


The City of Auburn
Community Development Block Grant

FY2018 Annual Action Plan

Community Development (CDBG)
144 Tichenor Avenue
Auburn, Alabama 36830

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Executive Summary

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

1. Introduction

This Action Plan sets forth a strategy for the use of Community Development Block Grant (CDBG) funds expected to be available during the coming fiscal year 2018. This plan determines the goals for households to be served, and describes implementation of the planned activities. CDBG is a program that provides communities with resources to address a range of community development needs, principally benefiting low- to moderate-income (LMI) families and individuals. This document is submitted to the U. S. Department of Housing and Urban Development (HUD) in fulfillment of the requirements for the Action Plan set forth in 24.CFR §91.200(c) and §91.220(b).

The goal of HUD's Community Planning and Development programs is to develop viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for LMI persons. The intent of this Action Plan is to provide details on the programs set forth to be undertaken during the upcoming CDBG program year toward meeting that goal.

The Action Plan activities and funding details are in AP-20.

2. Summarize the objectives and outcomes identified in the Plan

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

The primary source of funding to address the needs identified in this Action Plan is the CDBG program. As such, there are certain National Objectives that must be observed. The National Objectives are:

- Benefit Low- and Moderate-Income persons;
- Aid in the Prevention or Elimination of Slums or Blight;
- Other Community Development needs having a particular urgency posing a serious and immediate threat to the health or welfare of the community.

Federal regulations governing the CDBG Program place emphasis on the National Objective of “Benefiting Low-and Moderate-Income persons” (LMI). Grantees are required to expend at least seventy (70%) of CDBG funds on such activities. The activities being proposed in this Action Plan are one hundred percent (100%) intended to meet the needs of LMI persons.

As identified in Section NA-10 “Housing Needs Assessment” of the Five-Year Consolidated Plan, one challenge facing the City of Auburn are Cost-Burdened households. As explained in the Five-Year Consolidated Plan, the rapid economic growth of the City has created upward pressures on housing costs and property values in general due to increased demand. This plan proposes to continue providing financial assistance to qualified households in areas such as housing rehabilitation and supportive services. Housing Rehabilitation activities will generally assist ten (10) households during a program year, and supportive services will assist approximately 250-500 LMI households.

In addition, the CDBG acquired approximately 2.2 acres of vacant property during program year 2017 for the purpose of constructing new affordable single-family homes. It is anticipated this acquisition will provide residential lots for the future construction of six to seven affordable housing units. In order to complete the construction and marketing of new affordable housing, CDBG funds will be provided to fund construction loans to the North Auburn Housing Development Corporation (NAHDC) to subsidize the construction and marketing of affordable single-family housing units for qualified LMI homebuyers.

Finally, this Action Plan provides for the allocation of CDBG dollars to Public Improvements within the Northwest Auburn Neighborhood. An allocation of \$75,000 will be utilized to provide sanitary sewer(s) to residential lots located in the vicinity of Bedell Avenue and Foster Street that are owned by the local Habitat for Humanity affiliate. One hundred thousand (\$100,000) dollars is allocated for the purpose of re-surfacing Lynn Street and Combs Avenue. Public Improvements are identified as a high priority based upon the “Non-Housing Community Development Needs” section NA-50 of the Five-Year Consolidated Plan.

**See Project Maps and Unique Appendices*

3. Evaluation of past performance

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

Auburn's Economic Development efforts have been successful at growing opportunity for residents and the area median income has continued to improve. Also, related to the economic growth has been an increased housing demand which has driven up values of existing housing stock and available raw land.

In past years, the City programmed a substantial amount of CDBG funds to undertake a Public Improvement activity, the renovation of Boykin Community Center. The Boykin Renovation activity provided the City a way to expend CDBG funds that had previously been programmed for construction of affordable housing, but due to lack of available building lots no housing construction was undertaken. Expenditures on the Boykin Renovation project corrected this problem.

The Community Development Division (CDD) has now identified and acquired property, and is in the process of subdividing it to provide lots for the construction of affordable housing. With the completion of the Boykin project and the acquisition of property to provide suitable building sites for the affordable

housing program, the City should be able to undertake the activities outlined in this Action Plan in conformance with HUD's timeliness.

In addition to new housing construction, CDD has effectively managed CDBG funded housing repair and maintenance programs. Housing assistance to low- and moderate-income homeowners has been a popular and much utilized aspect of the City's CDBG Program. It is recognized by the Community Development Division that affordable housing is a top priority for the City of Auburn.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City has adopted and adheres to a Citizen Participation Plan (CPP) that complies with federal requirements. The Community Development staff held Public Hearings and published and posted notices and summaries of the FY2018 Action Plan and proposed use of funds. As part of the Five-Year Consolidated Plan it managed and conducted a citizen survey to obtain citizen views on community development needs.

