation.

Discussion

The Auburn Housing Authority is a well-managed public entity, scoring an average of 95% on its housing condition evaluation, and provides support that assists its residents in accessing 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

The information above is compiled from the Auburn Housing Authority FYB2024 HUD PHA Annual Plan.

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

Introduction

The U.S. Department of Housing and Urban Development defines homeless as follows:

- Literally Homeless - Individual or family who lacks a fixed, regular, and adequate nighttime residence.
- Imminent Risk of Homelessness - An individual or family who will imminently lose their primary nighttime residence
- Homeless Under Other Federal Statutes - Unaccompanied youth under 25 years of age or families with Category 3 children and youth who do not otherwise qualify as homeless under this definition
- Fleeing/Attempting to Flee Domestic Violence

According to the 2023 Point-In-Time Count, there were no individuals experiencing homelessness, whether in shelters or unsheltered, in Auburn. The PIT count, as well as supplemental data from community partners who offer homeless assistance services, does not show a chronic homelessness problem in Auburn but does indicate that most of the persons who call requesting homelessness assistance are at imminent risk of homelessness and require short-term homeless aid because of a utility disconnection, family separation, job loss, or inability to make rent or mortgage payments.

The Consolidated Plan identifies emergency assistance as a high priority for low- and moderate-income residents of Auburn. The City provides utilities, rental, and mortgage assistance to individuals and families who are at imminent risk of homelessness when funds are available. Approximately eighty-one (81) persons receive emergency assistance from the City in FY 2023.

The Consolidated Plan references other community partners who address the needs of residents experiencing or at risk of homelessness. 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. The One Voice Shelter Coalition, Inc. offers temporary dwellings for homeless women and children in Lee County, Alabama. The Auburn United Methodist Church (UMC) provides hotel vouchers to individuals at imminent risk of homelessness. His Place and Hosanna Home, facilities located in a neighboring city, also support individuals who identify as homeless.

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

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

The City is a supportive partner of the Alabama Rural Coalition for the Homeless (ARCH) Continuum of Care (CoC). The CoC has coordinated with homeless providers and developed a collaborative system to reach out to individuals experiencing homelessness. The Continuum of Care (CoC) examines homelessness issues, devising methods to alleviate homelessness, providing services to people experiencing homelessness and those at risk of becoming homeless, and conducting an annual survey of homeless individuals within its geographic boundaries. ARCH accomplishes planning, coordination, project prioritization, gap analysis, and other HUD-required tasks. As a result of the ARCH planning and coordination activities, agencies are eligible to receive HUD funding to serve homeless individuals from the geographical areas included in the City. Each year, approximately \$1.6 million in federal funding flows into the Alabama Balance of State CoC efforts.

The 2-1-1 Connect System, operated by the United Way of Lee County, is a statewide network of regional call centers with a mission to provide easy access to health and human services available throughout Alabama. The 2-1-1 Connect System provides information to residents, including those experiencing homelessness, on utility assistance, food pantries, tax preparation assistance, rent payment assistance, and homeless shelters. Information from the 2-1-1 system is coordinated and systematically integrated into the Homeless Management Information System (HMIS), tracking individuals and families seeking homeless assistance.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Alabama Rural Coalition for the Homeless, Inc. is the "Balance of State" Continuum of Care for Alabama's Rural Counties, including Lee County, with an Auburn location. Earlier sections of the Consolidated Plan highlight the City's involvement as a key 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 identifies emergency assistance as a high priority for low- and moderate-

income residents of Auburn. The City will support, to the extent allowed by CDBG regulations and funding, agencies that deliver homelessness prevention assistance to 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. The Community Services Department 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 Community Services Department will continue to collaborate with community partners who address the needs of residents experiencing or at risk of homelessness. One example of such efforts is the City's support of the Auburn United Methodist Church Emergency Solutions Grant from the Alabama Rural Coalition for the Homeless, Inc. Continuum of Care. Auburn United Methodist Church Good News Rapid Re-Housing Project will assist unhoused persons or families residing in Lee County, Alabama. Assistance will include security deposits and one month's rent, as well as access to a case manager who will partner with each household to connect them with supportive services and provide additional assistance as needed to maintain housing.

In addition, the City will expand its collaboration with the Alabama Rural Coalition for the Homeless, Inc. by becoming an agency or organizational member, which will enable it to apply for funding opportunities made available through the CoC by HUD and other funding bodies. Members also receive technical assistance from ARCH and its partners to support the implementation of effective program operations (if applicable).

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

Introduction:

The City examined its governmental policies to determine if they harm 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

The Community Services Department will work closely with the following entities involved in housing to ensure constructive practices are considered and in place for prospective low- and moderate-income 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, negatively affecting low- and moderate-income households' ability to obtain safe and decent housing at an affordable price.

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

AP-85 Other Actions – 91.220(k)

Introduction:

The City recognizes the significance of taking actions to address obstacles to meeting underserved needs, maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, and enhance the coordination between public and private housing and social service agencies. The paragraphs below address the actions being undertaken by the City.

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 that meet underserved needs as part of the Action Plan process.

Obstacles to meeting underserved needs generally fall into the category of available resources and affordable housing options. In FY 2025, 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 needs of the underserved.
- The City will look for opportunities to leverage entitlement funding.

Affordable housing options

- The City will work with the North Auburn Housing Development Corporation to use CDBG entitlement funds to complete design and site work for new home construction slated for the completion of construction in FY 2025.
- The City will work with the Auburn Housing Authority on its comprehensive housing strategy and resident development plan.

The City will seek partnerships with other private-sector providers, including financial.

Actions planned to foster and maintain affordable housing

The City will continue its efforts to develop and support more affordable housing opportunities for low- and moderate-income families. By coordinating with the North Auburn Housing Development Corporation, 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 2025, the City will fund the Presbyterian Community Ministry for 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 lead-based paint. If lead-based paint is detected, the house may be treated or abated per federal guidelines. The Community Services Department will then assess the project 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 to reduce the number of people living in poverty.

The City provides various services to help reduce the number of impoverished persons. The City's strategies and actions planned for FY 2025 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 by recruiting new and expanding industries, assisting existing industries and businesses, encouraging entrepreneurial start-ups, and an innovative approach to job training and education and use of the City's Section 108 Loan Guarantee

Program financing for job-creating projects that benefit low- and moderate-income individuals.

- Work with the Auburn Housing Authority, 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 that all CDBG functions are performed in a coordinated fashion and that resources are used efficiently and effectively, maximizing accomplishments. The City believes 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 low- and moderate-income 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 to create 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 low- and moderate-income persons.

Discussion:

CDBG plans to fund various programs and activities to support area low- and moderate-income 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 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 to educate and train its 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(l)(1,2,4)

Introduction:

The City's CDBG program budget addresses housing needs through new housing construction, homebuyer assistance (down payment and closing cost), housing rehabilitation, and housing program administration. Public services for persons at risk of becoming homeless (mortgage, rent, and utility assistance) and services for youth and seniors are also budgeted. Additional funds are budgeted for public improvements and community facilities.

The remaining proceeds of a Section 108 Loan will support economic development activities.

All available funds are budgeted, including administration and planning expenses.

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	
3. The amount of surplus funds from urban renewal settlements	
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.	
5. The amount of income from float-funded activities	
Total Program Income	\$ 100,000

Other CDBG Requirements

1. The amount of urgent need activities	100.00%
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APPENDIX A

CERTIFICATIONS

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Annual Action Plan
Appendix A

Grantee SF-424
Grantee SF-424D
Grantee Certifications
Grantee HUD 424-B

Grantee SF-424

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:

07/23/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

B-24-MC-01-0013

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Auburn

* b. Employer/Taxpayer Identification Number (EIN/TIN):

63-6001195

* c. UEI:

FM5NXX77FDS5

d. Address:

* Street1:

144 Tichenor Avenue

Street2:

* City:

Auburn

County/Parish:

* State:

AL: Alabama

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

36830-4785

e. Organizational Unit:

Department Name:

Community Service

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Alfred

Middle Name:

J.

* Last Name:

Davis

Suffix:

Sr.

Title: Community Services Director

Organizational Affiliation:

City of Auburn

* Telephone Number:

334-501-7275

Fax Number:

334-501-7288

* Email:

adavis@auburnalabama.org

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:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

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

Add Attachment

Delete Attachment

View Attachment

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

CDBG activities: Housing, Land Acquisition, Public Improvements, Public Service, Economic Development, and Program Administration and Planning.

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.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="702,799.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="100,000.00"/>
* g. TOTAL	<input type="text" value="802,799.00"/>

* 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

Add Attachment

Delete Attachment

View Attachment

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 18, 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:

Grantee SF-424D

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Auburn	DATE SUBMITTED 07/23/2025

Grantee Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

7/30/25
Date

CITY MANAGER
Title

Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee 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.

In addition, 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 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.



Signature of Authorized Official

7/30/25

Date

CITY MANAGER

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Grantee HUD 424-B

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

*Title:

*Applicant/Recipient Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

07/30/2025

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

APPENDIX B

CITIZEN PARTICIPATION

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Appendix B

Stakeholder Sessions
Public Hearings Minutes

City of Auburn, Alabama
2025-2029 Consolidated Plan Process
Stakeholder Sessions and Public Hearings

Stakeholder Sessions

September 5, 2024

Stakeholder Session #1 was for the City to receive citizen input on CDBG program needs and improvements and how CDBG funds may be used for housing, public improvements, and supportive services.

October 8, 2024

Stakeholder Session #2 was for the City to communicate the goals and strategies for the Consolidated Plan regarding housing, public improvements, and supportive services.

Public Hearings

January 9, 2025

Public hearing regarding the 2025 Action Plan funding availability, the 2025-2029 Consolidated Plan/2025 Action Plan process, updates to the City's Analysis of Impediments to Fair Housing Choice and Citizens Participation Plan, and information regarding the 2025-2029 Consolidated Plan Community Needs Survey.

March 17, 2025

Public hearing regarding the draft 2025-2029 Consolidated Plan/2025 Action Plan (Including proposed budget), 2025-2029 Analysis of Impediments to Fair Housing Choice, and 2025-2029 Citizens Participation Plan.

June 10, 2025

Public hearing related to the 2025 Action Plan (Including funding recommendations)

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Citizen Participation

Stakeholder Sessions

September 5, 2024

October 8, 2024

Stakeholder Session Minutes/Sign-In Sheet
September 5, 2024

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Stakeholder Session #1
Thursday, September 5, 2024 @ 5:30 PM

City Staff in Attendance:

Alfred J. Davis, Sr., Community Services Director
Ashley Thomas, Community Services Manager
Treva Hadley, Community Services Coordinator

The purpose of Stakeholder Session #1 was as follows:

Receive citizen input on needs and improvements for the CDBG program and how CDBG funds may be used related to Housing, Public Improvements, and Supportive Services.

Public Comments or Concerns:

None

Total Attendees: Sign-In Sheet Attached

STAKEHOLDER SESSION #1 SIGN-IN SHEET			
Project:	2025-2029 Consolidated Plan	Meeting Date:	9/5/2024 5:30 p.m.
Facilitator:	Ashley Simpson	Place/Room:	Boykin Community Center

Project:	2025-2029 Consolidated Plan
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Meeting Date:	9/5/2024 5:30 p.m.
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Facilitator:	Ashley Simpson
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Place/Room:	Boykin Community Center
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Stakeholder Session Minutes/Sign-In Sheet
October 8, 2024

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Stakeholder Session #2
Tuesday, October 8, 2024 @ 5:30 PM

City Staff in Attendance:

Alfred J. Davis, Sr., Community Services Director
Ashley Thomas, Community Services Manager
Treva Hadley, Community Services Coordinator

The purposes of Stakeholder Session #2 were as follows:

- Allow the City of Auburn Community Services Department to communicate goals and strategies related to Housing, Public Improvements, and Supportive Services for the 2025-2029 Consolidated Plan/2025 Action Plan.
- Allow attendees to rank preliminary priority needs and strategic goals for the 2025-2029 Consolidated Plan/2025 Action Plan and make recommendations.
- Introduce the 2025-2029 Consolidated Plan Community Needs Survey.

Preliminary priority needs and strategic goals for the 2025-2029 Consolidated Plan/2025 Action Plan.

The City of Auburn Community Services Department informed attendees that the preliminary priority needs and strategic goals for the 2025-2029 Consolidated Plan/2025 Action Plan were based on input received from the following:

Community Outreach

- Future of Affordable Housing Discussion – North Auburn Housing Development Corporation Board Meeting
- Engagement with Faith Based Community

Local Agencies Consultations

- Alabama Council on Human Relations, Inc. – Tina Evans, Chief Executive Officer
- Alabama Rural Coalition for the Homeless – Felicia Jackson, Director
- Alabama Rural Ministry – Lisa Pierce, Executive Director

- Auburn Day Care Centers, Inc. – Frixie Melton, Director
- Auburn Housing Authority – Sharon Tolbert, Chief Executive Officer
- Auburn Opelika Habitat for Humanity – Mark Grantham, Executive Director
- Boys And Girls Clubs of East Alabama – Richard Curry, Jr., President and CEO
- Child Care Resource Center – Tammy Morgan, Executive Director
- Domestic Violence Intervention Center – Zenene Humphrey, Director
- East Alabama Services for The Elderly (EASE) – Sherri Long, Director
- Esperanza House – Odalys Silvera, President
- Food Bank of East Alabama – Martha Henk, Executive Director
- Joyland Child Development Center – Pamela Dumas, Director
- Lee County Emergency Management – Rita Smith, Director
- Lee-Russell Council of Governments – Lou Ella Foxx, Elderly Nutrition Program Coordinator
- Presbyterian Community Ministry – Mary Turnbull, Coordinator
- North Auburn Housing Development Corporation – Courtney Lewis, Chair
- United Way of Lee County – Tipi Miller, Executive Director and Jan Busby, Community Impact Coordinator
- Unity Wellness Center of East Alabama Mental Health Services – Tracy Wynne, Director

City Department Consultations

- Economic Development Department – Phillip Dunlap, Economic Development Director
- Engineering Department – Alison Frazier, Engineering Services Director/City Engineer
- Inspection Services Department – John Hoar, Inspection Services Director/Building Official
- Parks And Recreation Department – Kelvin Kelly, Assistant Director
- Water Resource Management – Eric Carson, P.E., Director

The preliminary priority needs and strategic goals for the 2025-2029 Consolidated Plan/2025 Action are as follows:

Preliminary Priority Needs

- Housing
- Housing Rehabilitation

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

Preliminary Strategic Goals

- Housing Construction
- Housing Rehabilitation
- Public Services
- Public Infrastructure
- Revitalization of Neighborhoods
- Economic Development
- Community Facilities
- Administration, Planning, and Management

Ranking of preliminary priority needs and strategic goals for the 2025-2029 Consolidated Plan/2025 Action Plan.

- The Proposed 2025-2029 Consolidated Plan Priority Needs and Strategic Goals were located on easels.
- Attendees received seven (7) peel off number labels to rank the preliminary Priority Needs and eight (8) 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, Planning, and Management

Preliminary Strategic Goals

1. Housing Construction
2. Housing Rehabilitation

3. Public Services
4. Public Infrastructure
5. Community Facilities
6. Revitalization of Neighborhoods
7. Economic Development
8. Administration, Planning, and Management

Introduce 2025-2029 Consolidated Plan Community Needs Survey

Attendees were asked to complete the 2025-2029 Consolidated Plan Community Needs Survey

- The links to the surveys were as follows:

2025-2029 Consolidated Plan Community Needs Survey

Total Attendees: Sign-In Sheet Attached

STAKEHOLDER SESSION #2 SIGN-IN SHEET

Project:	2025-2029 Consolidated Plan	Meeting Date:	10/8/2024 5:30 p.m.
Facilitator:	Ashley Simpson	Place/Room:	Boykin Community Center

[illegible]

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Citizen Participation

Public Hearings

January 9, 2025

March 17, 2025

June 10, 2025

Public Hearing Minutes/Sign-In Sheet
January 9, 2025

MINUTES

Community Development Block Grant (CDBG) Program Public Hearing

Call to Order

Alfred J. Davis, Sr., Community Services Director, called the meeting to order at 10:00 a.m. at the Boykin Community Center Auditorium.

Present

See attached sign in sheet.

City Staff

Alfred Davis, Sr., Ashley Thomas, and Treva Hadley

Alfred Davis, Sr. and Ashley Thomas gave a presentation regarding the following: 2025 Action Plan funding availability, 2025-2029 Consolidated Plan/2025 Action Plan process, 2025-2029 Analysis of Impediments to Fair Housing, 2025-2029 Citizen Participation Plan, and City of Auburn 2025-2029 Consolidated Plan Community Needs Survey.

Questions and Comments

None

Alfred Davis, Sr. thanked each person for sharing their comments and attending the meeting.

Alfred Davis, Sr. adjourned the meeting at 10:15 a.m.

PUBLIC HEARING CP/AP 2025 PROCESS SESSION #1 SIGN-IN SHEET

Project:	2025-2029 Consolidated Plan/ 2025 Action Plan	Meeting Date:	1/9/2025 10:00 a.m.
Facilitator:	Ashley Simpson	Place/Room:	Boykin Community Center

[illegible]

MINUTES

Community Development Block Grant (CDBG) Program Public Hearing

Call to Order

Alfred J. Davis, Sr., Community Services Director, called the meeting to order at 5:30 p.m. at the Boykin Community Center Auditorium.

Present

See attached sign in sheet.

City Staff

Alfred Davis, Sr., Ashley Thomas, and Treva Hadley

Alfred Davis, Sr. and Ashley Thomas gave a presentation regarding the following: 2025 Action Plan funding availability, 2025-2029 Consolidated Plan/2025 Action Plan process, 2025-2029 Analysis of Impediments to Fair Housing, 2025-2029 Citizen Participation Plan, and City of Auburn 2025-2029 Consolidated Plan Community Needs Survey.

Questions and Comments

None

Alfred Davis, Sr. thanked each person for sharing their comments and attending the meeting.

Alfred Davis, Sr. adjourned the meeting at 5:45 p.m.

PUBLIC HEARING CP/AP 2025 PROCESS SESSION #2 SIGN-IN SHEET

Project:	2025-2029 Consolidated Plan/ 2025 Action Plan	Meeting Date:	1/9/2025 5:30 p.m.
Facilitator:	Ashley Simpson	Place/Room:	Boykin Community Center

[illegible]

Public Hearing Minutes/Sign-In Sheet
March 17, 2025

City of Auburn
Community Development Block Grant Program
Public Hearing Minutes
March 17, 2025 @ 10:00 a.m.
FY2025 Action Plan
Boykin Community Center
400 Boykin Street

The City of Auburn held a public hearing related to the Draft 2025-2029 Consolidated Plan/2025 Annual Action Plan, Draft 2025-2029 Analysis of Impediments to Fair Housing Choice, and Draft 2025-2029 Citizen Participation Plan

Ashley Simpson, Community Services Manager, called the CDBG public hearing to order at 10:05 a.m.

Attendees: Al Davis (COA Staff), Ashley Simpson (COA Staff), Treva Hadley (COA Staff), Christian Williamson (Auburn Housing Authority), Linda Carter (COA citizen), Shirley Panter (COA citizen), Kathy Molnar (AUMC), Joe Davis (AUMC), Avery Smith (COA Staff), Rene Waldrop (Our House).

Ashley Simpson gave a presentation overview of the CDBG program and the funding application process. She also gave an overview of the HUD national objectives and explained that the City of Auburn is a HUD Entitlement community that receives an annual grant from HUD. She also explained the overall goals of the CDBG program.

Ashley Simpson explained the Community Development Block Grant planning process. She explained that grantees that receive annual grants from HUD are required to solicit proposals from citizens, non-profits, and City Departments to identify needs that benefit the City's low- and moderate-income population. She also explained that CDBG is required to inform the public about the community's needs and available resources. Ashley Simpson also explained that the funding application process is an opportunity for the community to bring forward ideas on how to address community needs.

Ashley Simpson explained the list of eligible activities that could qualify for CDBG funding and explained the National Objectives. She also explained how Auburn is a CDBG Entitlement Community and how Auburn qualifies as such.

Ashley Simpson explained that funding could be used to support the construction of new single-family homes for qualifying LMI families and individuals. Ms. Simpson also explained the CDBG funding could also be used to support repairs to existing single-family homes owned by LMI families and individuals.

Ashley Simpson explained that funding could be used to support families and individuals at-risk of becoming homeless and those needing assistance due to being temporarily displaced. This project will support cost-burden 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 individual or family at risk of homelessness and those temporarily displaced.

Ashley Simpson explained that funding could be used to support LMI youth, including daycare and after-school programs, sports vouchers, and educational supplies. Planned activities include providing funding to sub-recipients who offer programs that aid in youth development, child and family services, or other opportunities for youth. She also explained that funding can be used to support the senior citizen population that addresses their human, health, social, and enrichment needs.

Ashley Simpson explained that funding could be used to support programs that offer opportunities for parents through their programs for education, job training, job-searching skills, budgeting, credit repair, and job readiness.

Ashley Simpson explained that funding could be used to support public infrastructure, revitalization of neighborhoods, and the section 108 loan program. Ms. Simpson also explained that funds will be used for the administration of the CDBG program.

Ashley Simpson explained ways to comment on the funding application process. Ashley Simpson explained that there is a comment form that is available if anyone would like to submit written comments related to the funding process.

Ashley Simpson opened the public hearing questions and comments period.

Questions and Comments

Joe Davis expressed concern regarding the assistance for homeless individuals in Auburn.

Linda Carter stated that there is still a need for affordable housing in the city and is thankful for everything the city does to help with this.

Ashley Simpson thanked everyone for attending the public hearing.

Ashley Simpson adjourned the public hearing at 10:50 a.m.

CDBG PUBLIC HEARING MEETING SIGN-IN SHEET

Project:	2025 CDBG Annual Action Plan	Meeting Date:	3/17/205 10:00 a.m.
Facilitator:	Ashley Simpson	Place/Room:	Boykin Community Center

[illegible]

City of Auburn
Community Development Block Grant Program
Public Hearing Minutes
March 17, 2025 @ 5:30 p.m.
FY2025 Action Plan
Boykin Community Center
400 Boykin Street

The City of Auburn held a public hearing related to the Draft 2025-2029 Consolidated Plan/2025 Annual Action Plan, Draft 2025-2029 Analysis of Impediments to Fair Housing Choice, and Draft 2025-2029 Citizen Participation Plan.

Ashley Simpson, Community Services Manager, called the CDBG public hearing to order at 5:03 p.m.

Attendees: Al Davis (COA Staff), Ashley Simpson (COA Staff), Treva Hadley (COA Staff), Marianne Parsons (PCM), Lois Askew (COA Citizen), Rick Hagans (His Place), Scott Cummins (COA staff).

Ashley Simpson gave an overview presentation of the CDBG program. She also gave an overview of the HUD national objectives and explained that the City of Auburn is a HUD Entitlement community that receives an annual grant from HUD. She also explained the overall goals of the CDBG program.

Ashley Simpson explained the Community Development Block Grant planning process. She explained that grantees that receive annual grants from HUD are required to solicit proposals from citizens, non-profits, and City Departments to identify needs that benefit the City's low- and moderate-income population. She also explained that CDBG is required to inform the public about the community's needs and available resources. Ashley Simpson also explained that the funding application process is an opportunity for the community to bring forward ideas on how to address community needs.

Ashley Simpson explained the list of eligible activities that could qualify for CDBG funding and explained the National Objectives. She also explained how Auburn is a CDBG Entitlement Community and how Auburn qualifies as such.

Ashley Simpson explained that funding could be used to support the construction of new single-family homes for qualifying LMI families and individuals. Ms. Simpson also explained the CDBG funding could also be used to support repairs to existing single-family homes owned by LMI families and individuals.

Ashley Simpson explained that funding could be used to support families and individuals at-risk of becoming homeless and those needing assistance due to being temporarily displaced. This project will support cost-burden 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 individual or family at risk of homelessness and those temporarily displaced.

Ashley Simpson explained that funding could be used to support LMI youth, including daycare and after-school programs, sports vouchers, and educational supplies. Planned activities include providing funding to sub-recipients who offer programs that aid in youth development, child and family services, or other opportunities for youth. She also explained that funding can be used to support the senior citizen population that addresses their human, health, social, and enrichment needs.

Ashley Simpson explained that funding could be used to support programs that offer opportunities for parents through their programs for education, job training, job-searching skills, budgeting, credit repair, and job readiness.

Ashley Simpson explained that funding could be used to support public infrastructure, revitalization of neighborhoods, and the section 108 loan program. Ms. Simpson also explained that funds will be used for the administration of the CDBG program.

Ashley Simpson explained ways to comment on the funding application process. Ashley Simpson explained that there is a comment form that is available if anyone would like to submit written comments related to the funding process.

Ashley Simpson opened the public hearing questions and comments period.

Questions and Comments

Rick Hagans expressed concern regarding the type of assistance for homeless individuals in Auburn and how his agency works to help homeless individuals.

Ashley Simpson thanked everyone for attending the public hearing.

Ashley Simpson adjourned the public hearing at 6:03 p.m.

CDBG PUBLIC HEARING MEETING SIGN-IN SHEET

Project:	2025 CDBG Annual Action Plan	Meeting Date:	3/17/205 5:30 p.m.
Facilitator:	Ashley Simpson	Place/Room:	Boykin Community Center

[illegible]

Public Hearing Minutes/Sign-In Sheet
June 10, 2025

**City of Auburn
Community Development Block Grant Program
Public Hearing Minutes
June 10, 2025 @ 10:00 a.m.
FY2025 Action Plan
Boykin Community Center
400 Boykin Street**

The City of Auburn held a public hearing related to the Draft 2025 Annual Action Plan funding recommendations.

Ashley Simpson, Community Services Manager, called the CDBG public hearing to order at 10:00 a.m.

Attendees: Ashley Simpson (COA Staff) and Treva Hadley (COA Staff). There were no public attendees.

Ashley Simpson adjourned the public hearing at 10:15 a.m.

CDBG PUBLIC HEARING MEETING SIGN-IN SHEET

Project:	2025 Annual Action Funding Recommendation	Meeting Date:	6/10/2025 10:00 a.m.
Facilitator:	Ashley Simpson	Place/Room:	Boykin Community Center

[illegible]

**City of Auburn
Community Development Block Grant Program
Public Hearing Minutes
June 10, 2025 @ 5:30 p.m.
FY2025 Action Plan
Boykin Community Center
400 Boykin Street**

The City of Auburn held a public hearing related to the Draft 2025 Annual Action Plan funding recommendations.

Ashley Simpson, Community Services Manager, called the CDBG public hearing to order at 5:30 p.m.

Attendees: Ashley Simpson (COA Staff) and Treva Hadley (COA Staff). There were no public attendees.

Ashley Simpson adjourned the public hearing at 5:45 p.m.

CDBG PUBLIC HEARING MEETING SIGN-IN SHEET

Project:	2025 Annual Action Funding Recommendation	Meeting Date:	6/10/2025 5:30 p.m.
Facilitator:	Ashley Simpson	Place/Room:	Boykin Community Center

[illegible]

APPENDIX C

GRANTEE UNIQUE APPENDICES

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Grantee Unique Appendices

City Council Resolutions
Community Needs Survey
Consultations
Public Notices
Public Comments Forms
Publications
Maps

City of Auburn, Alabama
2025-2029 Consolidated Plan Documents
City Council Resolution

City of Auburn City Council Approval of the 2025-2029 Consolidated Plan/2025
Action Plan and
2025-2029 Citizen Participation Plan

RESOLUTION NO. 25-146

WHEREAS, the City of Auburn is an entitlement community and is required by the U.S. Department of Housing and Urban Development (HUD) to prepare a five-year Consolidated Plan, one-year Action Plan, and a five-year Citizen Participation Plan for the Community Development to formally request funding to support the Block Grant (CDBG) Program; and

WHEREAS, the 2025-2029 Consolidated Plan for the City of Auburn is designed to be a collaborative process whereby the community establishes a unified vision for community development actions to benefit low to moderate-income residents of Auburn in order to offer local jurisdictions the opportunity to shape the various housing and community development strategies, thus stimulating the opportunity for strategic planning and citizen participation to take place in a comprehensive context while reducing duplication of effort at the local level; and

WHEREAS, the Consolidated Plan approach is also the means to meet the application requirements for the CDBG formula program; and

WHEREAS, the Annual Action Plan is a description of federal and other resources expected to be available to perform activities that will benefit City's low to moderate-income citizens during CDBG Fiscal Year 2025; and

WHEREAS, HUD allocated the City of Auburn \$702,799 for CDBG Fiscal Year 2025; and

WHEREAS, the City of Auburn is required by HUD, as a recipient of CDBG funding under the Housing and Community Development Act (12 U.S.C. 1706e) to further fair housing and fair housing planning by conducting an Analysis of Impediments to Fair Housing Choice; and

WHEREAS, the City of Auburn is required by HUD to develop a written 2025-2029 Citizen Participation Plan which complies with the various citizen participation provisions of 24 CFR 91.100 – 91.115; and

WHEREAS, all local CDBG programs funded wholly or partially through CDBG funds shall be carried out in accordance with the locally established Citizen Participation Plan to increase citizen awareness and understanding of the CDBG program; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Auburn, Alabama, that the 2025-2029 Consolidated Plan/2025 Annual Action Plan and 2025-2029 Citizen Participation Plan for the CDBG Program are hereby adopted and an Executive Summary of which is attached hereto and made a part of this Resolution.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the 22nd day of July 2025.


Mayor

ATTEST:


City Manager

City of Auburn
2025-2029 Consolidated Plan
Community Needs Survey

2025-2029 Consolidated Plan Community Needs Survey

Responses Overview Closed

Responses

315



Average Time

10:16



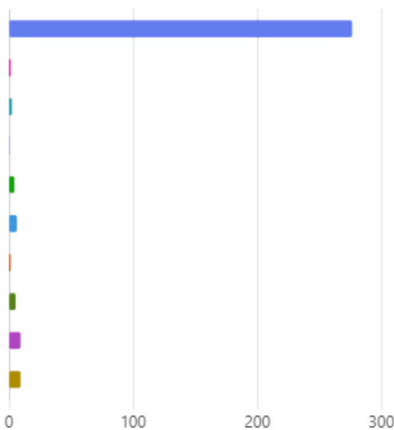
Duration

106 Days



1. Which of the following best describes you?

An Auburn Resident	276
A non-profit service provider	1
A faith-based organization	2
An institution of higher education	0
A unit of local government	4
An employee of a local business	6
A property manager/landlord	1
A local business owner	5
A student	9
Other	9



2. 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

New home construction

First time homebuyer assistance

Rental housing

Public housing

Residential home rehabilitation

Housing for the elderly

Housing for the disabled

Housing for the veterans

Transitional housing (temporary housing)

Special needs housing

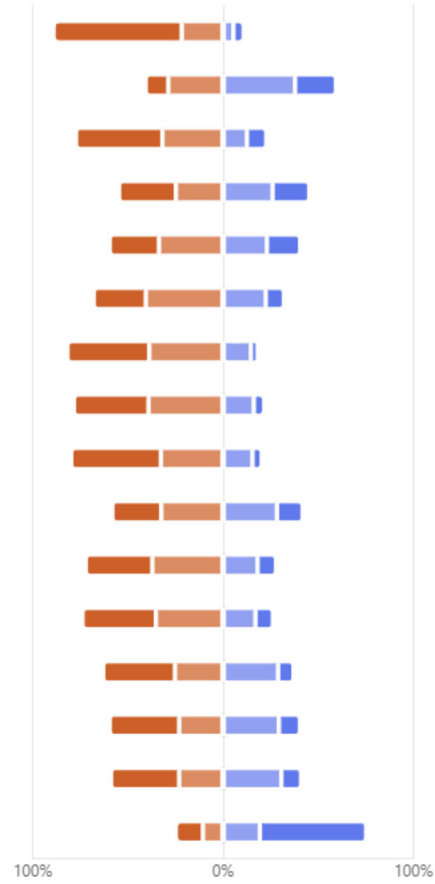
Energy efficiency improvements

Demolition of dilapidated houses

Asbestos removal (within homes)

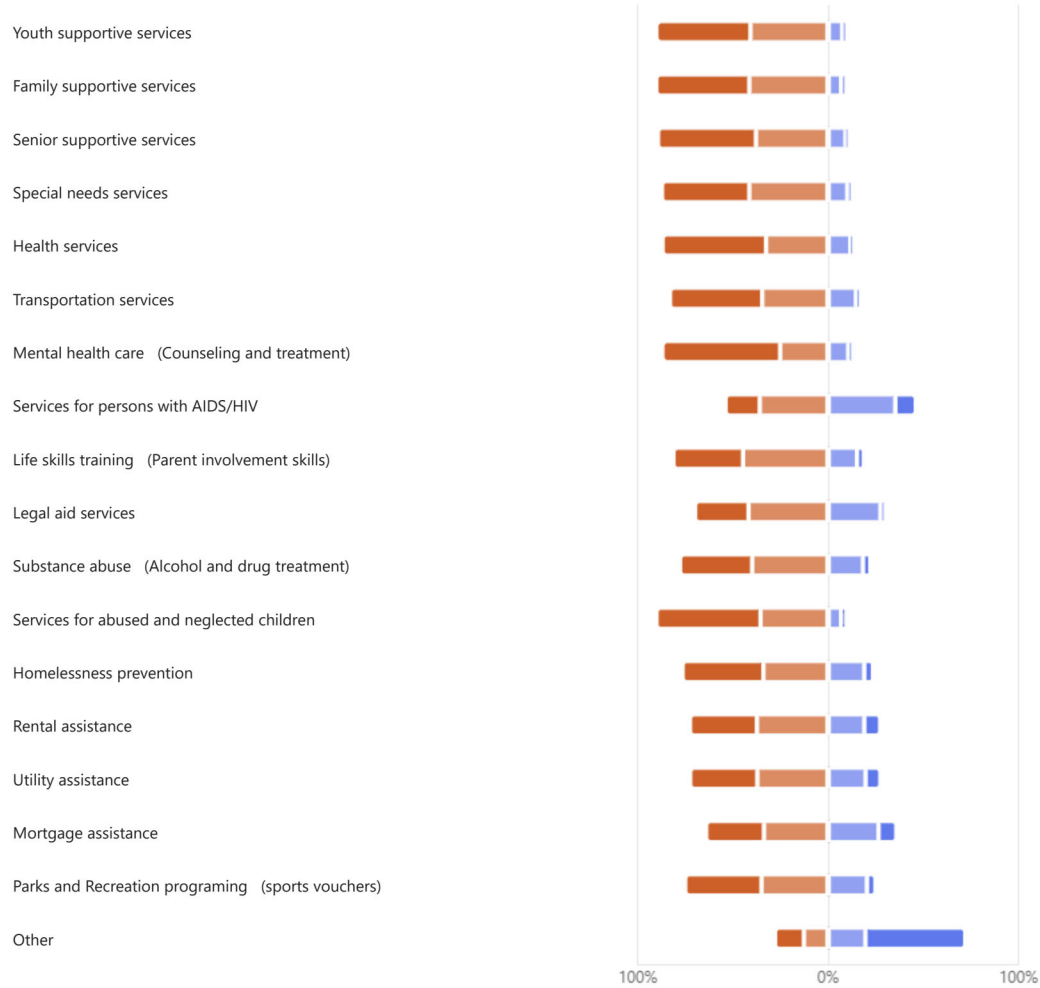
Lead based paint removal (residential)

Other



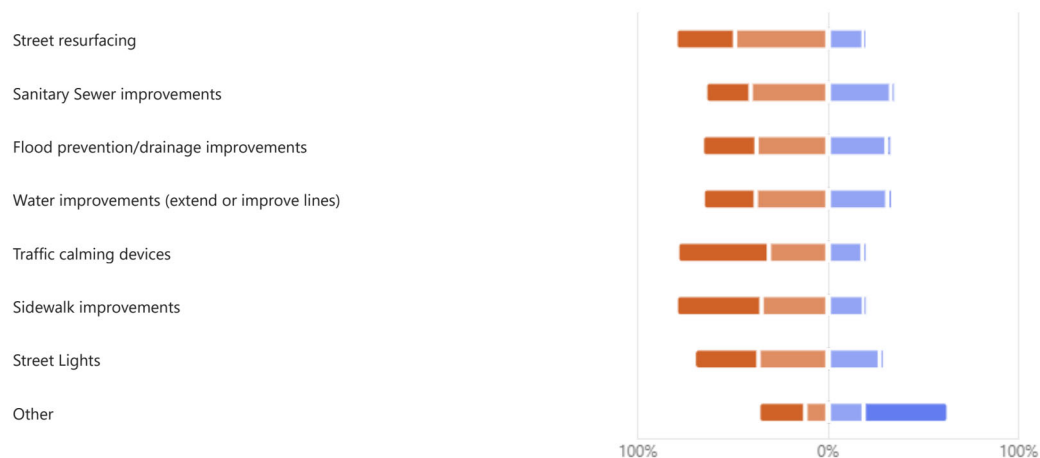
3. Please select the response that best represents your opinion concerning each of the Public Service Needs listed below.

● High ● Medium ● Low ● No Need



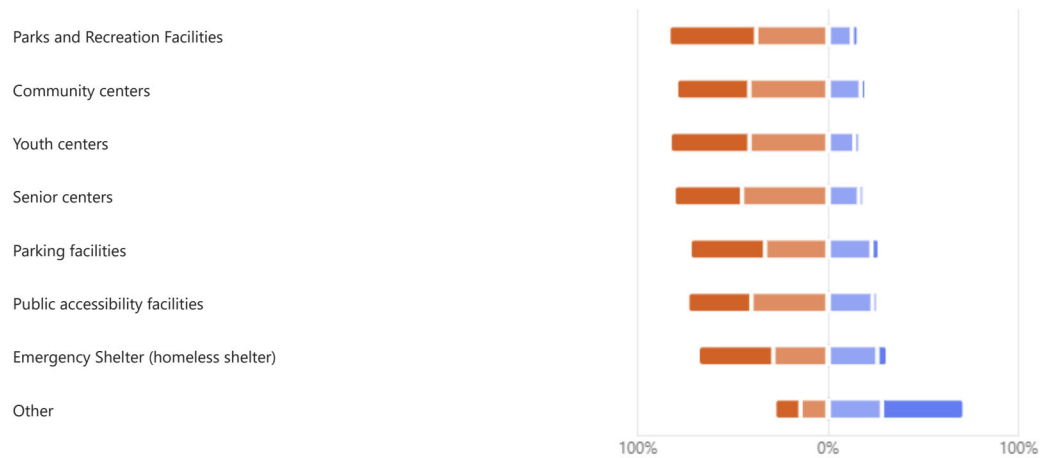
4. Please select the response that best represents your opinion of each of the Public Infrastructure Needs listed below.

● High ● Medium ● Low ● No Need



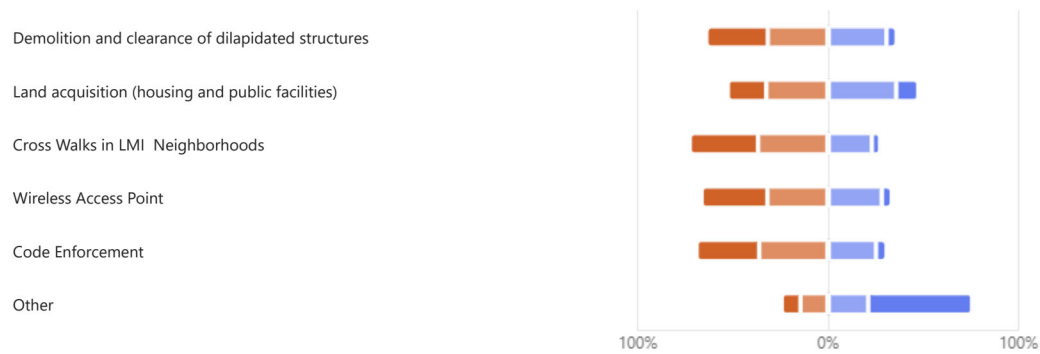
5. Please select the response that best represents your opinion concerning each of the Public Facilities Needs listed below.

High Medium Low No Need



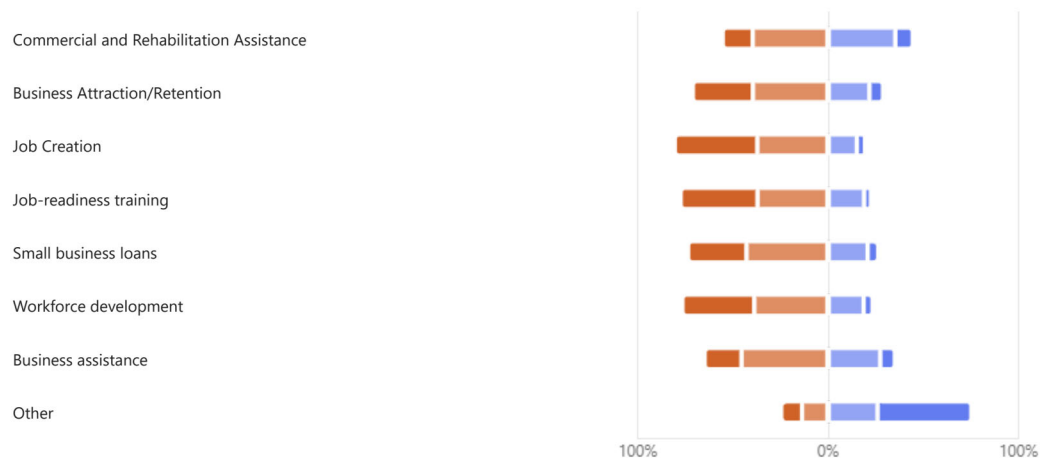
6. Please select the response that best represents your opinion concerning each of the Community Development Needs listed below.

High Medium Low No Need



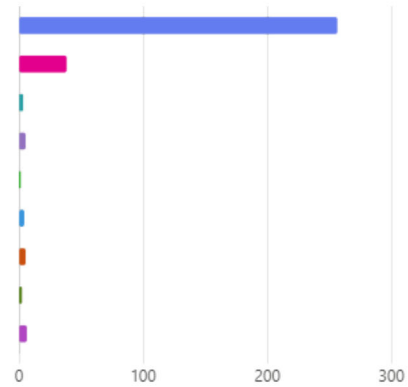
7. Please select the response that best represents your opinion concerning each of the Economic Development Needs listed below.

High Medium Low No Need



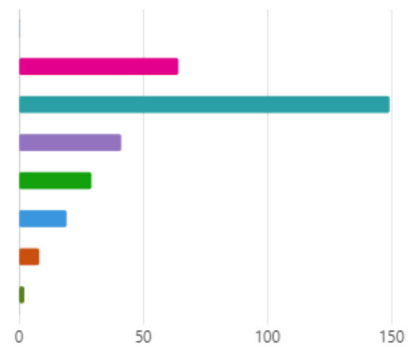
8. What race/ethnicity do you identify with?

White, not Hispanic or Latino	256
Black or African American	38
American Indian or Alaska Native	3
Asian	5
Native Hawaiian and Other Pacific Islander	1
Hispanic or Latino	4
Two or more races	5
Some other race	2
Other	6



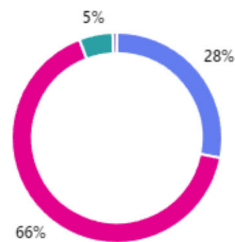
9. What is your age?

Under 18 years	0
18 to 34 years	64
35 to 54 years	149
55 to 64 years	41
65 to 74 years	29
75 years or over	19
Prefer to not say	8
Other	2



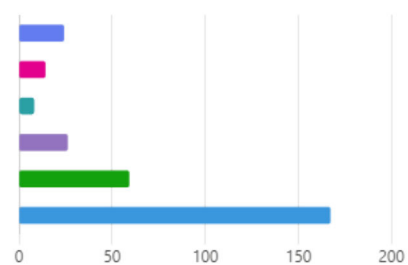
10. What is your gender?

Male	87
Female	205
Prefer to not say	16
Other	2



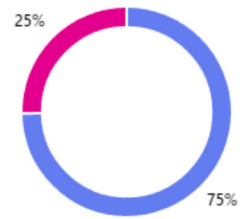
11. What is your total income?

Less than \$20,000	24
\$20,000 to \$24,999	14
\$25,000 to \$34,999	8
\$35,000 to \$49,999	26
\$50,000 to \$74,999	59
\$75,000 or more	167



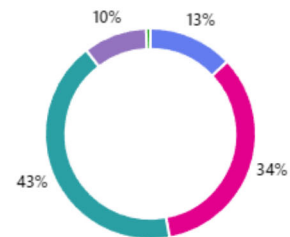
12. What is your housing status?

Owner	231
Renter	78



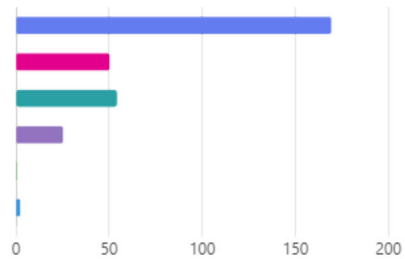
13. What is the total number of people in your household?

1	40
2	105
3-4	131
5-7	30
8 or more	2



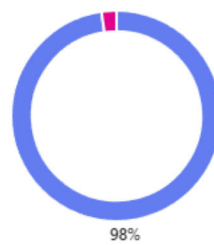
14. How many children (under the age of 18 years) are in your household?

0	169
1	50
2	54
3-4	25
5-7	0
8 or more	2



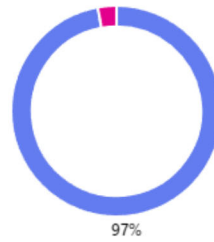
15. Do you have access to a computer?

Yes	299
No	7



16. Do you have access to internet at home?

● Yes 307
● No 9



17. List any additional comments below.

309
Responses

Latest Responses

"Too much emphasis on building and no emphasis on infrastructure like roads."
"Thanks"
"Please make Auburn walkable and/or bikable. Donahue has so many people with ..."
...

49 respondents (16%) answered city for this question.

🔄 Update

assistance is needed
auburn community
need sidewalks
housing needs
housing market
needs to do better
Auburn needs
city of Auburn
need Housing
need safe
city
students with housing
affordable housing
needed and affordable
family homes
area of Auburn
desperately need
Auburn And Opelika
Auburn city
needs in Auburn

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Consultations

Agencies Consultation
City Departments Consultation

Agencies Consultation

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Agencies Consultation
Agency Representative(s) Consulted

ALABAMA COUNCIL ON HUMAN RELATIONS, INC.

Tina Evans, Chief Executive Officer

ALABAMA RURAL COALITION FOR THE HOMELESS

Felicia Jackson, Director

ALABAMA RURAL MINISTRY

Lisa Pierce, Executive Director

AUBURN DAY CARE CENTERS, INC.