A broader discussion of the CPP can be found in Section AP-12 of this document.

5. Summary of public comments

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

Unlike past years, this year's Citizen Participation Process resulted in no public comments either at Public Hearings or in writing.

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

As a result of the Citizen Participation process, no comments or views were offered which gave suggestions or proposals that were not accepted.

7. Summary

The City has established its main priority to be the provision of and/or the preservation of affordable housing. CDBG will be allocated to fund such activities to the extent it has funding to do so.

With the completion of acquisition of property for affordable home sites during the 2017 program year, the City will complete the development of this property to provide for the construction of approximately six to seven new affordable homes through a partnership with the non-profit North Auburn Housing Development Corporation (CBDO).

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Todd M. White

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

1. Introduction

During the preparation of the Action Plan, the Community Development staff consulted with the Auburn Housing Authority (AHA), other housing professionals, and support service agencies. Consultation was also had with State and Local Governmental entities.

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))

The Boykin Community Center Renovation Project (funded in the 2016 program year and completed during fiscal year 2017-18) is forecast to enhance the ability of supportive service agencies to coordinate activities and offer services in a centralized location in a low- to moderate-income census tract and block group (LMI CT-406.02).

Coordination and communication between service agencies across several low- to moderate-income (LMI) block groups and funding to assisted housing providers is encouraged as a means of providing affordable housing and supportive services to LMI families and individuals, as the need for affordable housing and services often overlap. The City will support additional affordable housing options and special supportive service programming in fiscal year 2018.

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

The Continuum of Care agency serving the City of Auburn is the Alabama Rural Coalition for the Homeless (ARCH), which also has a statewide mission (Forty-two counties - 42). Staff of the Community Development Division met with representatives of ARCH to ascertain the existing and planned resources that are available to meet the needs of those experiencing homelessness in the City of Auburn. ARCH currently looks for ways to provide housing through Permanent Supportive Housing and Emergency Solution Grants to families and individuals in the City. Lacking funding from the CDBG program to significantly impact the provision of supportive housing, or short and long term shelters for displacement assistance, the City will support appropriate applications for displacement assistance funding by the Continuum of Care agency.

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	AUBURN HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Auburn Housing Authority works closely with the City of Auburn's Community Services Department. Auburn Housing Authority will utilize CDBG funding for Family Supportive Services among its residents.
2	Agency/Group/Organization	LEE COUNTY ALABAMA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Auburn Opelika Habitat for Humanity works closely with the City of Auburn's Community Services Department. The City works closely with Auburn Opelika Habitat for Humanity as an affordable housing provider.
3	Agency/Group/Organization	North Auburn Housing Development Corp.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	North Auburn Housing Development Corporation works closely with the City of Auburn's Community Services Department. North Auburn Housing Development Corporation, as an affordable housing Community Based Development Organization, will utilize CDBG funding for new home design and development.

5	Agency/Group/Organization	EAST ALABAMA FOOD BANK
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Food Bank of East Alabama works closely with the City of Auburn's Community Services Department. The Food Bank of East Alabama will utilize CDBG funding for Senior Supportive Services providing bagged food items (supplementary groceries) for pick at the Community Market.
6	Agency/Group/Organization	Boys and Girls Club of Greater Lee County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls Club of Greater Lee County works closely with the City of Auburn's Community Services Department. The B/G Club will utilize CDBG funding for youth supportive services for Auburn's LMI youth.
7	Agency/Group/Organization	AUBURN DAY CARE CENTERS
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Auburn Day Care Centers, Inc. works closely with the City of Auburn's Community Services Department. Auburn Day Care Centers will utilize CDBG funding for Youth Supportive Services among participants of daycare and afterschool programming.

8	Agency/Group/Organization	Unity Wellness
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Unity Wellness Center of East Alabama Medical Center (EAMC) works closely with the City of Auburn's Community Services Department. Unity Wellness Center of EAMC will utilize CDBG funding for Supportive Services to citizens at-risk of displacement and working with the center as a victim of HIV-AIDs.
9	Agency/Group/Organization	SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army Lee County works closely with the City of Auburn's Community Services Department. Salvation Army Lee County will utilize CDBG funding for Supportive Services to those at-risk of displacement.
10	Agency/Group/Organization	JOYLAND DAY CARE CENTER
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Joyland Child Development Center, Inc. works closely with the City of Auburn's Community Services Department. Joyland Child Development Center will utilize CDBG funding for Youth Supportive Services among participants of the daycare and afterschool youth.

11	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?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	East Alabama Services for the Elderly (EASE) works closely with the City of Auburn's Community Services Department. East Alabama Services for the Elderly will utilize CDBG funding for essential Senior Supportive services.