Frixie Melton, Director

AUBURN HOUSING AUTHORITY

Sharon Tolbert, Chief Executive Officer

Auburn Opelika Habitat for Humanity

Mark Grantham, Executive Director

BOYS AND GIRLS CLUBS OF EAST ALABAMA

Richard Curry, Jr., President and CEO

CHILD CARE RESOURCE CENTER

Tammy Morgan, Executive Director

DOMESTIC VIOLENCE INTERVENTION CENTER

Zenene Humphrey, Director

EAST ALABAMA SERVICES FOR THE ELDERLY (EASE)

Sherri Long, Director

ESPERANZA HOUSE

Odalys Silvera, President

FOOD BANK OF EAST ALABAMA

Martha Henk, Executive Director

JOYLAND CHILD DEVELOPMENT CENTER

Pamela Dumas, Director

LEE COUNTY EMERGENCY MANAGEMENT

Rita Smith, Director

LEE-RUSSELL COUNCIL OF GOVERNMENTS

Lou Ella Foxx, Elderly Nutrition Program Coordinator

PRESBYTERIAN COMMUNITY MINISTRY

Mary Turnbull, Coordinator

NORTH AUBURN HOUSING DEVELOPMENT CORPORATION

Courtney Lewis, Chair

UNITED WAY OF LEE COUNTY

Tipi Miller, Executive Director and Jan Busby, Community Impact Coordinator

UNITY WELLNESS CENTER OF EAST ALABAMA MENTAL HEALTH SERVICES

Tracy Wynne, Director

City Departments Consultation

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Departments Consultation

ECONOMIC DEVELOPMENT DEPARTMENT

Phillip Dunlap, Economic Development Director

ENGINEERING DEPARTMENT

Alison Frazier, Engineering Services Director/City engineer

INSPECTION SERVICES DEPARTMENT

John Hoar, Inspection Services Director/Building Official

PARKS AND RECREATION DEPARTMENT

Kelvin Kelly, Assistant Director

WATER RESOURCE MANAGEMENT

Eric Carson, P.E., Director

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Public Comment Form

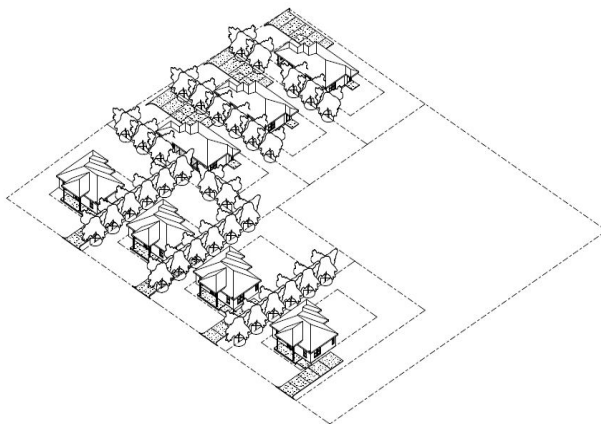
Stakeholder Session
Public Hearing

Stakeholder Sessions Public Comment Form



STAKEHOLDER SESSION #1

Comment:



**Please check which
Public Hearing you
attended:**

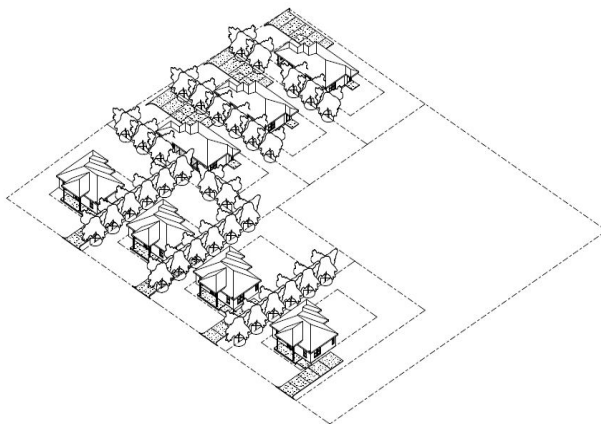
☐ **StakeHolder Session #1**
September 5, 2024
5:30 P.M.



City of Auburn

STAKEHOLDER SESSION #2

Comment:



**Please check which
Public Hearing you
attended:**

☐ **StakeHolder Session #2**

October 8, 2024

5:30 P.M.

Public Hearing Comment Form



NAME: _____

ADDRESS: _____

EMAIL ADDRESS: _____

Did you review the 2025-2029 Consolidated Plan/2025 Action Plan, 2025-2029 Analysis of Impediments to Fair Housing Choice, and the 2025-2029 Citizens Participation Plan?

Yes ☐ No ☐

Did you have a comment related to the Plans?

Yes ☐ No ☐

COMMENTS:

[illegible]

PLEASE CHECK WHICH
PUBLIC HEARING YOU
ATTENDED:

January 9, 2025
Boykin Community Center
400 Boykin Street
Boykin Auditorium
10:00 A.M.

January 9, 2025
Boykin Community Center
400 Boykin Street
Boykin Auditorium
5:30 P.M.

March 17, 2025
Boykin Community Center
400 Boykin Street
Boykin Auditorium
10:00 A.M.

March 17, 2025
Boykin Community Center
400 Boykin Street
Boykin Auditorium
5:30 P.M.

[illegible]

June 10, 2025
Boykin Community Center
400 Boykin Street
Boykin Auditorium
5:30 P.M.

City of Auburn, Alabama
2025-2029 Consolidated Plan/2025 Action Plan
Public Notices

Stakeholder Session #1 – August 15, 2024
Stakeholder Session #2 – September 19, 2024
Public Hearing – December 12, 2024
Public Hearing – January 30, 2025
Public Hearing – May 22, 2025

City of Auburn, Alabama
2025-2029 Consolidated/2025 Action Plan
Public Notices

Stakeholder Sessions

August 15, 2024

Public notice in *The Auburn Villager* regarding Stakeholder Session #1 on September 5, 2024, at 5:30 p.m., at the Boykin Community Center Auditorium to receive citizen input on needs and improvements for the CDBG program and how CDBG funds may be used related to housing, public Improvements, and supportive service.

September 19, 2024

Public notice in *The Auburn Villager* regarding Stakeholder Session #2 on October 8, 2024, at 5:30 p.m. Boykin Community Center Auditorium, to communicate goals and strategies for the 2025-2029 Consolidated Plan/2025 Action Plan relating to housing, public Improvements, and supportive service.

Public Hearings

December 12, 2024

Public notice in *The Auburn Villager* regarding a public hearing on January 9, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium regarding the 2025 Action Plan funding availability, the 2025-2029 Consolidated Plan/2025 Action Plan process, updates to the City's Analysis of Impediments to Fair Housing Choice and Citizens Participation Plan, and information regarding the 2025-2029 Consolidated Plan Community Needs Survey.

January 30, 2025

Public notice in *The Auburn Villager* announcing the availability for public inspection of the draft 2025-2029 Consolidated Plan/2025 Action Plan (Including the proposed budget), 2025-2029 Analysis of Impediments to Fair Housing, 2025-2029 Citizen Participation Plan, public hearings on March 17, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium, and the start of a 30-day public comment period. The draft documents listed above were also available for public inspection on the Community Services Department webpage.

May 22, 2025

Public notice in *The Auburn Villager* regarding a public hearing related to the 2025 Action Plan (Including funding recommendations) on June 10, 2025, at 10:00 a.m. and 5:30 p.m., at the Boykin Community Center Auditorium, to receive citizen input on needs and improvements for the CDBG program and how CDBG funds may be used related to housing, public improvements, and supportive services.

Stakeholder Session #1 Notice – August 15, 2024

LEGALS

For legal advertising, email legals@auburnvillager.com

NOTICE OF HEARING

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: The Estate of Harold Lamar Billingslea, deceased
Case No. 2024-405

TO: Underlier L. Billingslea, Kristy Towns-Carter, Shkendra Wallace, Charnesia Buckner or any known heirs of Harold Lamar Billingslea, deceased

Notice is hereby given that a Petition for Letters of Administration of the Estate of Harold Lamar Billingslea, deceased, has been filed in the Lee County Probate Office. A hearing has been scheduled for August 18th, 2024, at 1:00 p.m. central time, electronically via "ZOOM." Please contact the Lee County Probate Court at 334-737-3670 for access to the electronic hearing should you intend to take part in the hearing of the Petition for Letters of Administration of the Estate of Harold Lamar Billingslea, deceased.

/s/ Bill English
Judge of Probate
Lee County, Alabama

**The Villager
July 25, August
1, August 8, August
15, 2024**

NOTICE OF ADOPTION

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
Case No. 2024-434

NOTICE TO: Any potential unknown fathers, address unknown.

Please take notice that a Petition for Adoption was filed in the Probate Court of Lee County, Alabama by William Thomas Chappell and Dannah Lowell Chappell for the Adoption of B.D.J.

C, a minor born on January 19, 2021 in Columbus, Georgia to Arteka D'Nae Jennings-Cannon. Please be advised that the petition for adoption in the above-styled manner has been filed in said Court by the Petitioner and a hearing has been set for the 25th day of September, 2024, at 1:00 p.m. central time in the Probate Court, Lee County Court-house, 215 South 9th Street, Opelika, Alabama. Should you intend to contest this adoption, you must file a written response within thirty (30) days of the date of the last publication herein, with the Clerk of said Probate Court, or appear on the date of the hearing as set above to contest said Petition.

Done this 19th day of July 2024.

/s/ Bill English
Probate Judge

**The Villager
July 25, August
1, August 8, August
15, 2024**

NOTICE TO FILE CLAIMS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: The Estate of Paul Wayne Moseley, deceased
Estate No.: 2024-443

Letters of Administration on the Estate of Paul Wayne Moseley, deceased, having been granted to the undersigned on the 29th day of July, 2024, by the Honorable Bill English, Judge of Probate of Lee County, Alabama, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Patricia Gail House
Personal Representative

sentative

PREPARED BY:
Christopher A. Tomlinson, Esq.
Tomlinson Law Firm, LLC
Post Office Box 1835
Auburn, Alabama 36831
334-759-6659

**The Villager
August 1, August
8, August
15, 2024**

NOTICE OF APPOINTMENT

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: The Estate of Martha Pearlline James

Letters of Testamentary having been granted to the undersigned on the 25th day of July, 2024, by the Honorable Bill English, Judge of the Probate Court of Lee County, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Herbert Cleveland Murphy, Co-Executor

/s/ Larry Lamar Murphy, Co-Executor

**The Villager
August 1, August
8, August
15, 2024**

NOTICE TO CREDITORS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: In the Matter of the Estate of Michael Finnegan Stevens, deceased.
Case No. 2024-376

Letters Testamentary as Personal Representative of the Estate of Michael Finnegan Stevens, deceased, having been granted to Jennifer Noel Stevens on July 29, 2024, by the Honorable Bill English, Judge of Probate of said County, notice is hereby given that all persons having claims against said Estate are hereby required to present the same within the time allowed by law or the same will be barred.

tice is hereby given that all persons having claims against said Estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Bill English,
Lee County Judge of Probate

**The Villager
August 8, August
15, August
22, 2024**

NOTICE OF COMPLETION

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, notice is hereby given that SKC Construction, LLC, Contractor, has completed the Contract for Construction of 23-684 AU Regional Airport Temporary Control Tower for the State of Alabama and Lee County, Auburn, Owners, and have made request for final settlement of said Contract. All persons having any claim for labor, materials, or otherwise in connection with this project should immediately notify Auburn University Design

/s/ Brian Platt
Contractor
197 Lee Road 2188
Notasulga, AL 36866

**The Villager
August 8, August
15, August
22, August 29,
2024**

NOTICE OF COMPLETION

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, notice is hereby given that J.A. Lett Construction Co. Inc., Contractor, has completed the Contract for Construction at JOC Indoor Practice Facility New Flooring for Weight Room Relocation Project No. 23-455 for the State of Alabama and Auburn University, Owners, and have made request for final settlement of said Contract. All persons having any claim for labor, materials or otherwise in connection with this project should immediately notify Auburn University Design

of said Contract. All persons having any claim for labor, materials or otherwise in connection with this project should immediately notify:

Auburn University Facilities
1161 W. Samford Ave.
Auburn University, AL 36849

J.A. Lett Construction Co. Inc.
P.O. Box 1330
Auburn, AL 36831-1330

**The Villager
August 8, August
15, August
22, 2024**

NOTICE TO CREDITORS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: The Estate of Janie Mae Hunter, deceased
Case No. 2024-441

Letters Testamentary of said deceased having been granted to the undersigned on the 25th day of July, 2024, by the Judge of Probate Court of Lee County, notice is hereby given that all persons having claims against said estate are hereby required to present the same within time allowed by law or the same will be barred.

/s/ Nakia Hunter Farley

**The Villager
August 8, August
15, August
22, 2024**

NOTICE OF COMPLETION

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, notice is hereby given that J.A. Lett Construction Co. Inc., Contractor, has completed the Contract for Construction at JOC Indoor Practice Facility New Flooring for Weight Room Relocation Project No. 23-455 for the State of Alabama and Auburn University, Owners, and have made request for final settlement of said Contract. All persons having any claim for labor, materials or otherwise in connection with this project should immediately notify Auburn University Design

nection with this project should immediately notify:

Auburn University Facilities
1161 W. Samford Ave.
Auburn University, AL 36849

J.A. Lett Construction Co. Inc.
P.O. Box 1330
Auburn, AL 36831-1330

**The Villager
August 8, August
15, August
22, 2024**

NOTICE TO CREDITORS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: The Estate of Annie Clyde Dennis a/k/a Annie Baxley Dennis, deceased

Take Notice that Letters Testamentary having been granted to Brent Osborn in the Estate of Annie Clyde Dennis a/k/a Annie Baxley Dennis, deceased, on July 31st, 2024, by the Honorable Bill English, Judge of Probate, Lee County, Alabama. Notice is hereby given that all persons having claims against said Estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Brent Osborn, Executor

**The Villager
August 8, August
15, August
22, 2024**

NOTICE TO FILE CLAIMS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: In the Matter of the Estate of Eloise J. Dabbs, deceased
Case No.: 2024-395

Letters Testamentary on the Estate of Eloise J. Dabbs, deceased, having been granted to the undersigned on the 2nd day of August, 2024, by the Honorable Bill English, Judge of Probate of Lee County, Alabama, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Kimberly D. Sistrunk
Executrix

**The Villager
August 15, August
22, August
29, 2024**

NOTICE OF COMPLETION

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, notice is hereby given that J.A. Lett Construction Co. Inc., Contractor, has completed the Contract for Construction at JOC Shelby Center Rm 3127A Convert into Office Project 23-722 for the State of Alabama and Auburn University, Owners, and have made request for final settlement of said Contract. All persons having any claim for labor, materials or otherwise in connection with this project should immediately notify:

Auburn University Facilities
1161 W. Samford Ave.
Auburn University, AL 36849

J.A. Lett Construction Co. Inc.
P.O. Box 1330
Auburn, AL 36831-1330

**The Villager
August 15, 2024**

PUBLIC NOTICE

City of Auburn Community Development Block Grant (CDBG) Program 2025-2029 Consolidated Plan Stakeholder Session #1

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 Community Development Block Grant (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. An essential component of determining the need for government action is to obtain input from the local public, emphasizing involvement by low- and moderate-income persons. The City of Auburn recognizes that citizen involvement in the CDBG program planning and development is essential. The public is invited to attend the Stakeholder Session #1 to provide input on needs and improvements for the CDBG program, how CDBG funds may be used related to Housing, Public Improvements, and Supportive Services, the 2025-2029 Con Plan process, and information regarding the CDBG Community Needs Survey.

process. An attorney should be consulted to help you understand these rights and programs as a part of the foreclosure process.

Stakeholder Session #1: Boykin Community Center Boykin Auditorium 400 Boykin Street Auburn, Alabama 36832 Thursday, September 5, 2024, 5:30 p.m.

For additional information or to request special accommodation (interpreter, sign language, or other), contact the Community Services Department, Attn: Ashley Simpson, 400 Boykin Street, Auburn, Alabama 36830, or via email at athomas@auburnalabama.org no later than August 19, 2024.

**The Villager
August 15, 2024**

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage dated March 26, 2003 executed by Jeremy K. Sanders and Latoya S. Sanders, husband and wife, in favor of Cendant Mortgage Corporation, said Mortgage being recorded March 31, 2003, in Book 2956, Page 726, in the Office of the Judge of Probate of Lee County, Alabama; having later been assigned to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by instrument recorded in Book 4854, Page 641, in the Office of the Judge of Probate of Lee County, Alabama. Said default continues and notice is hereby given that the undersigned, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash at the main entrance to the County Courthouse, Lee County, Alabama on 09/19/2024, during the legal hours of sale, the following described real estate situated in Lee County, Alabama, to-wit:

Lot Number Twenty (#20) and Number Twenty-one (#21) in Five Points Subdivision, according to and as shown by the map or plat of said subdivision which is of record in Town Plat Book 3, at Page 67, in the Office of the Judge of Probate of Lee County, Alabama.

For informational purposes only, the property address is: 1905 First Avenue, Opelika, AL 36801. Any property address provided is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

THIS PROPERTY WILL BE SOLD ON AN "AS-IS, WHERE-IS" BASIS, SUBJECT TO EASEMENTS, ENCUMBRANCES, AND EXCEPTIONS REFLECTED IN THE MORTGAGE AND THOSE CONTAINED IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE OF THE COUNTY WHERE THE ABOVE-DESCRIBED PROPERTY IS SITUATED. THIS PROPERTY WILL BE SOLD WITHOUT WARRANTY OR RECOURSE, EXPRESS OR IMPLIED, AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERETO.

Alabama law gives some persons who have an interest in property the right to redeem the property under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure

This sale is made for the purpose of paying the indebtedness secured by mortgage as well as the expenses of foreclosure, including a reasonable attorney's fees and other purposes set out in said mortgage.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust
Paul K. Lavelle, Esq.
Attorney for Mortgagee
Spina, & Lavelle, P.C.
One Perimeter Park South-Suite 400N
Birmingham, Alabama 35243
(205) 298-1800
37-FC-24-01249

**The Villager
August 15, August
22, August
29, 2024**

NOTICE OF PUBLIC HEARING BZ-2024-007

TO: All citizens of the City of Auburn, Alabama, and other interested persons:

Take notice that the Auburn Board of Zoning Adjustment will meet on Wednesday, September 4, 2024, at 4:30 p.m. in the Council Chambers of the Auburn Public Safety Building, located at 141 North Ross Street, Auburn, Alabama. The Board will hear a request for a variance from Wilmar Moises Gonzalez to Section 711.02 Nonconforming Lots of Record to allow a residential lot to be 30 feet wide along a public street. The subject property is located at the terminus of Hollins Road in the Comprehensive Development District (CDD) zoning district.

Frost Rollins,
BOARD CHAIR
AUBURN BOARD OF ZONING ADJUSTMENT

**The Villager
August 15, 2024**

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Eliminate gutter cleaning forever! Leaf Filter, the most advanced debris-blocking gutter protection. Schedule a FREE Leaf Filter estimate today. 20% off Entire Purchase. Plus 10% Senior & Military Discounts. Call 1-833-683-2005.

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 7-Year warranty with qualifying purchase* Call 1-877-323-5516 today to schedule a free quote. It's not just a generator. It's a power move.

Safe Step. North America s #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-844-871-6175

Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, we're waiving all installation costs! (Additional terms apply. Subject to change and vary by dealer. Offer ends 12/31/23 Call 1-877-205-0836

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance- NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-877-817-4697 [#6258](http://www.dental50plus.com/alabama)

Replace your roof with the best looking and longest lasting material steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-833-955-3163

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-877-724-3049 today!

EDUCATION ATTENTION ACTIVE Duty & Military Veterans! Begin a new career and earn your Degree at CTI! Online Computer &

Medical training available for Veterans & Families! To learn more, call 866-475-1014 (M-F 8am-6pm ET).

HEALTH AND BEAUTY ATTENTION OXYGEN THERAPY USERS! Discover Oxygen Therapy That Moves with You with Inogen Portable Oxygen Concentrators. FREE information kit. Call 1-855-405-8647


Attention: VIAGRA and CIALIS USERS! A cheaper alternative to high drugstore prices! 50 Pill Special - Only \$99! 100% guaranteed. CALL NOW: 1-855-405-9791

AUTOMOTIVE GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. All 50 States. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-855-405-8927

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AUTO INSURANCE from \$29 month Free 2-minute Quote! We Compare all Insurance providers offers for you! Lowest Rates! Call Now 866-450-0943

HELP WANTED Purchasing Specialist. FT. Duties: Collect, interpret and analyze sales activity data to properly forecast upcoming demand and assist management in procurement decision making. Develop models and provide predictive analysis of forward-looking forecasts using sales activity data. Monitor materials and subparts inventory to ensure adequate inventory levels. Process procurement transactions in an efficient and timely manner. Other duties as necessary. Req.: Bachelor's in Business Administration, Business Analytics, Information Management, Statistics, or any related field. Foreign educational equivalent accepted. To apply, mail resume and references to: Hanwha Advanced Materials America, LLC, Attn: Maritza Pozzi-Gamble, 4400 Northpark Drive, Opelika, AL 36801.



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Stakeholder Session #2 Notice – September 19, 2024

LEGALS

For legal advertising, email legals@auburnvillager.com

NOTICE TO FILE CLAIMS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: The Estate of Wallace Holton Workman, Jr., deceased
Estate No.: 2024-501

Letters Testamentary on the Estate of Wallace Holton Workman, Jr., deceased, having been granted to the undersigned on the 27th day of August, 2024, by the Honorable Bill English, Judge of Probate of Lee County, Alabama, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Richard Holton Workman, Personal Representative

PREPARED BY: Katie M. Crow Davis, Bingham, Hudson & Buckner, P.C.
724 N. Dean Road, Suite 100
Auburn, Alabama 36830
Ph. (334) 821-1908

The Villager
September 5,
September 12,
September 19,
2024

NOTICE OF HEARING

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: The Matter of Jimmy M. Carter
Case No.: 2022-687

Notice is hereby given that a Petition for Final Settlement of Conservatorship of Jimmy M. Carter was filed by Conservator Matthew Carter requesting approval of a final accounting for the period January 20, 2023-April 12, 2023. A hearing has been set for the 7th day of October 2024 at 10:00 a.m. central time, electronically via "ZOOM." Please contact the Lee County Probate Court at 334-737-3670 for access to the electron-

ic hearing should you intend to take part in the hearing for Final Settlement of Conservatorship of Jimmy M. Carter.

/s/ Bill English, Judge of Probate Lee County, Alabama

The Villager
September 5,
September 12,
September 19,
2024

NOTICE OF PUBLICATION

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: The Estate of Emma Bledsoe, deceased.
Case No. 2024-471

Letters of Administration of said deceased having been granted to Camellia Heard on the 20th day of August, 2024, by the Honorable Bill English, Probate Judge, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

Witness my hand and dated this 20th day of August, 2024.

/s/ Bill English Probate Judge Lee County, Alabama

The Villager
September 5,
September 12,
September 19,
2024

NOTICE OF COMPLETION

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, notice is hereby given that J.A. Lett Construction Co. Inc., Contractor, has completed the Contract for Construction at JOC Jordan Hare Stadium Field Level Premium Space Project No. 23-231 for the State of Alabama and Auburn University, Owners, and have made request for final settlement of said Contract. All persons having any claim for

labor, materials or otherwise in connection with this project should immediately notify:

Goodwyn Mills & Cawdorn Architects
2660 East Chase Lane, Suite 200
Montgomery, AL 36117

J.A. Lett Construction Co. Inc.
P.O. Box 1330
Auburn, AL 36831-1330

The Villager
September 5,
September 12,
September 19,
2024

NOTICE TO CREDITORS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: In the Matter of the Estate of Yancey Chad Stephens, deceased.
Case No. 2024-023

Take Notice that Letters Testamentary were granted to Sherry L. Johnson May as Personal Representative of the Estate of Yancey Chad Stephens, deceased, on August 30, 2024 by the Hon. Bill English, Probate Judge of Lee County. Notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Bill English Probate Judge Lee County, Alabama

Sara G. Bragdon Attorney for Personal Representative
Akridge & Balch, P.C.
P.O. Drawer 3738
Auburn, AL 36831
334-887-0884

The Villager
September 12,
September 19,
September 26,
2024

NOTICE OF COMPLETION

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, notice is hereby given that J.A. Lett Construction Co. Inc., Contractor, has completed the

Contract for Construction at JOC Miller Hall Convert Basement Project No. 24-129 for the State of Alabama and Auburn University, Owners, and have made request for final settlement of said Contract. All persons having any claim for labor, materials or otherwise in connection with this project should immediately notify:

Auburn University Facilities
1161 W. Samford Ave.
Auburn University, AL 36849

J.A. Lett Construction Co. Inc.
P.O. Box 1330
Auburn, AL 36831-1330

The Villager
September 12,
September 19,
September 26,
2024

NOTICE OF COMPLETION

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, notice is hereby given that J.A. Lett Construction Co. Inc., Contractor, has completed the Contract for Construction at JOC Miller Hall Room 230 Renovations Project No. 24-102 for the State of Alabama and Auburn University, Owners, and have made request for final settlement of said Contract. All persons having any claim for labor, materials or otherwise in connection with this project should immediately notify:

Auburn University Facilities
1161 W. Samford Ave.
Auburn University, AL 36849

J.A. Lett Construction Co. Inc.
P.O. Box 1330
Auburn, AL 36831-1330

The Villager
September 12,
September 19,
September 26,
2024

NOTICE OF APPOINTMENT

IN THE PROBATE COURT OF LEE COUNTY, ALA-

BAMA
IN RE: The Estate of Edward T. Ryan a/k/a Edward Tabb Ryan, Sr., deceased
Case No. 2024-449

Letters Testamentary of said deceased having been granted to the undersigned on the 29th day of August, 2024, by the Honorable Bill English, Judge of the Probate Court of Lee County, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Katrina Ratliff Ryan, Executor

The Villager
September 12,
September 19,
September 26,
2024

NOTICE OF PETITION AND SERVICE BY PUBLICATION

IN THE CIRCUIT COURT OF LEE COUNTY, ALABAMA JUVENILE DIVISION
IN RE: R.O.D., a minor child (DOB 9/8/2022)
Case JU-2023-098.03

NOTICE TO: The parents of R.O.D., who was born on 05/24/2019 at St. Joseph Mercy Hospital in Washtenaw, Michigan, to Naomi Jamila Hartley-McShan and Rayshon Demarkus Dawson, and whose custody was vested in the Lee County Department of Human Resources on March 24, 2023. The parents, Naomi Jamila Hartley-McShan and Rayshon Demarkus Dawson, must answer the Petition for Termination of Parental Rights filed regarding this child in the Juvenile Court of Lee County, Alabama, within fourteen (14) days from the last date of Publication of this notice with the Clerk of Court located at the Lee County Justice Center, 2311 Gateway Drive, Suite 104, Opelika, AL 36801, or thereafter, a final judgment may be entered in Case JU-2023-098.03 terminating their parental rights and placing the child up for adoption.

/s/ Mary Robertson, Circuit Clerk

Hon. Lenae S. Simpson Attorney for Lee County DHR
2106 Gateway Drive, Suite D
Opelika, AL 36801
(334) 737-5665

The Villager
September 12,
September 19,
September 26,
October 3, 2024

NOTICE OF ADOPTION PROCEEDING

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: In the Matter of the Adoption of Ann Marie Conner and Ty Robinson Conner Case No: PR-2024-000985

TO: Unknown father of CSJ, a minor; whose whereabouts are unknown
Please take notice that Ann Marie Conner and Ty Robinson Conner filed with this Court a Petition for Adoption to adopt CSJ a male born to Sharmeria Shawntayae Jones on July 13, 2024, in Opelika, Lee County, Alabama. As a notified party, you may appear in the adoption proceeding to contest or support the Petition for Adoption.

Please be advised that if you intend to contest this adoption, you must file a written response within thirty (30) days from the last day this Notice of Adoption Proceeding is published with the attorney for said Petitioner(s), whose name and address is shown below, and with the Chief Clerk of the Shelby County Probate Court at P.O. Box 825, Columbiana, Alabama 35051. If you fail to respond within said thirty (30) days, the Court may construe that failure to respond as an implied consent to the adoption and as a waiver of a right to appear and of further notice of the adoption proceedings. If the adoption is approved, your parental rights, if any, will be considered terminated.

This the 23 day of August, 2024.

Attorney: OSBORNE, AMY M. ESQ
4770 Eastern Valley Road, Suite 111 The Shoppes at Letson Farms, PMB 106
McCalla, AL 35111
(205) 515-9271

The Villager
September 12,
September 19,
September 26,
October 3, 2024

NOTICE OF APPOINTMENT

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: Jennifer R. McGuigan, deceased

Letters Testamentary of said deceased having been granted to Shane Anthony McGuigan, Executor, on the 5th day of September, 2024, by the Honorable Bill English, Judge of Probate of Lee County, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Shane Anthony McGuigan

The Villager
September 12,
September 19,
September 26,
2024

AVISO DE PETICION ENTREGA POR PUBLICACION

EN EL TRIBUNAL DE MENORES DEL CONDADO DE LEE, ALABAMA
RE: M.M., menor de edad (fecha de nacimiento: 9/8/2022)
Expediente: JU-2023-000248.02

AVISO A: Jessica Mendez y cualquier padre legal desconocido de M.M., nacido de Jessica Mendez. La custodia legal de M.M. fue conferida al Departamento de Recursos Humanos del Condado de Lee el 13 de enero de 2023. Jessica Mendez y cualquier padre legal desconocido deben responder a la petición de terminación de la patria potestad presentada ante el Tribunal Familiar del Condado de Lee, CL, dentro de los catorce (14) días a partir de la última fecha de publicación de este aviso con el secretario del Tribunal

ubicado en 2311 Gateway Drive, Opelika, AL 36801 o, posteriormente, se puede dictar una sentencia definitiva en el Case JU-2023-000248.02, que de por terminada la patria potestad de Jessica Mendez y de cualquier padre legal desconocido y que se de dicho menor en adopción.

/s/ Mary Robertson Secretaria de Circuito

H. Casey H. Corley Abogado del Departamento de Recursos Humanos del Condado de Lee
P.O. Box 4081
Auburn, AL 36830
(334)414-3668

The Villager
September 12,
September 19,
September 26,
October 3, 2024

NOTICE OF PETITION AND SERVICE BY PUBLICATION

IN THE JUVENILE COURT OF LEE COUNTY, ALABAMA
RE: M.M., a minor child (DOB 9/8/2022)
Case JU-2023-000248.02

NOTICE TO: Jessica Mendez and any unknown legal father of M.M. born to Jessica Mendez. The legal Custody of M.M. was vested with Lee County DHR on January 13, 2023. Jessica Mendez and any unknown legal father must answer the Petition to Terminate his parental rights filed in the Family Court of Lee County, AL within fourteen (14) days from the last date of Publication of this notice with the Clerk of the Court located at 2311 Gateway Drive, Opelika, AL 35801 or thereafter, a final judgment may be rendered in Case JU-2023-000248.02, terminating Jessica Mendez and any unknown legal father parental rights and placing said child for adoption.

/s/ Mary Robertson Circuit Clerk

Hon. Casey H. Corley Attorney for Lee County DHR
P.O. Box 4081
Auburn, AL 36830
(334) 414-3668

The Villager
September 12,
September 19,
September 26,
October 3, 2024

PUBLIC NOTICE

City of Auburn Community Development Block Grant Program 2025-2029 Consolidated Plan Stakeholder Session #2

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 Community Development Block Grant (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.

An essential component of determining the need for government action is to obtain input from the local public, emphasizing involvement by low- and moderate-income persons. The City of Auburn recognizes that citizen involvement in the CDBG program planning and development is essential. The public is invited to attend the Stakeholder Session #2 to receive input on the goals and strategies related to Housing, Public Improvements, and Supportive Services for the 2025-2029 Consolidated Plan and the 2025 Annual Action Plan.

Stakeholder Session #2: Boykin Community Center
Boykin Auditorium
400 Boykin Street
Auburn, Alabama, 36832
Tuesday, October 8, 2024, 5:30 p.m.

For additional information or to request special accommodation (interpreter, sign language, or other), contact the Community Services Department, Attn: Ashley Simpson, 400 Boykin Street, Auburn, Alabama 36830, or via email at ashley.simpson@auburnalabama.org no later than October 4, 2024.

The Villager
September 19,
2024

NOTICE OF PUBLICATION

IN THE PROBATE COURT OF LEE COUNTY, ALA-

BAMA
IN RE: In the Matter of the Estate of Ervin Lee Cartledge Probate Court No.: 2024-479

Letters of Administration, with bond, of said deceased having been granted to the undersigned on the 30th day of August, 2024, by the Honorable Bill English, Judge of the Probate Court of Lee County, Alabama, notice is hereby given that all persons having claims against said Estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Maryum Latteef McCray, Administrator

/s/ Ray Donaldson Attorney for the Estate of Ervin Lee Cartledge, deceased

OF COUNSEL: Donaldson & Donaldson, Attorneys at Law, LLC
Post Office Box 1288
Auburn, Alabama 36831
334-501-7804

The Villager
September 19,
September 26,
October 3, 2024

NOTICE OF APPOINTMENT

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: The Estate of Eun Sil Price, deceased.
Case No. 2024-515

Letters Testamentary of said deceased having been granted to Edward Dale Price on the 9th day of September, 2024, by the Hon. Bill English, Judge of Probate of Lee County, Alabama, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ James E. Hall Attorney for Personal Representative

The Villager
September 19,
September 26,
October 3, 2024

NOTICE OF PUBLIC HEARING

AUBURN CITY COUNCIL
October 31, 2024
7:00 p.m.

Notice is hereby given in accordance with Section 23-4-2 of the Code of Alabama that the City Council of the City of Auburn will conduct a public hearing during the regularly scheduled City Council meeting on Thursday, October 31, beginning at 7:00 p.m. in the Auburn City Council Chambers, 141 North Ross Street, Auburn, Alabama 36830 to receive the benefit of public input concerning a proposal to vacate a portion of the utility easement located at 1287 Ogletree Road, Auburn, Alabama 36831. Any citizen alleging to be affected by the proposed vacation may submit a written objection to the Auburn City Council or may request an opportunity to be heard at the public hearing.

The proposed easement vacation is described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 4 OF MOORES MILL GOLF CLUB FIRST REVISION RECORD-ED IN LEE COUNTY JUDGE OF PROBATE PLAT BOOK 27 PAGE 8; THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 810.13 FEET TO THE POINT OF BEGINNING OF A 20' DRAINAGE AND UTILITY EASEMENT; FROM SAID POINT OF BEGINNING THENCE SOUTH 89°36'38" WEST, A DISTANCE OF 21.53 FEET; THENCE NORTH 21°11'14" EAST, A DISTANCE OF 225.59 FEET; THENCE NORTH 06°30'14" EAST, A DISTANCE OF 202.49 FEET; THENCE SOUTH 89°23'25" EAST, A DISTANCE OF 20.11 FEET; THENCE SOUTH 06°30'14" WEST, A DISTANCE OF 207.13 FEET; THENCE SOUTH 21°11'14" WEST, A DISTANCE OF 220.26 FEET TO THE POINT OF BEGINNING, SAID 20' DRAINAGE AND UTILITY EASEMENT CONTAINING, 8,554.74 SQUARE FEET OR 0.20 ACRES,

MORE OR LESS.

The Villager
September 19,
September 26,
October 3, 2024
October 10, 2024

MS-2024-002

AN AMENDMENT TO FURTHER AMEND THE SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, ALABAMA, ADOPTED JULY 15, 1976, AS AMENDED, ARE HEREBY REPEALED TO THE EXTENT NECESSARY TO GIVE THESE REGULATIONS FULL FORCE AND EFFECT.

ARTICLE I. GENERAL PROVISIONS. *(This article shall be amended as follows and all other text shall remain as is.)*

C. Statement of Policy

1. Orderly Development. It is hereby declared to be the policy of the Auburn Planning Commission to consider the subdivision of land the initial and principal step in carrying out the general purpose of the Comprehensive Plan: to guide and accomplish a coordinated, adjusted and harmonious development of the land within the planning jurisdiction which will, in accordance with existing and future needs, best promote the public health, safety, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

D. Purposes

1. Future Growth. To guide the future growth and development of the land within the planning jurisdiction in accordance with the Comprehensive Plan.

2. Social and Economic Stability. To protect the character and the social and economic stability of all parts of the area within the planning jurisdiction.

E. Area of Jurisdiction

These regulations shall be applied to and shall govern the subdivision of land within the planning jurisdiction of the City of Auburn. Such jurisdiction is defined in accordance with Chapter 52, Section 11-52-30 of the 1975 Code of Alabama, as amended; and, as such, includes all land within the Corporate Limits of the City of Auburn plus unincorporated land within one and one-half (1.5) miles of the Corporate Limits.

Subdivisions located within the planning jurisdiction, outside of the corporate limits shall be subject to that certain Interlocal Agreement, as amended by the City Council and the Lee County Commission from time to time. The Interlocal Agreement can be found in the Appendix of these regulations.

F. Subdivision Exemptions

2. General Requirements. The following land divisions do not fall within the Subdivision Regulations, and therefore, are exempt from the City subdivision regulations and review:

b. Family Subdivisions per Alabama State Code Section 11-52-30 (b)(2) located within the planning jurisdiction and outside of the corporate limits. However, any transaction resulting in the direct sale, deed, or transfer of that land within 24 months of the excepted transfer shall be subject to the City subdivision regulations.

Each Family Subdivision submittal must include an affidavit from the property owner providing information and acknowledging that the subdivided lots are only to be transferred, sold or conveyed to an individual who may be eligible to inherit that land from the owner under Article 3 of Chapter 8 of Title 43 of the Code of Alabama (1975). City reserves the right to request from the applicant such documentation as may be needed to determine whether a submittal qualifies as a Family Subdivision.

In addition, the subdivision plat must include the following note:

"AL Code § 11-52-30 (2022) (b)(2) Within a municipal planning jurisdiction outside of the corporate limits of the municipality, municipal subdivision regulations shall not be applied to any transaction resulting in the direct sale, deed, or transfer of land by the owner to any individual who may be eligible to inherit that land from the owner under Article 3 of Chapter 8 of Title

43, relating to intestate succession. Notwithstanding the foregoing, any transaction relating in the direct sale, deed, or transfer of that land occurring within 24 months of the excepted transfer shall be subject to municipal subdivision regulations."

ARTICLE II. DEFINITIONS. *(This article shall be amended as follows and all other text shall remain as is.)*

D. Terms Defined

Building Setback: The line, generally parallel to a lot line or road right-of-way line, indicating the minimum horizontal distance between the lot line and the face of the building, as required by the Zoning Ordinance. In those cases where the Building Line and the Building Setback are not identical, the greater of the two shall take precedence. Planning required building setback lines is discouraged as they may change with amendments to the Zoning Ordinance; thereby complicating enforcement. In the case of a setback or building line represented on a recorded plat which is less restrictive than that required by the current Zoning Ordinance, the setback required by the Zoning Ordinance shall prevail.

Comprehensive Plan: A composite of the plans (including the latest adopted version of the City's Land Use Plan, Major Street Plan, Plan for Sewer Service, Plan for Water Distribution Facilities, Bikeway Plan, Greenways Plan, and Capital Improvements Program), maps, official reports and explanatory material adopted by the Planning Commission and/or City Council for the guidance of the growth and development of the City of Auburn.

Cul-De-Sac: A local street with one outlet and having an appropriate terminal for safe and convenient reversal of traffic movement.

Family Subdivision: Division of land by the property owner resulting in a sale, deed, or transfer of land to any individual who may be eligible to inherit that land from the owner under Article 3 of Chapter 8 of Title 43 of the Alabama State Code (1975), relating to intestate succession.

Flag Lot: Any lot, that is, generally, in the shape of a flag extended at the end of a pole, where in the pole portion of the lot serves to provide the required street frontage and the flag portion of the lot serves to provide the buildable area of the lot. Any lot which narrows to a dimension of less than 50% of the lot width at any point between a street and the front building line shall be considered a flag lot.

Interlocal Agreement: Written agreement between Lee County and City of Auburn providing for joint review of subdivision activity in the City of Auburn's Planning Jurisdiction.

Lot: A parcel of land occupied by, or designated to be developed for, one (1) or more buildings or principal uses and the accessory buildings or uses customarily incidental to such building, use or development, including such open spaces and yards as are designed and arranged or required by these Regulations for such building, use, or development. Lot, Corner: A lot abutting two (2) or more streets at their intersection. If the two (2) streets form an angle of more than 135 degrees, as measured at the point of intersection of the street center lines, the lot shall not be considered a corner lot.

Lot Layout: A design prepared for review and comment at a pre-application meeting.

Lot Width: The horizontal distance between side lot lines measured at the right-of-way.

Major Street Plan: A component of the Comprehensive Plan showing the general location of existing and proposed major streets in the City of Auburn and its planning jurisdiction.

Nonconforming Lot of Record: Any lot, validly recorded in the public records of Lee County, which complied with all applicable laws, ordinances, and regulations in effect on the recording date, but does not conform to current applicable regulations. (See also Lot of Record).

Open Space: Any lot

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Public Hearing Notice – December 12, 2024

LEGALS

For legal advertising, email legals@auburnvillager.com

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Delundra J. Dawson, an unmarried woman, and Javasia K. Allen, an unmarried man, originally in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Trustmark National Bank, on March 28, 2022, said mortgage recorded in the Office of the Judge of Probate of Lee County, Alabama, in Mortgage Book 4853 Page 663; the undersigned U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust, as Mortgagee/Transferee, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Court House at Opelika, Lee County, Alabama, on January 9, 2025, during the legal hours of sale, all of its rights, title, and interest in and to the following described real estate, situated in Lee County, Alabama, and being more particularly described as follows: Commence at the intersection of the East line of the Northwest Quarter of the Northeast Quarter of said Section 3 and the South right of way line of Lee Road 240 and run South 87 degrees 13 minutes 00 seconds West

along said right of way line 425.12 feet to an iron pin; thence run South 02 degrees 30 minutes 31 seconds East 268.16 feet to the iron pin marking the Point of Beginning. From said Point of Beginning continue South 02 degrees 30 minutes 31 seconds East 257.73 feet to an iron pin; thence run South 87 degrees 13 minutes 00 seconds West 111.94 feet to an iron pin; thence run North 01 degrees 34 minutes 43 seconds West 257.79 feet to an iron pin; thence run North 87 degrees 13 minutes 00 seconds East 107.76 feet to the iron pin marking the Point of Beginning. The above described property is designated as Parcel C-2 on a plat of survey prepared by Jack B. Shay, R.L.S., Ala. Reg. No. 15457, dated March 15, 2004. Together with an easement for ingress and egress extending from the South right of way line of Auburn Road to the Southeast corner of the above described property which is designated as "Lee Road 590 - Easement to Others". Subject to easements and restrictions of record including but not limited to an easement for ingress and egress along the West boundary of the above described property designated on the above referenced survey as "Private Drive - Lee Road 590". Property street address for informational purposes: 231 Lee Road 590, Phenix City, AL 36870. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, WITHOUT WARRANTY OR RECOURSE, EXPRESSED OR IMPLIED AS TO

TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERE-TO. Alabama law gives some persons who have an interest in property the right to redeem the property under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure process. An attorney should be consulted to help you understand these rights and programs as a part of the foreclosure process. This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. The successful bidder must tender a non-refundable deposit of Five Thousand Dollars (\$5,000.00) in certified funds made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The balance of the purchase price plus any deed recording costs and transfer taxes must be paid in certified funds by noon the next business day at the Law Office of Tiffany & Bosco, P.A. at the address indicated below. Tiffany & Bosco, P.A. reserves the right to award the bid to the next highest bidder should the highest bidder fail to timely tender the total amount due. The Mortgagee/Transferee reserves the right to bid for and purchase the real estate and to credit its purchase price against the expenses of sale and the indebtedness secured by the real estate. This sale is subject to postponement or cancellation. U.S. Bank Trust National Association, not in

its individual capacity but solely as owner trustee for RCAF Acquisition Trust, ("Transferee") Tiffany & Bosco, P.A., 2501 20th Place South, Suite 300, Homewood, AL 35223 www.tblaw.com TB File Number: 24-00493-SF-AL

The Villager November 28, December 5, December 12, 2024

ORDER FOR SERVICE BY PUBLICATION

IN THE CIRCUIT COURT OF LEE COUNTY, ALABAMA Case No.: CV-2022-000178.00

WBC Real Estate LLC, Plaintiff v. Tract or Parcel of Land in Lee County, AL Describe, Byrd Latisha Janay, substituted for Terry L. Byrd, Lewis Brenda, substituted for Russell Byrd, Pitts Rosalyn D et al, Defendants.

The Plaintiff having made Motion for Service by Publication supported by the Affidavit of Roger W. Pierce stating that the Defendant, Russell Lewis, is avoiding service and it appearing that the Plaintiff has filed a complaint seeking to quiet title in and to the property described in the Complaint and for a sale of the property for division of the proceeds among the heirs.

It is ORDERED AND ADJUDGED that the Defendant, Russell Lewis, answer the plaintiff of the Plaintiff by the 20th day of December, 2024, or thereafter a Judgment by Default may be rendered against the said Defendant.

It is further OR-

DERED that this order and notice be published once a week for four consecutive weeks in the Auburn Villager, a newspaper in general circulation in Lee County.

Done this 14th day of November, 2024.

/s/ Jeffrey Gerald Tickal, Circuit Judge

The Villager November 28, November 28, December 5, December 12, 2024

NOTICE OF COMPLETION

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, as amended, notice is hereby given that Rabren General Contractors, Contractor, has completed the Contract for Construction at Command Sergeant Major Bennie G. Adkins State Veterans Home for the State of Alabama and Coffee County/ City of Enterprise, Owners, and have made request for final settlement of said Contract. All persons having any claim for labor, materials, or otherwise in connection with this project should immediately notify:

Williams Blackstock Architects Rabren General Contractors 306 Persimmon Drive Auburn, AL 36830

The Villager November 28, December 5, December 12, December 19, 2024

NOTICE OF HEARING

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA IN RE: The Matter of Claire A. Fitts Case No.: 2023-414

Notice is hereby given that a Petition for Immediate Appointment Accounting and Bond Reduction of the Conservatorship of Claire A. Fitts was filed

by Conservator DeWitt Fitts requesting approval of an accounting for the period of September 29, 2023 through September 30, 2024. A hearing has been set for the 19th day of December at 09:00 a.m. central time, electronically via "ZOOM." Please contact the Lee County Probate Court at 334-737-0770 for access to the electronic hearing should you intend to take part in the hearing of the Petition for Immediate Accounting of the Conservatorship of Claire A. Fitts.

/s/ Bill English, Judge of Probate Lee County, Alabama

The Villager November 28, December 5, December 12, 2024

NOTICE OF HEARING

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA IN RE: The Matter of the Adoption Petition of Ivel Shirleen Carter Case No.: 2024-222 & 2024-223

TO: Any potential unknown fathers

Please take notice that a Petition for Adoption was filed in the Probate Court of Lee County, Alabama by Ivel Shirleen Carter on October 23, 2024, for the adoption of J.P.C. born on November 8, 2012, in Columbus, Georgia to Sidni Virginia Carter and H.J.C. born on April 11, 2011, in Andalusia, Alabama to Sidni Virginia Carter.

A hearing has been set in the Lee County Probate Court, Opelika, Alabama. Should you intend to contest this adoption you must file a written response with the attorney for the petitioner, Hon. Jonathan D. Riley, P.O. Box 1868, Opelika, AL 36801 and with the Probate Court of Lee County, P.O. Box 2266, Opelika, AL 36803 as soon as possible but no later than thirty (30) days from the last day this notice is published.