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

All agencies were invited to participate and consultation was open to the greater area agencies.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alabama Rural Coalition for the Homeless (ARCH)	Services to homeless and organizes annual point-in-time count. Works to increase funding to state-wide homeless population.
Roads and Highways	Metropolitian Planning Organization (MPO)	Improved planning and transportation services to the greater Lee County area.
Affordable Housing	Alabama Housing Finance Authority (AHFA)	Consulted with AHFA on affordability incentives at the State and Local levels

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Area Agency Plan/ LRCOG	Lee-Russell Council of Governments	Lee Russell participates in transportation services and transit solutions. Provides LMI and Senior services. Encourages economic development with an active RLF.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City of Auburn has adopted and adheres to a Citizen Participation Plan (CPP) that complies with Federal regulations set forth at 24 CFR 91.105 and 91.200 (c). In accordance with the CPP, the City undertook a series of Notices and Public Hearings to solicit citizen participation concerning the preparation and submission of this Action Plan.

On January 4, 2018 a notice of availability of CDBG Entitlement funding was published in newspapers of general circulation in the City of Auburn. This notice was also posted on the City's web page, on bulletin boards at the Public Library and City Hall, and at the Office of Community Development. This notice announced that two Public Hearings would be held on January 11, 2018. One hearing was held at 10:00 AM at the Frank Brown Community Center and the other hearing was held at 5:30 PM at the Auburn Center for Developing Industries (ACDI). The purpose of these two hearings was to inform citizens of the scope of funding to be available and the type of activities for which these funds may be utilized in the upcoming CDBG fiscal year. No citizens attended these hearings.

In an effort to once again encourage citizen participation, another notice was published on January 18, 2018 announcing the review of a proposed Action Plan budget and providing for two additional Public Hearings, February 5, 2018. Public Hearings were held at the Frank Brown Community Center 10:00 AM and at ACDI at 5:30 PM. One hearing was held at 10:00 AM and one was held at 5:30 PM, in an attempt to reach more citizens with differing work and activity schedules. Special efforts were made to encourage participation through newspaper and digital notifications the weeks prior to the hearings. Public Service Announcements, City sponsored digital communications, correspondence with local churches, and postings in City buildings were also utilized to communicate participation opportunities.

In all publicity regarding the public hearings, citizens were encouraged to notify the Community Development Division with any requests for accommodations that would be necessary due to physical disabilities or language barriers. The CPP provides that the staff of the Community Development Division will provide technical assistance to groups seeking funding assistance.

In spite of all efforts to solicit public participation, no one attended any of the scheduled hearings.

A summary of the Action Plan details was published in the Auburn Villager newspapers on May 10, 2018. Interested parties were given 30 days to review and comment on the content of this document. By the completion of the comment period (June 11), no comments were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	
2	Public Hearing	Non-targeted/broad community	N/A	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	
4	Public Hearing	Non-targeted/broad community	N/A	N/A	N/A	
5	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Of the formula Entitlement Programs allocated by HUD (CDBG, HOME, ESG, and HOPWA), the City of Auburn qualifies to receive entitlement funding only under the CDBG program. Therefore, only CDBG funding is available to address the priority needs and specific goals and objectives identified in this Action Plan. The U.S. Department of Housing and Urban Development released preliminary information on the CDBG FY18 allocation. The City of Auburn’s entitlement allocation will be \$590,366 and is recommended to fund activities listed in Section AP 20 herein. The Community Development staff also anticipates generating approximately \$100,000 in Program Income (PI) during FY18 from the Affordable Housing Program and Housing Rehabilitation Loan Program. PI accrued from these programs will be used to fund FY18 projects within the same activities.

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

For about six years, the City’s Economic Development Department has been making economic development loans to qualified business borrowers from the proceeds of its Section 108 Loan received from HUD. Proceeds remaining to be lent for economic development purposes amount to approximately \$1,338,000 ,including funds not loaned and program income repaid. Generally speaking these are not resources available for budgeting purposes, since the use of Section 108 funds are tightly controlled under the Loan Agreement between HUD and the City. This funding is reported here in the spirit of keeping the public informed and to acknowledge the City’s ongoing efforts to create employment opportunities principally of low- and moderate-income persons.

Anticipated Resources

Program	Source of	Uses of Funds	Expected Amount Available Year 1	Expected	Narrative Description
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Annual Action Plan
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	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	590,366	100,000	0	690,366	0	
Section 108	public - federal	Economic Development	0	0	0	0	2,312,000	

Table 5 - Expected Resources – Priority Table

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

Federal funding will leverage private mortgage funding through a subordinated second mortgage and closing cost assistance to support the purchase of an Auburn home for a qualified low- to moderate-income family or individual.