Date on this the 25th day of November, 2024. /s/ Bill English Judge of Probate Lee County, Alabama

The Villager November 28, December 5, December 12, December 19, 2024

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Jimmie Watkins and Monica Watkins, husband and wife, originally in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Mutual of Omaha Mortgage, Inc., on June 27, 2022, said mortgage recorded in the Office of the Judge of Probate of Lee County, Alabama, in Mortgage Book 4884 and Page 434; the undersigned NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Mortgagee/Transferee, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Courthouse at Opelika, Lee County, Alabama, on February 6, 2025, during the legal hours of sale, all of its rights, title, and interest in and to the following described real estate, situated in Lee County, Alabama, to-wit: Lot 190 as shown upon a map or plat of Meadowood Subdivision, located in part of Section 12, Township 18 North, Range 29 East, Phenix City, Lee County, Alabama, recorded in Plat Vol. 30, Pages 2-8, in the Office of the Judge of Probate of Lee County, Alabama.. Property street address for informational purposes: 455 Lee Rd 187, Opelika, AL 36804. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, WITHOUT WARRANTY OR RECOURSE, EXPRESSED OR IMPLIED AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERE-TO. Alabama law gives some persons who have an interest in property the right to redeem the property under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure process. An attorney should be consulted to help you understand these

rights and programs as a part of the foreclosure process. This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. The successful bidder must tender a non-refundable deposit of Five Thousand Dollars (\$5,000.00) in certified funds made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The balance of the purchase price plus any deed recording costs and transfer taxes must be paid in certified funds by noon the next business day at the Law Office of Tiffany & Bosco, P.A. at the address indicated below. Tiffany & Bosco, P.A. reserves the right to award the bid to the next highest bidder should the highest bidder fail to timely tender the total amount due. The Mortgagee/Transferee reserves the right to bid for and purchase the real estate and to credit its purchase price against the expenses of sale and the indebtedness secured by the real estate. This sale is subject to postponement or cancellation. Penny-Mac Loan Services, LLC, ("Transferee") Tiffany & Bosco, P.A., 2501 20th Place South, Suite 300, Homewood, AL 35223 www.tblaw.com TB File Number: 24-04324-PM-AL

The Villager November 28, December 5, December 12, 2024

The Villager November 28, December 5, December 12, 2024

NOTICE OF HEARING

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA IN RE: The Matter of the Adoption Petition of Ivel Shirleen Carter Case No.: 2024-222 & 2024-223

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A hearing has been set in the Lee County Probate Court, Opelika, Alabama. Should you intend to contest this adoption you must file a written response with the attorney for the petitioner, Hon. Jonathan D. Riley, P.O. Box 1868, Opelika, AL 36801 and with the Probate Court of Lee County, P.O. Box 2266, Opelika, AL 36803 as soon as possible but no later than thirty (30) days from the last day this notice is published.

Date on this the 25th day of November, 2024. /s/ Bill English Judge of Probate Lee County, Alabama

The Villager November 28, December 5, December 12, December 19, 2024

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Jimmie Watkins and Monica Watkins, husband and wife, originally in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Mutual of Omaha Mortgage, Inc., on June 27, 2022, said mortgage recorded in the Office of the Judge of Probate of Lee County, Alabama, in Mortgage Book 4884 and Page 434; the undersigned NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Mortgagee/Transferee, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Courthouse at Opelika, Lee County, Alabama, on February 6, 2025, during the legal hours of sale, all of its rights, title, and interest in and to the following described real estate, situated in Lee County, Alabama, to-wit: Lot 190 as shown upon a map or plat of Meadowood Subdivision, located in part of Section 12, Township 18 North, Range 29 East, Phenix City, Lee County, Alabama, recorded in Plat Vol. 30, Pages 2-8, in the Office of the Judge of Probate of Lee County, Alabama.. Property street address for informational purposes: 455 Lee Rd 187, Opelika, AL 36804. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, WITHOUT WARRANTY OR RECOURSE, EXPRESSED OR IMPLIED AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERE-TO. Alabama law gives some persons who have an interest in property the right to redeem the property under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure process. An attorney should be consulted to help you understand these

/s/ Jana Watkins Muschamp, Executor

/s/ Sharon Watkins Lofton, Executor

/s/ Harrell D. Huguley, III, Executor

The Villager December 5, December 12, December 19, 2024

NOTICE OF CREDITORS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA IN RE: The Estate of Sheba Ann Wright Valentine aka Sheba A. Valentine, deceased Case No.: 2024-649

Letters Testamentary having been granted to Cindy Valentine Webb as Executrix of the Estate by the Judge of this Court on November 19th, 2024. Take Notice that all persons having claims against said Estate are required to present the same within the time allowed by law or the same will be barred.

/s/ Cindy Valentine Webb

The Villager December 5, December 12, December 19, 2024

NOTICE TO FILE CLAIMS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA IN RE: The Estate of James Neil Osment, deceased

Letters Testamentary of said deceased having been granted to the undersigned on the 21st day of November, 2024, by the Judge of the Probate Court of Lee County, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Mirtha M. Osment, aka Mirtha Mercedes Osment

The Villager December 5, December 12, December 19, 2024

NOTICE TO CREDITORS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA IN RE: The Estate of Kenneth Bruce James, a/k/a Kenneth B. James, deceased

Take Notice that Letters Testamentary having been granted to Gladys W. James in the Estate of Kenneth Bruce James, a/k/a Kenneth B. James, deceased, on November 27, 2024, by the Honorable Bill English, Judge of Probate, Lee County, Alabama. Notice is hereby given that all persons having claims against said Estate are hereby required to present the same within the time allowed by law or the same will be barred.

/s/ Gladys W. James, Executor

The Villager December 5, December 12, December 19, 2024

MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Quintina Yvette Jones, an unmarried woman, originally in favor of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Homestar Financial Corp., on December 8, 2021, said mortgage recorded in the Office of the Judge of Probate of Lee County, Alabama, in Mortgages Book 4818 Page 98; the undersigned Penny-Mac Loan Services, LLC, as Mortgagee/Transferee, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Courthouse at Opelika, Lee County, Alabama, on January 23, 2025, during the legal hours of sale, all of its rights, title, and interest in and to the following described real estate, situated in Lee County, Alabama, to-wit: Commencing at the Southeast corner of the Southwest Quarter of Section 20, Township 19 North, Range 28 East, run thence North 89 degrees 25 minutes West, 680 feet; run thence South 02 degrees 33 minutes East, 546 feet to a point on the Southwesterly margin of US Highway 280 and 431; run thence North 50 degrees 03 minutes West, along the Southwestwesterly margin of said Highway 400 feet; run thence South 82 degrees 35 minutes West, 579.5 feet to the Point of Beginning of the property herein to be sold; and conveyed; from said Point of Beginning continue South 82 degrees 35 minutes West, 525 feet to a point on the centerline of public road of the Northeast Quarter of Section 29, Township 19 North, Range 28 East, Lee County, Alabama.. Property street address for informational purposes: 455 Lee Rd 187, Opelika, AL 36804. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, WITHOUT WARRANTY OR RECOURSE, EXPRESSED OR IMPLIED AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERE-TO. Alabama law gives some persons who have an interest in property the right to redeem the property under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure process. An attorney should be consulted to help you understand these

rights and programs as a part of the foreclosure process. This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. The successful bidder must tender a non-refundable deposit of Five Thousand Dollars (\$5,000.00) in certified funds made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The balance of the purchase price plus any deed recording costs and transfer taxes must be paid in certified funds by noon the next business day at the Law Office of Tiffany & Bosco, P.A. at the address indicated below. Tiffany & Bosco, P.A. reserves the right to award the bid to the next highest bidder should the highest bidder fail to timely tender the total amount due. The Mortgagee/Transferee reserves the right to bid for and purchase the real estate and to credit its purchase price against the expenses of sale and the indebtedness secured by the real estate. This sale is subject to postponement or cancellation. Penny-Mac Loan Services, LLC, ("Transferee") Tiffany & Bosco, P.A., 2501 20th Place South, Suite 300, Homewood, AL 35223 www.tblaw.com TB File Number: 24-04324-PM-AL

The Villager December 12, December 19, December 26, 2024

PUBLIC NOTICE

City of Auburn Community Development Block Grant (CDBG) Program Proposed 2025-2029 Consolidated Plan

Citizen Participation Plan Analysis of Impediments to Fair Housing 2025 Action Plan Process

Five-Year Consolidated Plan (Con Plan): The Con Plan identifies community needs, resources, and priorities. Based on the housing needs assessment, housing market analysis, non-housing community needs assessment, and the Community Needs Assessment Survey, the Community Services Department has recommended the following activities as high priorities to be included in the CDBG 2025-2029 Consolidated Plan:

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

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

The Analysis of Impediments to Fair Housing (AI): The AI is a comprehensive analysis of fair housing issues related planning goals for the community.

Annual Action Plan: The Action Plan is prepared each year which provides information on the intended use of CDBG funds to address the needs in the Con Plan. The City of Auburn is currently accepting applications for Community Development Block Grant (CDBG) funding in 2025. Applications will be considered to fund housing and public service activities benefiting low- to moderate-income residents. Applications are available at the Community Services Department office or can be requested digitally: athomas@auburnalabama.org.

Applications must be complete and received no later than Friday, January 10, 2025, at 5:00 pm.

An essential component of determining the need for government action is to obtain input from the local public, emphasizing involvement

rights and programs as a part of the foreclosure process. This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. The successful bidder must tender a non-refundable deposit of Five Thousand Dollars (\$5,000.00) in certified funds made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The balance of the purchase price plus any deed recording costs and transfer taxes must be paid in certified funds by noon the next business day at the Law Office of Tiffany & Bosco, P.A. at the address indicated below. Tiffany & Bosco, P.A. reserves the right to award the bid to the next highest bidder should the highest bidder fail to timely tender the total amount due. The Mortgagee/Transferee reserves the right to bid for and purchase the real estate and to credit its purchase price against the expenses of sale and the indebtedness secured by the real estate. This sale is subject to postponement or cancellation. Penny-Mac Loan Services, LLC, ("Transferee") Tiffany & Bosco, P.A., 2501 20th Place South, Suite 300, Homewood, AL 35223 www.tblaw.com TB File Number: 24-04324-PM-AL

The Villager December 12, December 19, December 26, 2024

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City of Auburn Community Development Block Grant (CDBG) Program Proposed 2025-2029 Consolidated Plan

Citizen Participation Plan Analysis of Impediments to Fair Housing 2025 Action Plan Process

Five-Year Consolidated Plan (Con Plan): The Con Plan identifies community needs, resources, and priorities. Based on the housing needs assessment, housing market analysis, non-housing community needs assessment, and the Community Needs Assessment Survey, the Community Services Department has recommended the following activities as high priorities to be included in the CDBG 2025-2029 Consolidated Plan:

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

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

The Analysis of Impediments to Fair Housing (AI): The AI is a comprehensive analysis of fair housing issues related planning goals for the community.

Annual Action Plan: The Action Plan is prepared each year which provides information on the intended use of CDBG funds to address the needs in the Con Plan. The City of Auburn is currently accepting applications for Community Development Block Grant (CDBG) funding in 2025. Applications will be considered to fund housing and public service activities benefiting low- to moderate-income residents. Applications are available at the Community Services Department office or can be requested digitally: athomas@auburnalabama.org.

Applications must be complete and received no later than Friday, January 10, 2025, at 5:00 pm.

An essential component of determining the need for government action is to obtain input from the local public, emphasizing involvement

by low- and moderate-income persons. The City recognizes that citizen involvement in the CDBG program planning and development is essential. The public is invited to attend a public hearing related to Con Plan, CPP Plan, AI, CDBG funding applications and the 2025 Action Plan process. The funding application and the Action Plan process will be presented at both meetings.

Date of Public Hearing: Thursday, January 9, 2025, 10:00 a.m. and 5:30 p.m.

All requests for accommodations are considered and should be forwarded to the Community Services Department no later than January 3, 2025. Request for accommodations and questions regarding this public notice and the public hearing may be sent to the Community Services Department, Attn: Ashley Simpson, 400 Boykin Street, Auburn, Alabama 36830 or via email at athomas@auburnalabama.org.

The Villager December 12, 2024

ORDINANCE NO. 3523

AN ORDINANCE TO AMEND ARTICLE II, FLOOD DAMAGE PREVENTION, CHAPTER 7, DRAINAGE AND FLOOD CONTROL, CODE OF THE CITY OF AUBURN, TO MEET THE NATIONAL FLOODPLAIN INSURANCE PROGRAM REQUIREMENTS AS DIRECTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

Section 1. That Article II, Flood Damage Prevention, Chapter 7, Drainage and Flood Control, of The Code of the City of Auburn is hereby amended as follows:

ARTICLE II

FLOODPLAIN DEVELOPMENT ORDINANCE*

DIVISION 1

STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES

The National Flood Insurance Program (NFIP) is managed by the Federal Emergency Management Agency (FEMA). Communities are not required to participate in the program by any law or regulation, but instead participate voluntarily in order to obtain access to NFIP flood insurance. Communities that choose to participate in the NFIP are required to adopt and enforce a floodplain development ordinance with land use and control measures that include effective enforcement provisions to regulate development in the floodplain resulting in reduced future flood losses.

FEMA has set forth in federal regulations the minimum standards required for participation in the NFIP; however, these standards have the force of law only because they are adopted and enforced by a state or local government; referred to as a NFIP community. Legal enforcement of the floodplain management standards is the responsibility of the participating NFIP community, which can elect to adopt higher standards as a means of mitigating flood risk. The City of Auburn agrees to adopt and enforce this Ordinance, which meets or exceeds the minimum standards of the Code of Federal Regulations Title 44 §60.3 in order to participate in the NFIP and have access to federal flood insurance and other federal assistance.

SECTION A STATUTORY AUTHORIZATION

The Legislature of the State of Alabama in Title 11, Chapter 19, Sections 1-24; Chapter 45, Sections 1-11; Chapter 52, Sections 1-84; and Title 41, Chapter 9, Section 166 of the Code of Alabama, 1975, authorized local gov-

Turn to LEGALS, A5

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Public Hearing Notice – January 30, 2025

LEGALS

For legal advertising, email legals@auburnvillager.com

NOTICE OF PUBLIC HEARING
Auburn City Council
Date: February 18, 2025
6:00 p.m.

Notice is hereby given in accordance with Section 23-4-2 of the Code of Alabama that the City Council of the City of Auburn will conduct a public hearing during the regularly scheduled City Council meeting on Tuesday, **FEBRUARY 18, 2025**, beginning at 6:00 p.m. in the Auburn City Council Chambers, 141 North Ross Street, Auburn, Alabama 36830 to receive the benefit of public input concerning a proposal to vacate right of way and a drainage and utility easement located in southeast corner of Parcel A-2-A-1-A of Northgate Subdivision Phase II, A Redivision of Lot A-2-A-1 and Lot A-2-B or Earnest Subdivision as recorded in the Office of Probate Judge in Plat Book 50, Page 175. Any citizen alleging to be affected by the proposed vacation may submit a written objection to the Auburn City Council or may request an opportunity to be heard at the public hearing.

RIGHT OF WAY

Commencing at a found 3/4" crimp top iron pin at the Northwest Corner of Section 6, Township 19 North, Range 26 East, Auburn, Lee County, Alabama; thence S88°46'35"E, 371.60' to a point on the North right of way of Northgate Boulevard and the Point of Beginning of a portion of Bottle Way described more fully herein: from this POINT OF BEGINNING, thence N08°23'56"W, 10.00 feet; thence along a curve on a radius of 40.00 feet and a chord

scribed more fully herein: from this POINT OF BEGINNING thence along a curve the left on a radius of 50.00', a chord of N54°59'00"E 68.73' an arc distance of 75.77'; thence along a curve on a radius of 925.95' and a chord of N11°34'03"E 49.18' and an arc distance of 49.18'; thence along a radius of 535.00' and a chord of N13°21'55"E 33.56' and a chord of N15°09'46"E, 27.32'; thence along a curve on a radius of 925.95 feet and a chord of S13°21'55"W, 33.56'; thence along a curve on a radius of 50.00' and a chord of S11°36'56"W 47.11' for an arc distance of 47.12'; thence along a curve with a radius of 50.00 feet and chord of S54°16'13"W 69.63' for an arc distance of 77.02'; thence N81°36'04"W, 9.99' feet to point of beginning.

DRAINAGE AND UTILITY EASEMENT

Commencing at a found 3/4" crimp top iron pin at the Northwest Corner of Section 6, Township 19 North, Range 26 East, Auburn, Lee County, Alabama; thence S88°46'35"E, 371.60' to a point on the North right of way of Northgate Boulevard and the Point of Beginning of a portion of Bottle Way described more fully herein: from this POINT OF BEGINNING, thence N08°23'56"W, 10.00 feet; thence along a curve on a radius of 40.00 feet and a chord

of N54°59'00"E, 54.98' for an arc distance of 60.62'; thence radius of 545.00' and a chord of N13°21'55"E, 34.19; thence N15°09'46"E, 27.32'; thence S74°50'14"E, 10.00'; thence South 15°09'46" West, a distance of 27.32 feet to the beginning of a curve tangent to said line; thence along a curve for an arc distance of 33.57' on a radius of 535.00 feet and a chord of S13°21'55"W, 33.56'; thence along a curve on a radius of 925.95 feet and a chord of S11°34'03"W, 49.18; thence along a curve for an arc distance of 49.18; thence along a curve on a radius of 50.00' and a chord of S54°59'00"W, 68.73' for an arc distance of 75.77' to the Point of Beginning.

The Villager
January 9, January 23, January 30, 2025

NOTICE TO FILE CLAIMS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: In the Matter of the Estate of Joanne J. Love, deceased.
Case No.: 2024-792

Letters of Administration of said deceased having been granted to the undersigned on the 20th day of December, 2024, by the Hon. Bill English, Judge of the Probate Court of Lee County, Alabama, notice is hereby given that all persons having claims against said estate are hereby required to present the same within time allowed by law or the same will be barred.

/s/ Kaindra A. Jones, Administrator
Robert H. Pettey Samford & Denison, LLP
P.O. Box 2345
Opelika, AL 36803-2345
(334) 745-3504

The Villager
January 16, January 23, January 30, 2025

NOTICE OF PARTIAL SETTLEMENT

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: The Matter of Jayce Winningham
Case No.: 2022-580

Notice is hereby given that a Petition to Approve Partial Settlement of the Conservatorship Estate of Jayce Winningham has been filed by the Conservator, Erica Harrison. A hearing has been set for the 13th day of February, 2025, at 10:00 a.m. central time, electronically via "ZOOM." Please contact the Lee County Probate Court at 334-737-3670 for access to the electronic hearing should you intend to take part in the hearing of the Partial Settlement

/s/ Bill English, Judge of Probate, Lee County, Alabama

The Villager
January 16, January 23, January 30, 2025

NOTICE TO CREDITORS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: The Estate of Edward Kenneth Lindsey, Sr., deceased
Case No.: 2024-706

/s/ Sharon L. McClain

The Villager
January 16, January 23, January 30, 2025

NOTICE OF HEARING

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
IN RE: The Matter of Jerry Douglas Clayborn
Notice is hereby given to any/all interested parties to the above-styled matter, that a Petition for Final Settlement by Conservator over the person of Jerry Douglas Clayborn has been filed by Lee County Sheriff Jay Jones. A hearing has been set for the 27th day of February, 2025, at 10:00 a.m. electronically via "ZOOM." Please contact the Lee County Probate Court at 334-737-3670 for access to the electronic hearing should you intend to take part in the said hearing.

/s/ Bill English, Judge of Probate, Lee County, Alabama

The Villager
January 16, January 23, January 30, 2025

MORTGAGE FORECLOSURE SALE

Default having be-

ing made in the payment of the indebtedness secured by that certain mortgage dated July 22, 2016 executed by Prosper K. Doamekpor and Julie Doamekpor, in favor of Mortgage Electronic Registration Systems, Inc. solely as a nominee for New Penn Financial LLC, said Mortgage being recorded August 11, 2016, in Book 4238, Page 519, having later been modified by Loan Modification Agreement recorded on 03/13/2020 in Book 4552, Page 382, in the Office of the Judge of Probate of Lee County, Alabama; having later been assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing by instrument recorded in Book 4474, Page 481, in the Office of the Judge of Probate of Lee County, Alabama. Said default continues and notice is hereby given that the undersigned, NewRez LLC d/b/a Shellpoint Mortgage Servicing, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash at the main entrance to the County Courthouse, Lee County, Alabama on 03/20/2025, during the legal hours of sale, the following described real estate situated in Lee County, Alabama, to-wit:

Lot Number Thirteen (#13) of Autumn Ridge Subdivision, Phase 1A, according to and as shown by map or plat of said subdivision of record in Town Plat Book 28, at Page 160, in the Office of the Judge of Probate of Lee County, Alabama. Being the same premises conveyed unto Prosper K. Doamekpor and Julie Doamekpor, for and during their joint lives and upon the death of either of them, then to the survivor of them, by virtue of deed from Dri Autumn Ridge, LLC, an Alabama limited liability company dated October 13, 2015, recorded October 15, 2015 in Book 2470 Page 668, Lee County, AL. Being the same premises conveyed unto Dri Autumn Ridge, LLC, by virtue of deed from Dri Arbor, LLC, an Alabama limited liability company dated January 10, 2013, recorded February 1, 2013 in Book 2017 Page 789, Lee County, AL. Tax key number: 08-02-03-3-000-164.000

For information-al purposes only, the property address is 2085 Autumn Ridge Way, Auburn, AL 36879. Any property address provided is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description referenced herein shall control.

THIS PROPERTY WILL BE SOLD ON AN "AS-IS, WHERE-IS" BASIS. SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, AND EXCEPTIONS REFLECTED IN THE MORTGAGE AND THOSE CONTAINED IN THE RECORDS OF THE OFFICE OF PROBATE OF THE COUNTY WHERE THE ABOVE-DESCRIBED PROPERTY IS SITUATED. THIS PROPERTY WILL BE SOLD WITHOUT WARRANTY OR RECOURSE, EXPRESS OR IMPLIED AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERETO.

Alabama law gives some persons an interest in property the right to redeem the property under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure process. An attorney should be consulted to help you understand these rights and programs as a part of the foreclosure process.

This sale is made for the purpose of paying the indebtedness secured by mortgage as well as the expenses of foreclosure, including a reasonable attorney's fees and other purposes set out in said mortgage.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Paul K. Lavelle, Esq., Attorney for Mortgagee
Spina, & Lavelle, P.C.
One Perimeter Park South-Suite 400E
Birmingham, Alabama 35243
(205) 298-1800
30-FC-24-01533

The Villager
January 16, January 23, January 30, 2025

PUBLICATION NOTICE

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: In the Matter of the Adoption Petition of Evan Martin Kelsick and Sarah Maclean Kelsick
Case No.: 2024-611

TO: Nicholas Domingo and any potential unknown fathers, address unknown

Please take notice that a petition for adoption was filed in the Probate Court of Lee County, Alabama by Evan Martin Kelsick and Sarah Maclean Kelsick on October 25, 2024, for the adoption of M.J., also known as B.J., born August 28, 2024 in Opelika, Alabama to Juana Maldonado Jimenez.

A hearing has been set in the Probate Court, Lee County Courthouse, 215 South 9th Street, Opelika, AL 36801. Should you intend to contest this adoption you must file a written response with the attorney for the petitioner, Hon. Samuel J. McLure, P.O. Box 231538, Montgomery, AL 36123 and with the Clerk of the Probate Court of Lee County, Alabama, as soon as possible but no later than thirty (30) days from the last day this notice is published. Dated on this the 31st day of December 2024.

/s/ Hon. Bill English
Judge of Probate
Lee County, Alabama

The Villager
January 23, January 30, February 6, February 13, 2025

NOTICE TO FILE CLAIMS

IN THE PROBATE COURT OF LEE COUNTY, ALABAMA
RE: The Estate of Joseph Dewey Palmer, deceased.

Letters Testamentary for the estate of said deceased having been granted to the undersigned, Personal Representative Staci Michelle Shores a.k.a. Staci Michelle Palmer, on the 9th day of January, 2025, by the Lee County Judge of Probate, notice is hereby given that all persons having claims against said estate are hereby required to present the same within time allowed by law or the same will be barred.

/s/ Staci Michelle Shores, a.k.a. Staci Michelle Palmer

The Villager
January 23, January 30, February 6, 2025

PUBLIC NOTICE

City of Auburn Community Development Block Grant (CDBG) Program Draft 2025-2029 Consolidated Plan/2025 Annual Action Plan Draft 2025-2029 Analysis of Impediments to Fair Housing Choice Draft 2025-2029 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 2025-2029 Con Plan:

- Housing
- Housing Construction
- Homeownership Assistance
- Housing Capacity Assistance

Housing Rehabilitation

- Housing Rehabilitation
- Housing Services

- Community Development
- Public Infrastructure
- Community Facilities
- Revitalization of Neighborhoods (Demolition and Clearance Land Acquisition)

- Public Service
- Prevention and Housing (Utility, Mortgage, Rental, and Homeless Assistance)
- Youth Supportive Services
- Senior Supportive Services
- Family Supportive Services

Economic Development

- Small Business Assistance
- Commercial-Industrial Assistance

Administration, Planning, and Management

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 identifies barriers to fair housing and undertakes 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 outlines 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) 2025 allocations. The City of Auburn estimates its PY 2025 allocation to be \$726,721. The following categories of activities are recommended to be funded by the PY 2025 allocation, starting June 1, 2025:

Project Categories: Proposed Allocation
Housing Construction: \$194,761;
Housing Rehabilitation: \$133,717;
Public Infrastructure: \$93,020;
Public Infrastructure: \$125,723;
Economic Development: \$66,132;
Administration, Planning, and Management: \$113,368;
Total: \$726,721

The Community Services Department anticipates generating \$100,000 or more in program income (PI) during PY 2025 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 2025, the Economic Development Department will support Section 108 business loan activities.

The Draft 2025-2029 Consolidated Plan/2025 Annual Action Plan, Draft 2025-2029 Analysis of Impediments to Fair Housing Choice, and the Draft 2025-2029 Citizen Participation Plan will be available for review, from January 30, 2025, until March 1, 2025, at the following locations:

- Auburn City Hall 144 Tichenor Avenue, Suite 1 Auburn, AL 36830
- Auburn Public Library 749 East 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 1, 2025, at 5:00 PM. Comments received after 5:00 PM, March 1, 2025, 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:

Monday, March 17, 2025, 10:00 a.m. and 5:30 p.m.

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 March 12, 2025. 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.

The Villager
January 30, 2025

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR/500-YEAR FLOODPLAIN OR WETLAND

To: All interested Agencies Groups and Individuals

This is to give notice that the City of Auburn has conducted an evaluation as required by Executive Order 11988 and 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the City of Auburn Community Development Block Program. The proposed project is located 850 Foster Street, Auburn, AL, Lee County, Alabama. The City will install an outdoor wireless access point along with any supporting equipment required to be able to provide public wireless access to visitors of Sam Harris Park. The funds dedicated to this project will be used to purchase the necessary equipment and contract with a vendor to handle the physical installation and mounting of the equipment along with completing the connection to the City's existing fiber network. Locating the project at 850 Foster Street will have no impact on the floodplain.

The City of Auburn has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: The following reasons support why there are no practicable alternatives to locating in the floodplain, and the City has determined that the actual project will be located outside the floodplain.

1. Scope of Floodplain. The 100-year floodplain exists along one side of the proposed wireless access project. Approximately 5065 square feet in located on the edge of the property line. The construction that will be installed will not extend into the floodplain.

2. City Responsibility. The Public wireless access project will be implemented through the City of Auburn Information Technology Department. In addition, the City's Inspection and Engineering Departments are responsible for the oversight and inspection of the project.

3. Beneficial Impact on Surrounding Area. Public wireless access in a low-to-moderate area will narrow the digital divide through the provision of broadband services to LMI communities.

4. This project is in compliance with local and state codes and ordinances.

5. The proposed Public wireless access project will not displace or redirect floodwaters to seriously impact the proposed development.

Measures will be taken to minimize long, and short-term adverse impacts associated with any occupancy modification of the floodplain

The City of Auburn has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. The City of Auburn reevaluated the alternatives and feels that the current compliance approach, with the conditions stipulated in the strategy detailed in Step 5, is the most prudent and reasonable alternative under which to proceed. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 and/or 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains/wetlands it must inform those who may be put at greater or continued risk.

Written comments must be received by The City of Auburn, Community Services Department at the following address on or before February 14, 2025: Community Services Department, 400 Boykin Street, Auburn, AL 36830 and 334-501-7280, Attention: Ashley Simpson, Community Services Manager. A full description of the project may also be reviewed from 8:00 a.m. to 5:00 p.m. Monday-Friday at the Boykin Community Center at 400 Boykin Street, Auburn, AL 36830, and comments may also be submitted via email at athomas@auburnalabama.org.

**The Villager
January 30, 2025**

PUBLIC NOTICE

Notice is hereby given in accordance with Section 23-4-2 of the Code of Alabama that, following a public hearing conducted during the regularly scheduled County Commission meeting on January 29, 2024, the Lee County Commission of the State of Alabama approved Resolution 01-01132025 dated January 13, 2025, vacating a portion of the right-of-way of Lee Road 009, such portion being more particularly described as follows:

BEGINNING AT THE SOUTH-WEST CORNER OF LOT 2 OF YOUNG'S PLANT FARM NO 2, EAST PROPERTY RECORDED IN THE LEE COUNTY JUDGE OF PROBATE PLAT BOOK 47, PAGE 125, WHICH IS THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; FROM THIS POINT OF BEGINNING THENCE SOUTH 61°54'12" WEST, A DISTANCE OF 67.43 FEET; THENCE NORTH 00°53'54" WEST, A DISTANCE OF 909.37 FEET; THENCE NORTH 89°36'26" EAST, A DISTANCE OF 2.10 FEET; THENCE NORTH 03°46'28" WEST, A DISTANCE OF 363.21 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 63.46 FEET, WITH A RADIUS OF 55.00 FEET, WITH A CHORD BEARING OF NORTH 86°13'33" EAST, WITH A CHORD LENGTH OF 60.00 FEET, THENCE SOUTH 03°46'28" EAST, A DISTANCE OF 369.18 FEET; THENCE NORTH

Turn to LEGALS, A5

Public Hearing Notice – May 22, 2025

LEGALS (FROM A4)

with Parkinson Creek and bounded on the West by the meanderline of Parkinson Creek from its confluence with Chewacla Creek to the intersection of Parkinson Creek with the right-of-way of Lee County 26 (Sand Hill Road).

Being the same property described in the warranty deed recorded in Deed Book 1115, at Page 374, in the Office of the Judge of Probate Lee County, Alabama.

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.

The Villager
May 22, 2025

NOTICE
OF PUBLIC
HEARING
RZ-2025-006
RZ-2025-007

TO: All resident citizens of the City of Auburn, Alabama, and other interested persons:

Take notice that the Planning Commission of the City of Auburn, Alabama, will hold public hearings on Thursday, June 12, 2025, at 5:00 p.m. in the City Council Chambers of the Auburn Public Safety Building located at 141 North Ross Street. Said hearings will be to consider requests from Lee Tharp, Kadre Engineering, on behalf of Lora C. Samples, related to property located on the north side of West Farmville Road (Lee Road 72) between Pepperwood Trail (Lee Road 91) and Auburn Lakes Road.

The first request (RZ-2025-006) is for a recommendation to City Council for rezoning of approximately 53.53 acres from Rural (R) to Development District Housing (DDH).

The second request (RZ-2025-007) is for a recommendation to City Council to apply the Planned Development District designation to approximately 53.53 acres in the Development District Housing (DDH) zoning district (pending approval of RZ-2025-006).

LEGAL DESCRIPTION:

Commencing at a found 1/2" rebar at the Northeast corner of Lot 26,

Highlands Subdivision, Sector 1 as recorded in plat book 27 at page 17 in the Office of the Judge of Probate for Lee County, Alabama, (thence North 88°50'28" east, 10.29 feet to a found 1.2" rebar in the Western Right of Way for Lee Road 091; thence North 89°41'15" East, 41.09 feet to a found 3/4" open top iron pin by T. Richard Fuller (TRF), said pin is at the Northwest corner of the Samples Property and is the Point of Beginning of said property) described herein: from the POINT OF BEGINNING, then North 89°54'33" East, a distance of 235.31 feet to a found 1/2" rebar by Zack D Sprayberry (ZDS); thence North 80°34'20" East, a distance of 100.00 feet to a found 1/2" rebar at a fence corner; thence North 00°39'19" East, a distance of 475.65 feet to a found 1" open top pin (disturbed) at the Southwest corner of Lot 1, Golden Subdivision (plat book 36, page 197); thence along Lot 1, North 89°27'11" East, a distance of 1783.30 feet to a found 3/4" open top iron pin (disturbed); thence along the West line of the Landreth Property South 05°55'28" East, a distance of 542.45 feet to a found 3/4" open top iron pin in the North Right of way of Lee Road 72 (Farmville Road); thence along the North right of way of said road South 54°30'38" West, a distance of 610.18 feet to a set 1/2" rebar by Precision Surveying (CA788) at the accepted road station 24+12.22 to the beginning of the curve concave to the north-west, having a radius of 3324.67 feet and a chord of South 65°38'18" West, 1283.29 feet to a found concrete right of way monument at sta 11+03.40; thence South 76°45'57" west tangent to said curve, a distance of 362.24 feet to a concrete right of way monument sta 7+40; thence along the curve of the North right of way for Lee Road 72 along a curve concave to the south having a radius of 4623.92 feet and a chord which bears South 75°44'51" west 162.99 feet for an arc distance of 163.00 feet to a set 1/2" rebar (CA788); thence along a curve concave to the east

having a radius of 1676.07 feet and a chord which bears North 04°53'44" East 196.21 feet for an arc distance of 1296.32 feet to the Beginning. Said parcel is referenced as being described in deed book 2623, page 535 and is bounded on the West by Lee Road 91, the Northwest by Auburn University property, on the North by Golden Subdivision, Lot 1, on the East by the Landreth property, on the south be Lee Road 72. Containing 53.53 acres, more or less and lying in Section 2, Township 19 North, Range 25 East, Auburn, Lee County, Alabama.

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.

The Villager
May 22, 2025

NOTICE
OF PUBLIC
HEARING
RZ-2025-005

In accordance with Title 11-52-77 of the Alabama Code, as amended and the Zoning Ordinance of the City of Auburn, notice is hereby given that the City Council of the City of Auburn will hold a public hearing on Tuesday, June 17, 2025, at 6:00 p.m. in the Council Chambers of the Auburn Public Safety Department located at 141 North Ross Street. The purpose of the public hearing is to consider the following:

ORDINANCE NO.

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO REZONE APPROXIMATELY 15.6 ACRES, LOCATED AT THE SOUTHEAST CORNER OF BEEHIVE ROAD AND BILTMORE LANE, FROM RURAL (R) TO INDUSTRIAL (I).

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

Section 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended in the following

respect:

The zoning map of the City of Auburn, Alabama, which is made an exhibit to and is a part of said Ordinance No. 1883, is amended to rezone approximately 15.6 acres located at the southeast corner of Beehive Road and Biltmore Lane, from Rural (R) to Industrial (I).

LEGAL DESCRIPTION:

Begin at the Southeast corner of Section 17, Township 18 North, Range 25 East, Lee County, Alabama, and run thence South 89° 21' West along a wire fence 364.25 feet to an iron pin for a point; go thence North 0° 33' East 2997.41 feet to an iron pin located on the South margin of Beehive Road (Lee County Highway No. 26) and the starting point of the property herein described: FROM SAID STARTING POINT go North-westerly along a curve having a radius of 3074.26' and said curve having a chord of North 74° 57' West for a distance of 765.30 feet to an iron pin for a point on the South margin of said Beehive Road; thence go North 67° 35' West 370.29 feet to an iron pin for a corner located on the South margin of Beehive Road; go thence South 1° 00' West 833.31 feet along the East margin of an unpaved County Road to an iron pin for a point; thence go North 89° 21' East 1091.59 feet to an iron pin for a corner; go thence North 0° 33' East 479.38 feet to an iron pin being the starting point.

The above-described property is located in Section 17, Township 18 North, Range 25 East, Lee County, Alabama, and contains 15.68 acres, more or less, being designated as parcel "A-1", according to and as shown by plat of survey by Phillip L. Fretwell, L. S. Ala. Reg. No. 8113, dated December 9, 1977.

Section 2. If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

Section 3. This ordinance shall take effect upon

its approval by the City Council or upon its otherwise becoming law, but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the ____ day of ____ 2025.

Mayor

ATTEST:

City Manager

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.

The Villager
May 22, 2025

NOTICE
OF PUBLIC
HEARING
RZ-2025-004

In accordance with Title 11-52-77 of the Alabama Code, as amended and the Zoning Ordinance of the City of Auburn, notice is hereby given that the City Council of the City of Auburn will hold a public hearing on Tuesday, June 17, 2025, at 6:00 p.m. in the Council Chambers of the Auburn Public Safety Department located at 141 North Ross Street. The purpose of the public hearing is to consider the following:

ORDINANCE NO.

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO REZONE APPROXIMATELY 10.1 ACRES, LOCATED ON THE WEST SIDE OF WRIGHTS MILL ROAD, JUST SOUTH OF I-85, FROM RURAL (R) TO DEVELOPMENT DISTRICT HOUSING (DDH).

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

Section 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments, is further amended in the following respect:

The zoning map of the City of Auburn, Alabama, which is made an

exhibit to and is a part of said Ordinance No. 1883, is amended to rezone approximately 10.1 acres, located on the west side of Wrights Mill Road, just south of I-85, from Rural (R) to Development District Housing (DDH).

Parcel 1: A parcel of land lying in Sections 4 & 5, Township 18 North, Range 26 East, Lee County, Alabama, and being more particularly described as follows: Commencing at the local-ly accepted Southwest corner of Section 5, Township 18 North, Range 26 East, Lee County, Alabama; thence North 00°40'49" West 2130.08 feet to a found 1/2 inch pipe located on the West-erly right-of-way of New Wrights Mill Road and the POINT OF BEGINNING of parcel herein described; thence leaving said right-of-way North 01°28'48" West, a distance of 164.28 feet to a found 2 inch pipe; thence North 00°23'58" East, a distance of 261.89 feet to a found 1/2 inch pipe; thence North 05°29'04" West, a distance of 161.87 feet to a found 3/4 inch solid iron; thence North 00°04'33" East, a distance of 25.12 feet to a found 1 inch flat iron; thence North 21° 30'21" West, a distance of 257.52 feet to a set 5/8 inch rebar set along the Southeasterly right-of-way of Interstate Highway 85' thence along said right-of-way North 53°48'34" East, a distance of 284.61 feet to a set 5/8 inch rebar set; thence leaving said right-of-way South 05°08'22" West, a distance of 393.40 feet to a found 1 inch flat iron; thence South 05°05'45" West, a distance of 592.43 feet to a found 1/2 inch pipe located on the Westerly right-of-way of New Wrights Mill Road; thence along said right-of-way South 30°26'43" West, a distance of 44.94 feet to the POINT OF BEGINNING. Containing 2.04 acres +/-, being further described that certain Boundary Survey for Melmer Smith prepared on 10/20/10 by J. Keith Maxwell, Ala Reg. Land Surveyor No 17262.

Section 2. If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

Section 3. This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law, but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the ____ day of ____ 2025.

Mayor

ATTEST:

City Manager

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.

The Villager
May 22, 2025

Parcels 2 and 3: COMMENCE AT THE NORTH-WEST CORNER OF THE NORTH-EAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH,

RANGE 26 EAST, AUBURN, LEE COUNTY, ALABAMA THENCE NORTH 51°08'44" WEST, A DISTANCE OF 3394.04 FEET; THENCE NORTH 05°43'34" EAST, A DISTANCE OF 592.38 FEET; THENCE NORTH 05°06'52" EAST, A DISTANCE OF 393.48 FEET; THENCE NORTH 53°48'36" EAST, A DISTANCE OF 727.06 FEET; THENCE NORTH 87°11'45" EAST, A DISTANCE OF 42.90 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 443.22 FEET, A RADIUS OF 1502.90 FEET, A CHORD BEARING OF SOUTH 22°27'59" WEST, AND A CHORD LENGTH OF 441.61 FEET; THENCE SOUTH 58°36'19" EAST, A DISTANCE OF 40.17 FEET; THENCE SOUTH 30°55'30" WEST, A DISTANCE OF 1146.74 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 352.297.41 S.F. OR 8.09 AC., MORE OR LESS.

Section 2. If any section or provision of this ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect any other section or provision of this ordinance.

Section 3. This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law, but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED AND APPROVED by the City Council of the City of Auburn, Alabama, this the ____ day of ____ 2025.

Mayor

ATTEST:

City Manager

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.

The Villager
May 22, 2025

Parcels 2 and 3: COMMENCE AT THE NORTH-WEST CORNER OF THE NORTH-EAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH,

PUBLIC NOTICE

City of Auburn Community Development Block Grant (CDBG) Program Draft 2025 Annual Action Plan

The City of Auburn's Community Services Department invites you to attend a Public Hearing to review and comment on the 2025 Draft Annual Action Plan and give input on budget priorities. The City of Auburn (City) will hold public hearings as follows:

Date of Public Hearings: Boykin Community Center Tuesday, June 10, 2025, 10:00 a.m. and 5:30 p.m.

The 2025 Annual Action Plan (Plan) is the City's application to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) entitlement grant. The Plan proposes that \$702,799 in CDBG grant funds and an estimated \$100,000 in program income will be available to the City for housing and community development activities for the 2025 Program Year (June 1, 2025-May 31, 2026). The following table shows the proposed budget activities based on the City's FY 2025 Allocation (\$702,799).

Project Categories; Proposed Allocation Housing Construction/Homeownership Assistance; \$120,000

Housing Rehabilitation; \$176,726 Public Services; \$95,000 Public Infrastructure; \$111,073 Economic Development; \$65,000 Administration, Planning, and Management \$135,000 Total: \$702,799

You may comment on the draft 2025-2026 Consolidated Plan/2025 Annual Action Plan during the 30-day comment period from May 23, 2025, to June 25, 2025. The Plan shall be made available in an accessible format upon request. Comments will be accepted at the public hearing or by mail to the City of Auburn, Community Services Department, 144 Tichenor Avenue, Auburn, Alabama 36830, Attn: Ashley Simpson, or by email to athomas@auburnalabama.org. Please include a name, address, and phone number.

For additional information or to request special arrangements at the public hearing (interpreter, captioning for the hearing impaired, or other), contact Ashley Simpson at (334) 501-7280 or athomas@auburnalabama.org no later than June 6, 2025.

You can view the Plan at the following location:

• Online at auburnalabama.org/community-development/resources • 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 Villager
May 22, 2025

HUGE 2-DAY PUBLIC AUCTION
Huge Contractors Equipment & Truck Auction
Wednesday, May 28th & Thursday, May 29th • 9am
1042 Holland Ave (PO Box 1248) • Philadelphia, MS 39350
Day 1: Selling Dump Trucks, Tractor Tractors, Specialty Trucks, Trailers, Farm Tractors
Day 2: Selling Construction Equip., Logging Equip., Service Trucks, Attachments
Deanco Auction
Phone: 601-656-9768 Fax: 601-656-0192
www.deancoauction.com Online Bidding Available
Auctioneer: Donnie W Dean, #733 MS Gallery Lic. #635F
10% buyers premium on the first \$5000, then a 3% buyers premium on the remaining balance of each lot

IF YOU HAD AN ACCOUNT
HANDLED BY BART HARRISON
AT CONCORDE INVESTMENT
SERVICES, LLC

I would like to speak with you.

Law Office of Robert H. Rex, PC
REX SECURITIES LAW
Robert H. Rex, Esq.
4800 North Federal Highway #E-100
Boca Raton, Florida 33431
(561) 391-1900
rhrex@dmrslaw.com
Member of Florida and Texas Bar Associations

No representation is made that the quality of the legal services to be performed is greater than the quality of legal services performed by other lawyers.

	6	3							
	9	1							
					5				
				8			7	2	
						4			
		4							
8		2							7
		6	1	5					
4								6	

YOU CAN HELP PROTECT AGAINST CANCER.

alabamapublichealth.gov/imm

IMM IMMUNIZATION DIVISION

ALABAMA PUBLIC HEALTH

VFC ALABAMA Vaccines for Children PROGRAM

The New York Times

ACROSS

1 ____ bowl (healthful dish)

5 Cellular protein

10 Give out

14 Expels

15 Mars with bars

16 Cold-blooded kind of monster

17 "And so ..."

18 Common back-to-school purchases

20 Bit of ballet wear

22 2013 movie co-starring Scarlett Johansson in which she is never seen

23 "Going Back to Cali" rapper, 1998

25 *Abigail Adams or Eleanor Roosevelt, informally

29 *Red denizen of Sesame Street

30 Advocates for

31 Animal with luxurious fur

36 Consumer protection agcy.

37 Muse of memory

38 See 64-Across

39 *Hasty

40 Become fixed

41 Santa ____ (hot winds)

42 What three is

DOWN

1 Help with a crime

ANSWER TO PUZZLE PAGE A6

Edited by Will Shortz No. 0417

15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64

2 Apt name for a December baby

3 Early investor

4 Literally, "equal legs"

5 Like many a plant in spring

6 Draconian

7 Large cask for beer or wine

8 Crawl (along)

9 What a bad assistant might be

10 Teamwork inhibitor

11 Word with cake or trail

12 Spot dans la Seine

13 Many Ph.D. students

19 Some Halloween "transports"

21 Plot problems

24 ABC's first program broadcast in color, with "The"

26 Refurbish, as an old piano

27 What one may have to do to destroy a Death Star

28 Original and influential

31 Big name in soft drinks

32 ____ Presidenta, term of address for Mexico's leader beginning in 2024

33 Wizard's weapon, maybe

34 "____ the Doughnut," start of a children's book series

35 Classic French sauce

36 Horseshoe enthusiasts?

42 Like one who might have to hoof it

43 Aspire to

46 John ____, author of "Annals of the Former World"

50 Brand of oversize Lego bricks

53 Veteran's affliction, in brief

55 Yarn spinner

56 Does a certain prank on, informally

57 ____-to

59 Some M.I.T. grads, in brief

60 The last one flew in 10/03

Editor's Note: The trees in this week's puzzle conceal a letter necessary to solve an adjacent answer for "Across" clues.

City of Auburn
2025-2029 Consolidated Plan/2025 Action Plan

Publications



City of Auburn

CITY MANAGER'S

Weekly News

A WEEKLY NEWSLETTER TO THE CITY COUNCIL

SEPTEMBER 6, 2024

ATTACHMENTS

BOARDS &
COMMISSIONS
MEMO

OPEN LINE

SENIOR
CONNECTION

UPCOMING
AGENDA ITEMS

IN THIS ISSUE

COMMUNITY
NEEDS SURVEY

HOMECOMING
PARADE STREET
CLOSURES

GAME DAY
PARKING
& TRAFFIC
REMINDERS

MULTILINGUAL
GAME HOUR

CITY MARKET
DONATION

COMMUNITY NEEDS SURVEY



Our Community Services Department is conducting a survey to gather community input as it prepares a Consolidated Plan for the use of Community Development Block Grant funds in 2025-2029. The plan will serve as a guide for using CDBG funding to address areas such as affordable housing, public services, infrastructure and economic development.

To ensure the plan identifies the housing and community needs of low- and moderate-income residents, we're asking the public to take a Community Needs Survey, which is available [online](#) or in print at the Boykin Community Center. The survey will be open through Sept. 30.

HOMECOMING PARADE STREET CLOSURES

Auburn University's Homecoming Parade will be held next Friday, Sept. 13, in downtown Auburn. Downtown streets along the parade route will close at 5:30 p.m., and the parade will begin at 6 p.m.

The parade will start at the intersection of Thach Avenue and College Street, travel east on Thach, north on Gay Street, west on Magnolia Avenue and south on College ending back at Thach. A pep rally will follow on Samford Lawn.

Cars parked along the street will be unable to move until streets have reopened.

Heavy traffic is expected on surrounding streets near the parade route. Drivers are advised to take alternate routes to avoid delays.



Megan McGowen
Crouch
(334) 501-7261
mmcgowen@
auburnalabama.org

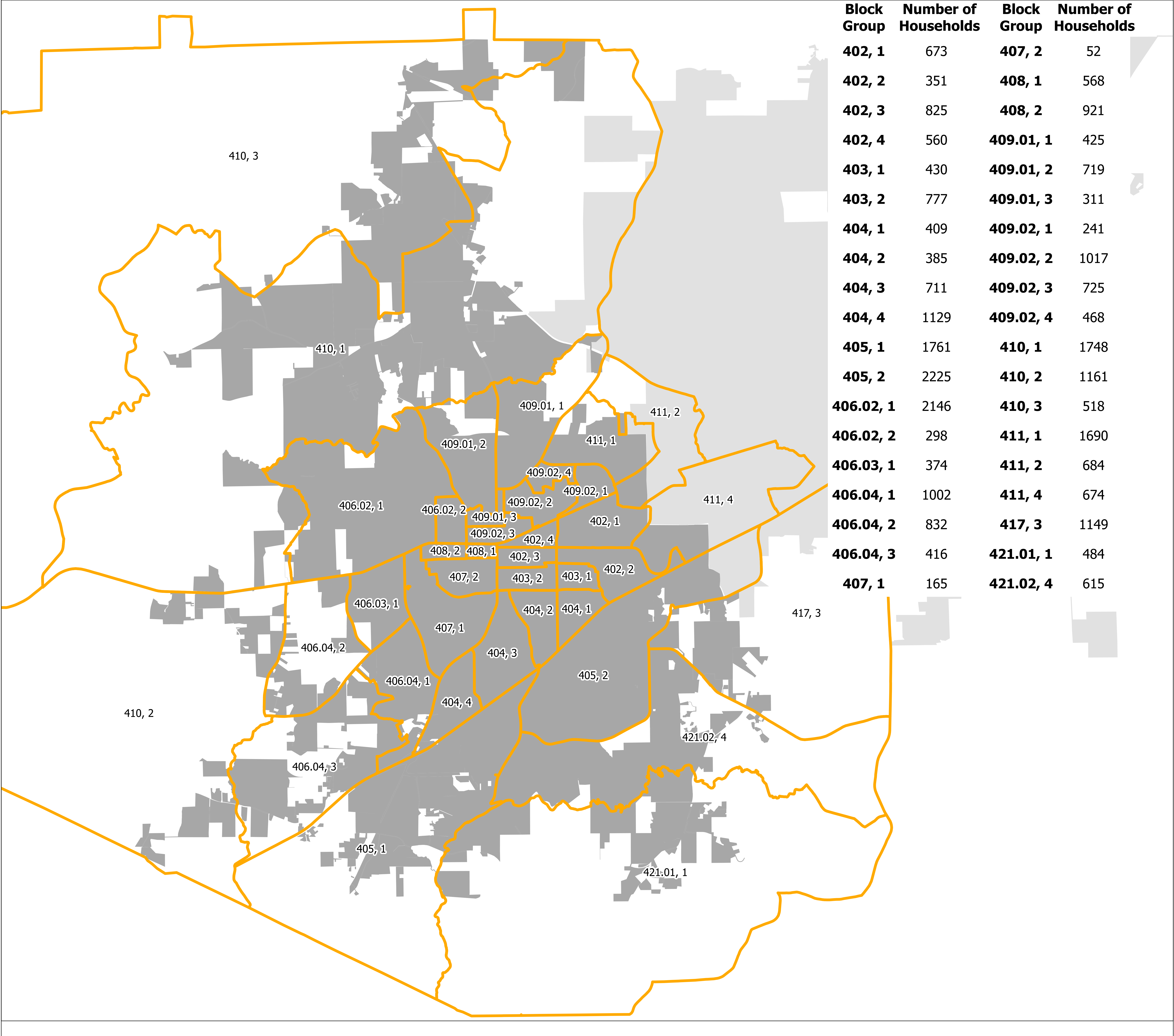
City of Auburn
2025-2029 Consolidated Plan/2025 Action Plan

Maps

Map NA1 - Number of Households
Map NA2 - Percent of Owner Occupied Units
Map NA3 - Percent Renter Occupied Units
Map NA4 - Percentage of Population by Race
Map NA5 – Low/Moderate Income Percent
Map NA6 – Population of 65+
Map MA1 – Affordable Housing Locations
Map MA2 – Public Housing Locations
Map MA3 – Auburn Center for Developing Industries and
Auburn Industrial Parks

Number of Households

Census Block Groups, American Community Survey 2015-2019, 5-Year Estimates



Census Block Groups (2010)

Auburn City Limits

Opelika City Limits

N
W
E
S

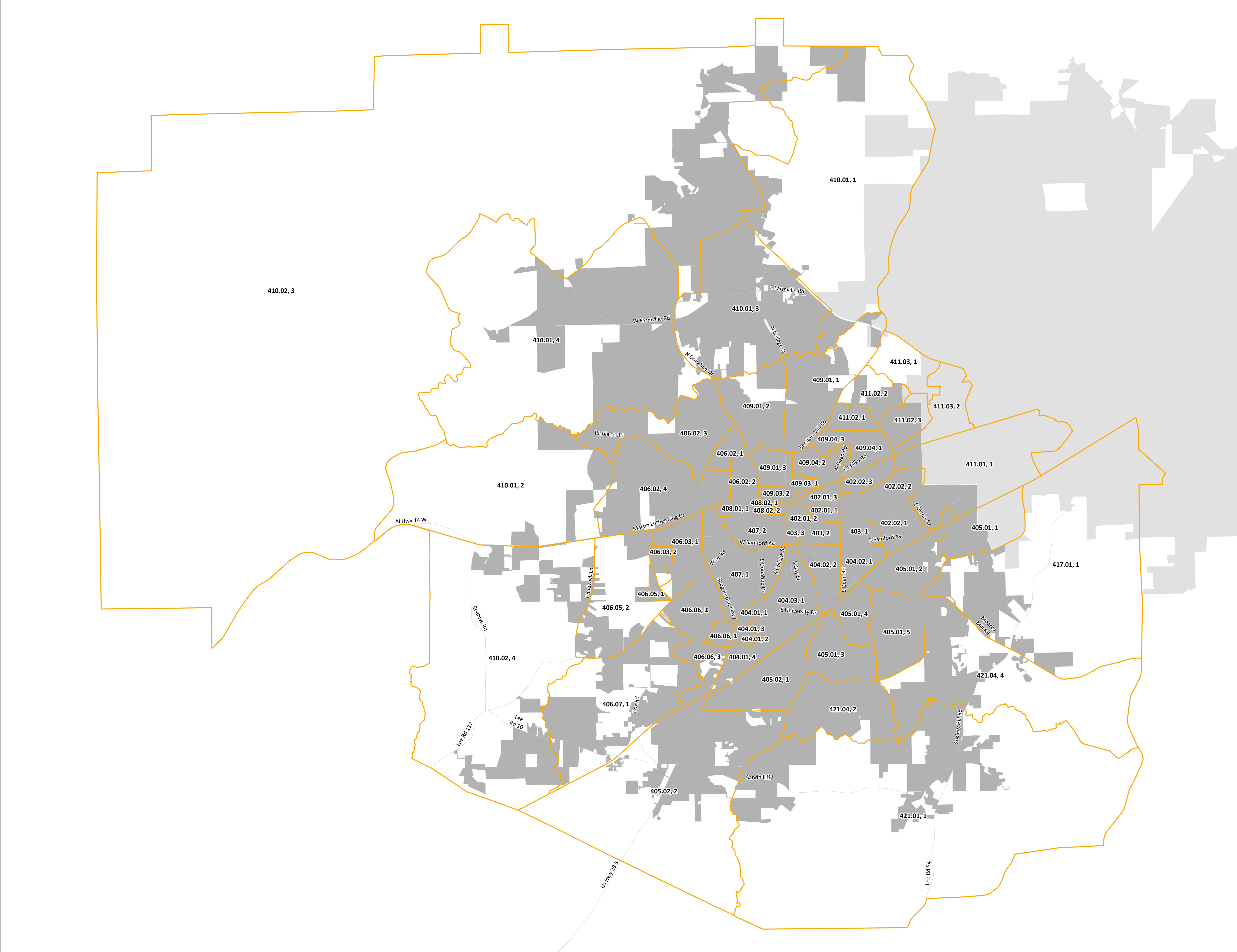
00.250.51

Miles

GIS Division

08/08/2023

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.



Block Groups	402.01, 1	402.02, 2	402.02, 3	402.01, 2	402.01, 3	402.02, 1	403, 1	403, 2	403, 3	404.01, 2	404.02, 2	404.03, 1	405.01, 1	405.01, 2	405.01, 3	405.01, 5	405.02, 1	405.02, 2	406.02, 1	406.02, 4	406.03, 1	406.06, 1	406.07, 1	407, 1	407, 2	408.02, 1	408.02, 2	409.01, 1	409.01, 2	409.03, 1	409.03, 2	409.04, 2
Percent of Owner Occupied Units	11.9%	39.1%	76.6%	2.5%	21.2%	28.0%	43.4%	53.5%	3.1%	0.0%	68.2%	75.5%	93.4%	87.9%	90.2%	84.7%	94.3%	38.9%	18.8%	67.5%	47.1%	0.0%	54.4%	15.2%	0.0%	13.4%	0.0%	44.2%	66.9%	17.0%	21.7%	33.3%

Block Groups	409.04, 3	410.01, 3	411.01, 1	411.02, 3	411.03, 2	417.01, 1	404.01, 1	404.02, 1	406.06, 2	408.01, 1	404.01, 3	404.01, 4	410.02, 3	405.01, 4	410.01, 2	411.02, 2	406.02, 2	406.02, 3	410.01, 1	411.02, 1	406.03, 2	406.05, 1	406.05, 2	409.04, 1	406.06, 3	410.01, 4	409.01, 3	410.02, 4	411.03, 1	421.01, 1	421.04, 2	421.04, 4
Percent of Owner Occupied Units	39.6%	86.2%	47.8%	20.3%	39.4%	87.1%	0.0%	94.5%	32.3%	4.1%	9.0%	15.0%	78.2%	85.3%	78.0%	32.6%	49.7%	77.1%	91.4%	13.7%	69.2%	58.3%	90.6%	86.5%	23.9%	97.8%	53.9%	73.6%	100.0%	80.1%	78.4%	85.9%

2020 Census Block Groups

Streets

Auburn City Limits

Opelika City Limits

N

02.5510

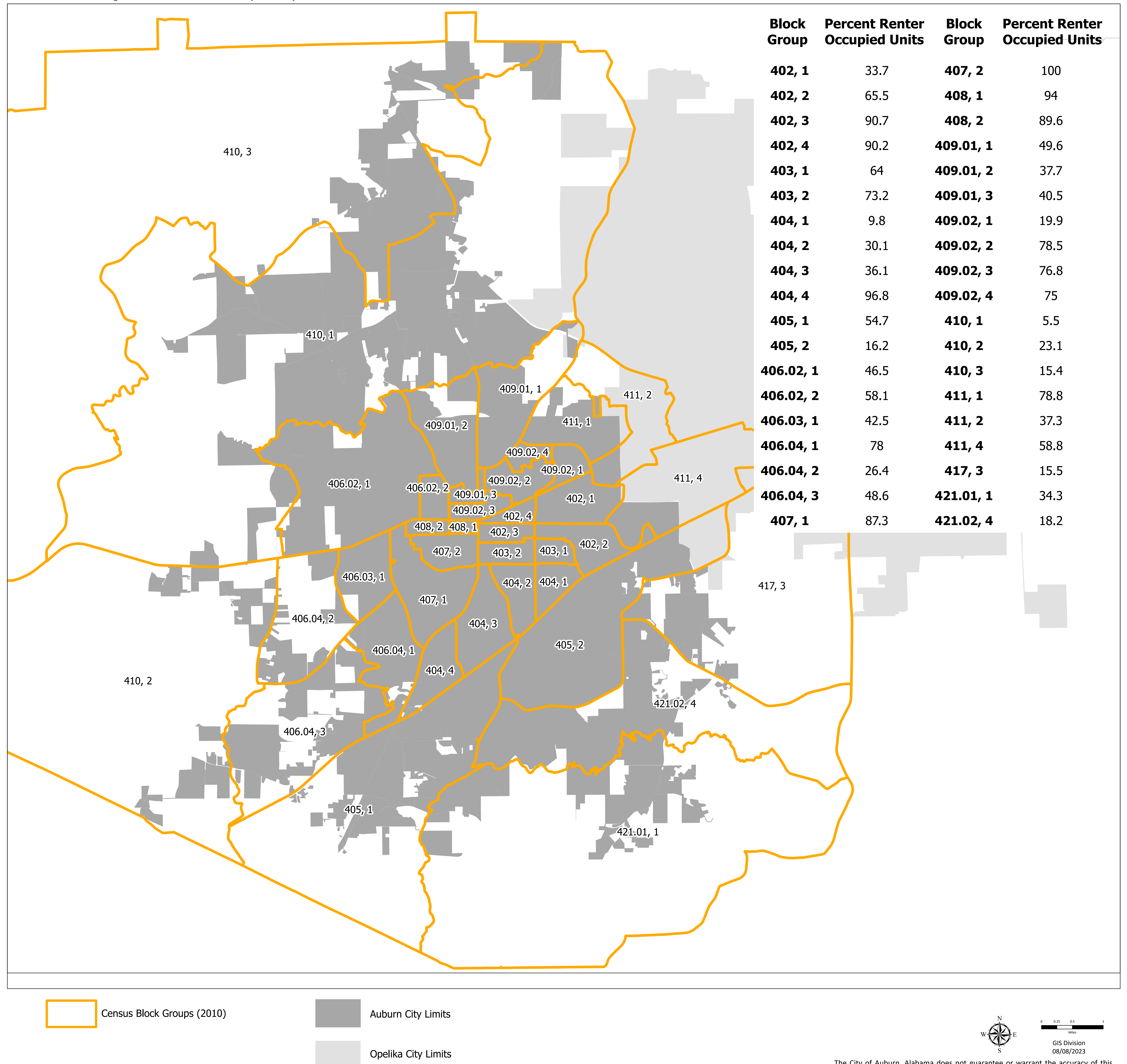
Miles

GIS Division
01/08/2025

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Census Block Groups, American Community Survey 2015-2019, 5-Year Estimates

Map NA3

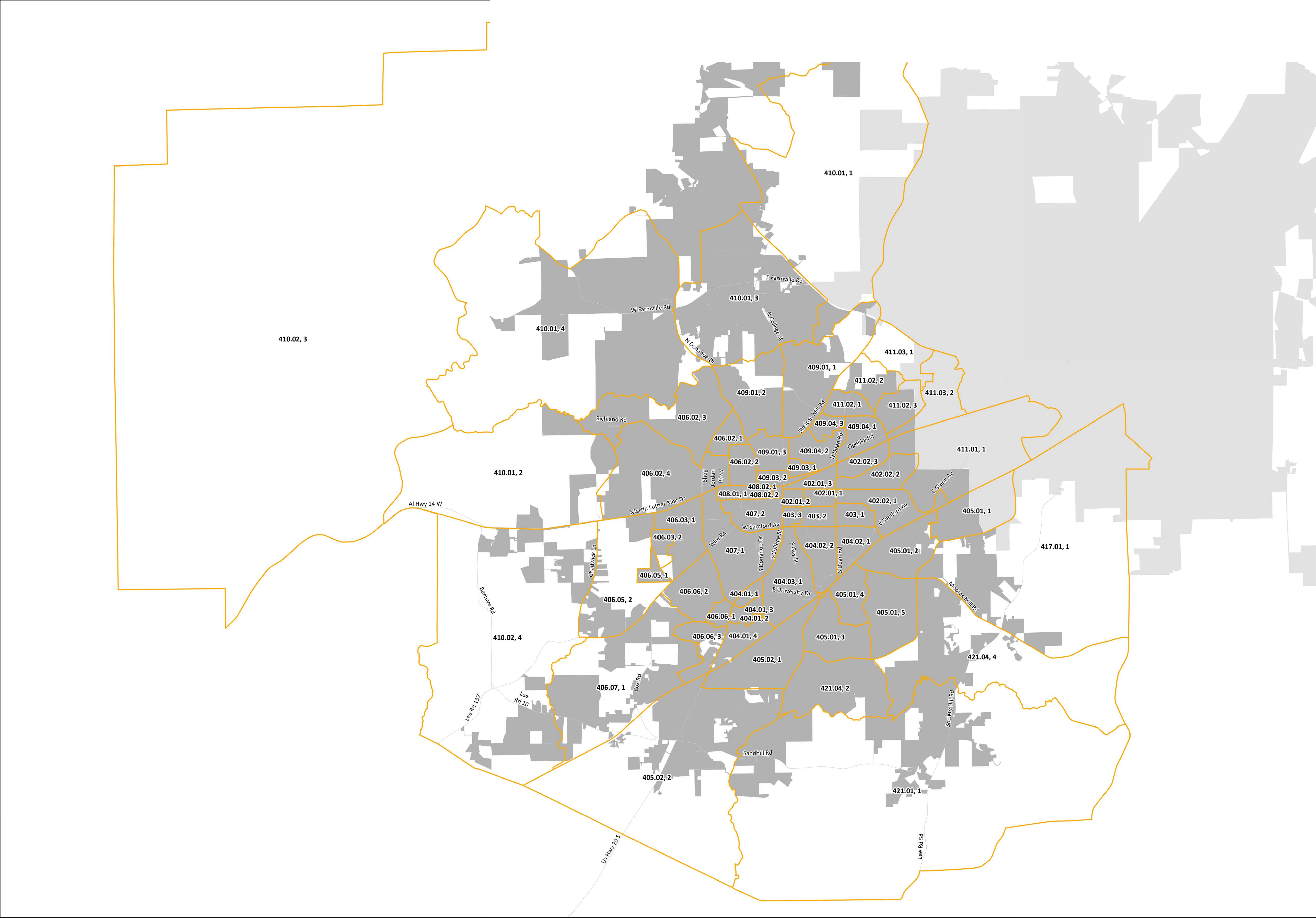


The City of Auburn, Alabama does not guarantee or warrant the accuracy of this map or any information contained herein. Information may contain errors and should be verified by an appropriately qualified, licensed and independent professional.

Percent of Population by Race

Census Block Groups, American Community Survey 2016-2020, 5-Year Es

Map NA4



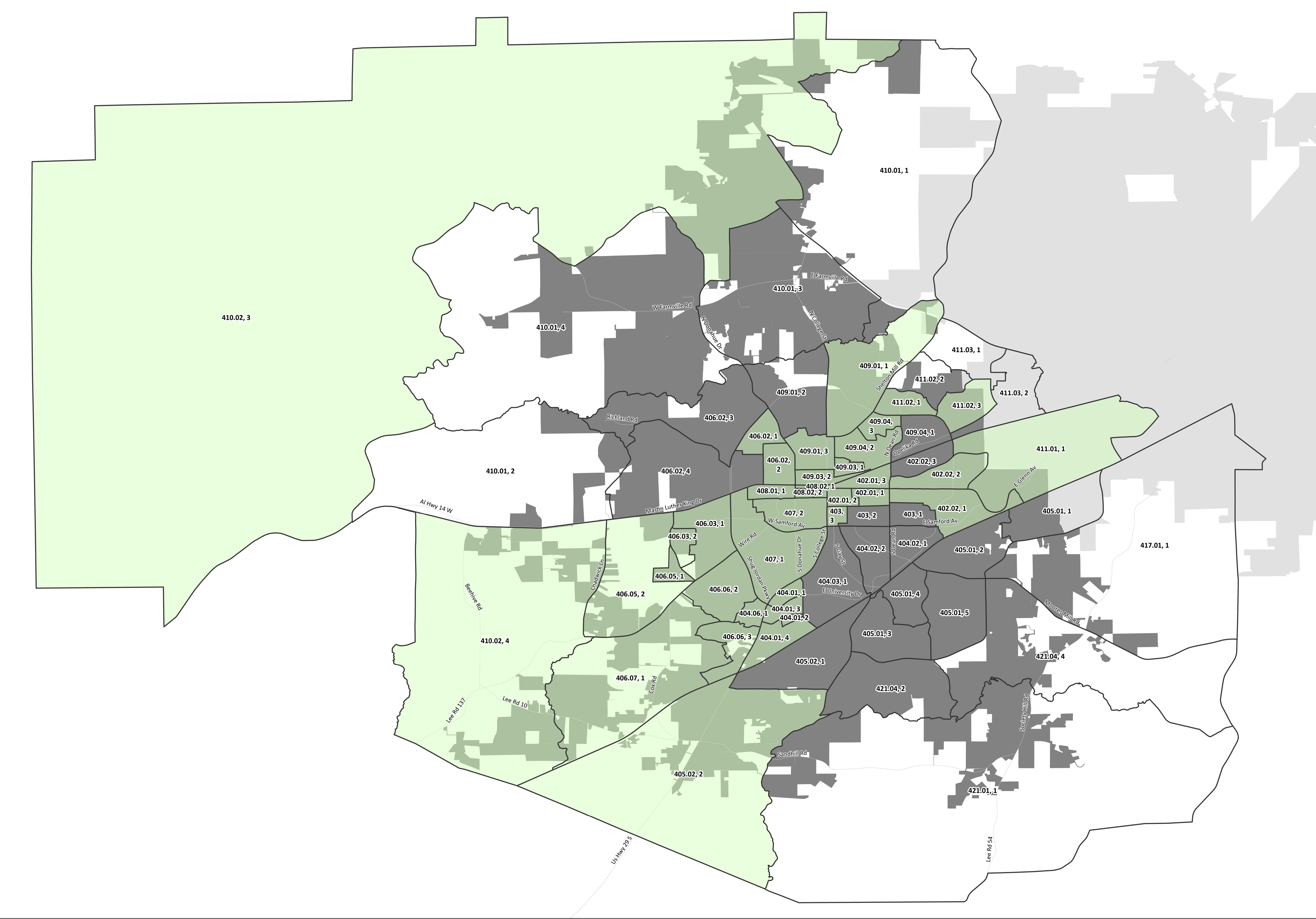
Block Group	402.01, 1	402.02, 2	402.02, 3	402.01, 2	402.01, 3	402.02, 1	403, 1	403, 2	403, 3	404.01, 2	404.02, 2	404.03, 1	405.01, 1	405.01, 2	405.01, 3	405.01, 5	405.02, 1	405.02, 2	406.02, 1	406.02, 4	406.03, 1	406.06, 1	406.07, 1	407, 1	407, 2	408.02, 1	408.02, 2	409.01, 1	409.01, 2	409.03, 1	409.03, 2	409.04, 2
Percentage of Population:																																
White	81.8%	70.5%	67.3%	54.2%	70.5%	90.6%	91.7%	81.1%	76.5%	33.7%	89.7%	83.7%	92.6%	93.9%	52.8%	77.3%	94.7%	42.3%	0.0%	56.4%	46.4%	47.4%	68.3%	75.3%	71.4%	63.3%	64.4%	73.8%	84.9%	55.4%	24.7%	72.5%
Black	10.2%	14.2%	22.9%	35.7%	19.7%	7.8%	4.8%	6.3%	8.4%	45.8%	7.2%	7.3%	0.0%	0.7%	7.8%	0.0%	3.7%	34.7%	83.6%	30.7%	53.6%	33.9%	8.5%	15.4%	23.7%	2.8%	31.6%	10.3%	15.1%	21.7%	75.3%	21.3%
American Indian/Alaskan Native	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Asian	4.4%	9.8%	3.2%	3.2%	9.8%	0.0%	0.0%	7.6%	12.2%	0.0%	1.9%	9.0%	7.4%	5.4%	39.4%	22.7%	1.6%	19.7%	16.4%	10.4%	0.0%	18.7%	19.2%	7.3%	1.7%	30.0%	2.0%	14.6%	0.0%	11.6%	0.0%	2.6%
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%	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	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	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%	0.3%	1.1%	0.0%	0.0%	0.0%	0.0%	11.3%	0.0%	3.5%
Two or More Races	1.6%	5.4%	6.7%	6.2%	0.0%	1.6%	3.6%	5.0%	2.1%	20.5%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%	0.0%	1.2%	0.0%	0.0%	4.0%	1.5%	2.9%	0.0%	2.0%	1.2%	0.0%	0.0%	0.0%	0.0%

Block Group	409.04, 3	410.01, 3	411.01, 1	411.02, 3	411.03, 2	417.01, 1	404.01, 1	404.02, 1	406.06, 2	408.01, 1	404.01, 3	404.01, 4	410.02, 3	405.01, 4	410.01, 2	411.02, 2	406.02, 2	406.02, 3	410.01, 1	411.02, 1	406.03, 2	406.05, 1	406.05, 2	409.04, 1	406.06, 3	410.01, 4	409.01, 3	410.02, 4	411.03, 1	421.01, 1	421.04, 2	421.04, 4
Percentage of Population:																																
White	73.0%	71.2%	49.2%	36.7%	71.7%	49.7%	94.6%	73.8%	84.9%	85.3%	91.3%	53.4%	52.7%	95.4%	79.6%	61.2%	29.6%	69.0%	97.1%	48.2%	26.4%	82.0%	100.0%	40.3%	87.9%	75.4%	84.9%	68.6%	38.1%	84.3%	85.9%	96.9%
Black	14.2%	7.1%	47.3%	51.2%	12.5%	37.1%	5.4%	16.8%	0.0%	4.8%	0.0%	46.6%	47.0%	0.0%	6.2%	29.7%	70.4%	14.3%	2.9%	40.0%	46.6%	18.0%	0.0%	49.3%	8.0%	18.0%	12.4%	25.2%	61.9%	8.9%	0.8%	3.1%
American Indian/Alaskan Native	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Asian	12.3%	16.5%	2.8%	12.0%	15.8%	11.9%	0.0%	7.1%	15.1%	7.2%	0.0%	0.0%	0.0%	3.1%	9.4%	9.1%	0.0%	10.9%	0.0%	11.8%	0.7%	0.0%	0.0%	8.1%	1.1%	6.6%	2.7%	0.0%	0.0%	3.3%	13.3%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%	0.3%	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%	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%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	8.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	26.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Two or More Races	0.6%	5.0%	0.0%	0.0%	0.0%	0.8%	0.0%	2.3%	0.0%	1.8%	0.0%	0.0%	0.2%	1.4%	4.8%	0.0%	0.0%	5.8%	0.0%	0.0%	0.0%	0.0%	2.3%	3.0%	0.0%	0.0%	6.3%	0.0%	3.4%	0.0%	0.0%	

Low/Moderate Income Percent

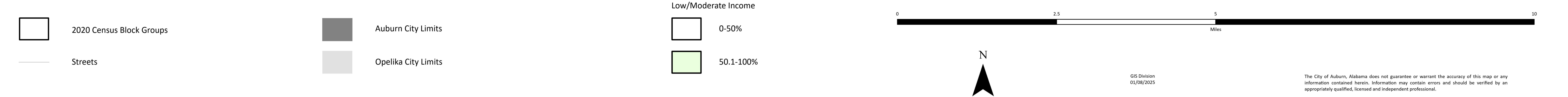
Census Block Groups, American Community Survey 2016-2020, 5-Year Estimates

Map NA5



Block Group	402.01, 1	402.01, 2	402.01, 3	402.02, 1	402.02, 2	402.02, 3	403, 1	403, 2	403, 3	404.01, 1	404.01, 2	404.01, 3	404.01, 4	404.02, 1	404.02, 2	404.03, 1	405.01, 1	405.01, 2	405.01, 3	405.01, 4	405.01, 5	405.02, 1	405.02, 2	406.02, 1	406.02, 2	406.02, 3	406.02, 4	406.03, 1	406.03, 2	406.05, 1	406.05, 2	406.06, 1
Total Population	1277	997	979	501	772	944	757	906	1064	502	297	458	1357	1363	1234	1854	594	1507	602	1560	1919	893	4180	505	1032	2700	2256	151	817	932	539	540
Race: White % & Black %	81.8/10.2	54.2/35.7	70.5/19.7	90.6/7.8	70.5/14.2	67.3/22.9	91.7/4.8	81.1/6.3	76.5/8.4	94.6/5.4	33.7/45.8	91.3/0.0	53.4/46.6	73.8/16.8	89.7/7.2	83.7/7.3	92.6/0.0	93.9/0.7	52.8/7.8	95.4/0.0	77.3/0.0	94.7/3.7	42.3/34.7	0.0/83.6	29.6/70.4	69.0/14.3	56.4/30.7	46.4/53.6	26.4/46.6	82.0/18.0	100.0/0.0	47.4/33.9
# of Households	412	483	539	257	471	381	362	389	417	146	126	211	519	531	503	739	289	536	264	477	635	245	1545	213	447	963	870	104	292	424	234	251
Median Home Value	No Data	No Data	162400	232800	No Data	234700	220300	284800	No Data	No Data	No Data	No Data	No Data	225900	317200	344800	400000	392100	270100	419000	559800	290300	188000	No Data	126000	313800	256800	15500	14700	27400	19600	No Data

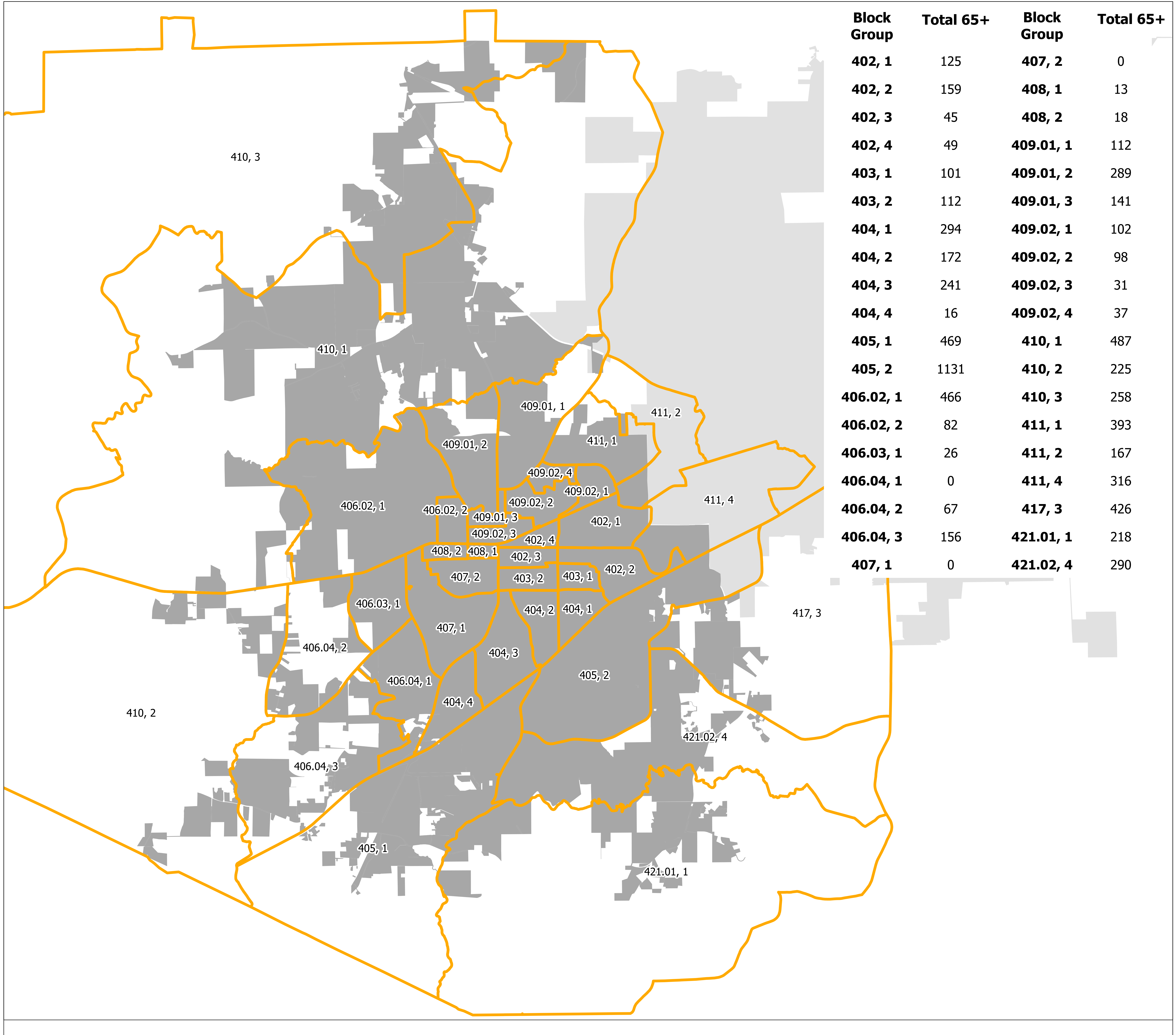
Block Group	406.06, 2	406.06, 3	406.07, 1	407, 1	407, 2	408.01, 1	408.02, 1	408.02, 2	409.01, 1	409.01, 2	409.01, 3	409.03, 1	409.03, 2	409.04, 1	409.04, 2	409.04, 3	410.01, 1	410.01, 2	410.01, 3	410.01, 4	410.02, 3	410.02, 4	411.01, 1	411.02, 1	411.02, 2	411.02, 3	411.03, 1	411.03, 2	417.01, 1	421.01, 1	421.04, 2	421.04, 4
Total Population	623	1191	1278	2096	3100	1926	360	500	1578	1600	1053	1084	320	819	2546	1265	662	662	1655	3040	1220	1495	2106	927	855	1445	698	689	3062	1232	633	2097
Race: White % & Black %	84.9/0.0	87.9/8.0	68.3/8.5	75.3/15.4	71.4/23.7	85.3/4.8	63.3/2.8	64.4/31.6	73.8/10.3	84.9/15.1	84.9/12.4	55.4/21.7	24.7/75.3	40.3/49.3	72.5/21.3	73.0/14.2	97.1/2.9	79.6/6.2	71.2/7.1	75.4/18.0	52.7/47.0	68.6/25.2	49.2/47.3	48.2/40.0	61.2/29.7	36.7/51.2	38.1/61.9	71.7/12.5	49.7/37.1	84.3/8.9	85.9/0.8	96.9/3.1
# of Households	316	431	518	145	12	1093	202	361	493	556	510	736	152	377	822	588	221	118	551	878	445	738	970	614	298	882	231	436	1278	427	176	519
Median Home Value	21800	127400	No Data	111400	No Data	143300	No Data	No Data	241300	233100	288400	158600	No Data	215100	201300	140800	392700	280000	339800	288600	148100	50800	135600	168400	164600	210100	257500	10,000	147200	227600	342300	496500



Population of 65+

Census Block Groups, American Community Survey 2015-2019, 5-Year Estimates

Map NA6



Block Group	Total 65+	Block Group	Total 65+
402, 1	125	407, 2	0
402, 2	159	408, 1	13
402, 3	45	408, 2	18
402, 4	49	409.01, 1	112
403, 1	101	409.01, 2	289
403, 2	112	409.01, 3	141
404, 1	294	409.02, 1	102
404, 2	172	409.02, 2	98
404, 3	241	409.02, 3	31
404, 4	16	409.02, 4	37
405, 1	469	410, 1	487
405, 2	1131	410, 2	225
406.02, 1	466	410, 3	258
406.02, 2	82	411, 1	393
406.03, 1	26	411, 2	167
406.04, 1	0	411, 4	316
406.04, 2	67	417, 3	426
406.04, 3	156	421.01, 1	218
407, 1	0	421.02, 4	290

Census Block Groups (2010)

Auburn City Limits

Opelika City Limits

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GIS Division

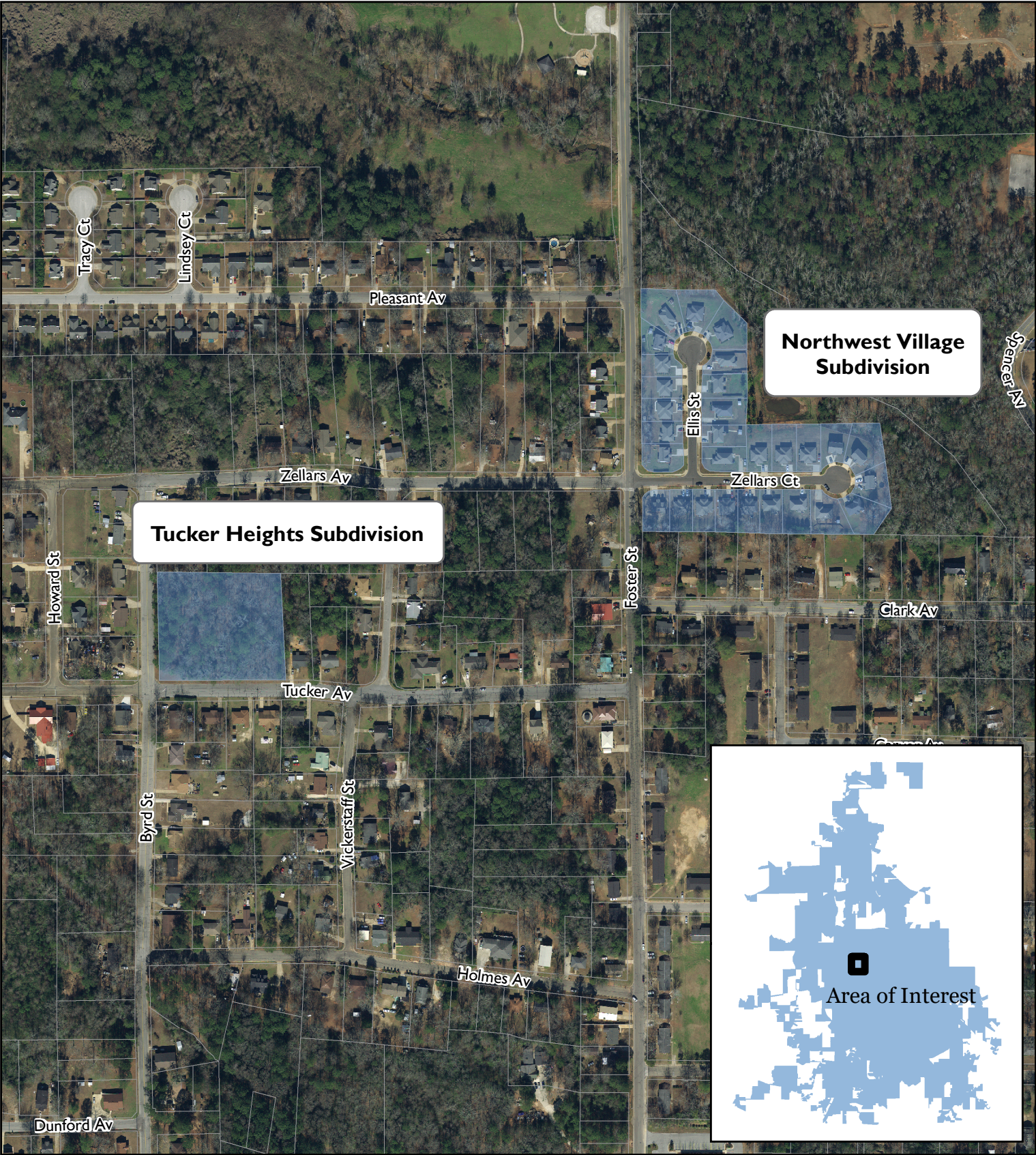
08/08/2023

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Affordable Housing Locations

Map MA1

Auburn, AL



- Parcels
- Affordable Housing
- Auburn City Limits

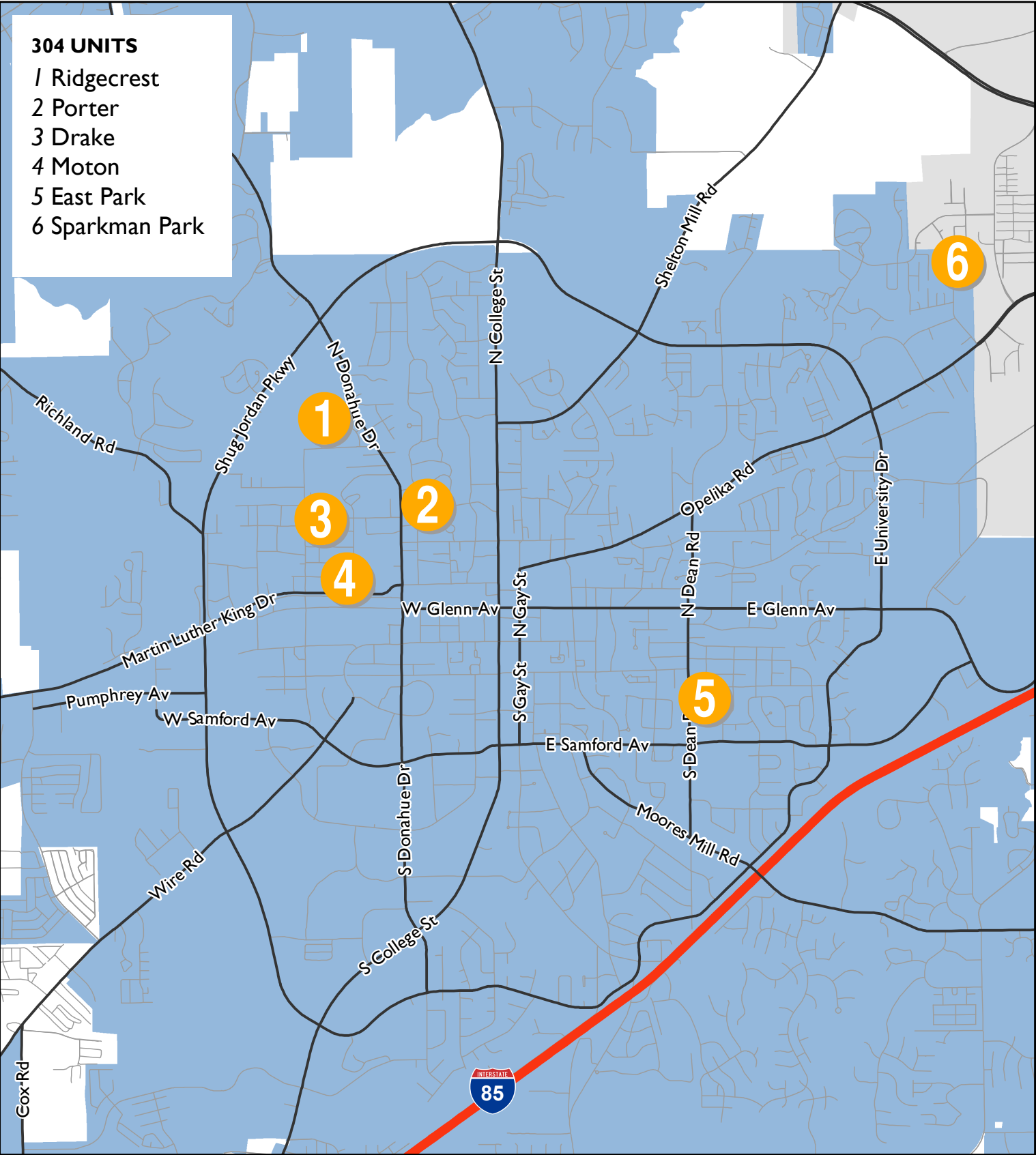


0 100 200 400
Feet
GIS Division
11/19/2019

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Public Housing Locations

Auburn, AL



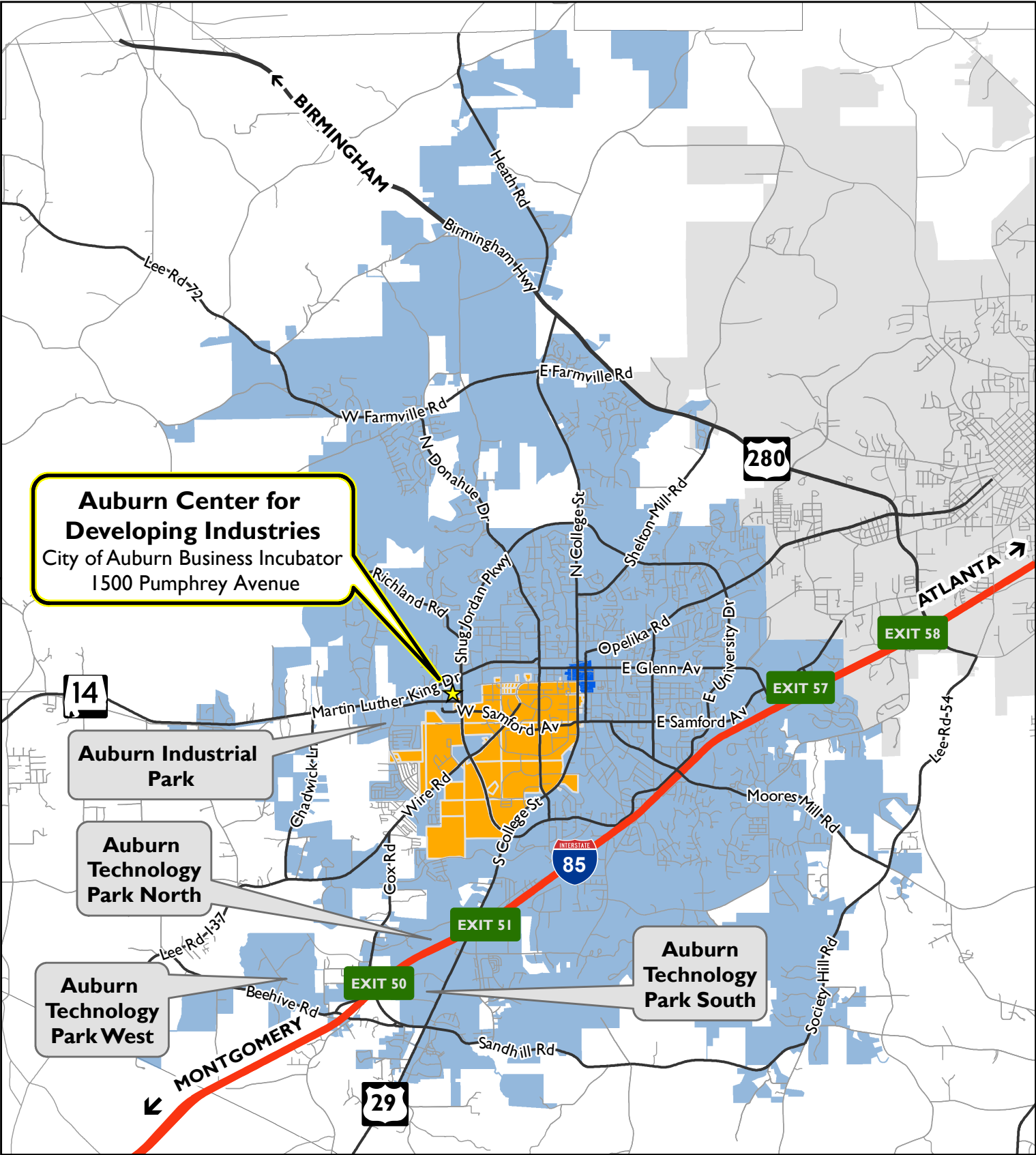
- Auburn City Limits
- Opelika City Limits
- Lee County Limits



0 0.25 0.5 1
Miles
GIS Division
11/19/2019

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Auburn Center for Developing Industries and Auburn
Industrial Parks locations



- Auburn City Limits
- Opelika City Limits
- Lee County Limits
- University Property
- Downtown Auburn



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

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