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

Federal funding will leverage private mortgage funding through a subordinate second mortgage and closing cost assistance to support the purchase of an Auburn home for a qualified low- to moderate-income household.

Discussion

As usual, expected resources fall far short of the City's housing and community development needs identified in the Five-year Consolidated Plan. The City's CDD staff is always concerned to find additional sources of funding to address these needs, as well as ways expected resources might be leveraged to create more efficient and cost effective activities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing		Rehabilitation-Reconstruction of exiting units	CDBG: \$94,237 Section 108: \$0	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Homeless emergency shelter	2015	2019	Homeless		Public Services	CDBG: \$22,000 Section 108: \$0	Homelessness Prevention: 50 Persons Assisted
3	Land Acquisition	2015	2019	Affordable Housing		Acquisition of vacant residential lots	CDBG: \$0 Section 108: \$0	
4	Street improvements	2015	2019	Public Housing Non-Homeless Special Needs Non-Housing Community Development		Public Improvements and infrastructure	CDBG: \$100,000 Section 108: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Youth supportive services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$27,000 Section 108: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
6	Family supportive services	2015	2019	Non-Housing Community Development		Public Services	CDBG: \$8,000 Section 108: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
7	Senior supportive services	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$10,000 Section 108: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
8	Program administration	2015	2019	Program administration		CD program Administration	CDBG: \$92,700 Section 108: \$0	
9	New Home Construction	2015	2019	Affordable Housing		Production of new units	CDBG: \$251,429	Homeowner Housing Added: 2 Household Housing Unit
10	Drainage improvements	2015	2019	Non-Housing Community Development		Public Improvements and infrastructure	CDBG: \$75,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
11	Homeowner Assistance	2015	2019	Affordable Housing		Homeownership Assistance	CDBG: \$0	
12	Demolition and Clearance	2015	2019	Affordable Housing		Demolition and Clearance	CDBG: \$10,000	Buildings Demolished: 2 Buildings

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	CDBG funds will support Housing Emergency Repair and Rehabilitation Programs. Household and Delivery of Services to eligible applicants related to the Housing Assistance Strategy.
2	Goal Name	Homeless emergency shelter
	Goal Description	Emergency Assistance to those at-risk of Homelessness and/or Temporarily Displaced.
3	Goal Name	Land Acquisition
	Goal Description	The City of Auburn will plan to acquire property for the provision of Affordable Housing construction, design, and development. However not land is identified to purchase.
4	Goal Name	Street improvements
	Goal Description	CDBG will fund two (2) Re-surfacing Public Improvements. Combs Avenue and Lynn Street will be re-surfaced. Both re-surfacing projects support the preservation of a Low- to Moderate-Income Census Tract (406.02) and Block Group (2) within the Northwest Auburn area.
5	Goal Name	Youth supportive services
	Goal Description	CDBG funds Youth Supportive Services in a variety of ways among area agencies. Youth services funds daycare and afterschool programs operated by Auburn Day Care Centers, Joyland Child Development Center, and Boys and Girls Club of Greater Lee County afterschool programs. CDBG, also, provides Sports Vouchers for LMI youth assistance to youth involved in Parks and Recreation programming.
6	Goal Name	Family supportive services
	Goal Description	CDBG funds Family Supportive Services programming through the Auburn Housing Authority related to job and education enhancement, transportation, personal development, family counseling, and resident enrichment.

7	Goal Name	Senior supportive services
	Goal Description	CDBG funds Senior Supportive Services activities through the Food Bank of East Alabama and the East Alabama Services for the Elderly related to transportation assistance and monthly bagged items (supplementary groceries) from the local Community Market. Both are scheduled activities for LMI Seniors of Auburn and residents of the East Alabama Services for the Elderly.
8	Goal Name	Program administration
	Goal Description	The CDBG Program Administration category is set aside for the daily operations of Housing, Public Services, and Administration. Staff, salaries and expenses go to operate all programs.
9	Goal Name	New Home Construction
	Goal Description	The City of Auburn will initiate Affordable Housing design-build projects. CDBG funding will support efforts of the North Auburn Housing Development Corporation (NAHDC) in their capacity as a Community Based Development Organization (CBDO).
10	Goal Name	Drainage improvements
	Goal Description	CDBG will fund Public Infrastructure Improvements (Sanitary Sewer) on lots in the area of Bedell Avenue and Foster Street.
11	Goal Name	Homeowner Assistance
	Goal Description	CDBG Homeownership Assistance provides qualified buyers with direct finance assistance on a new home purchase. In this program, assistance will be provided to qualified applicants under #9.
12	Goal Name	Demolition and Clearance
	Goal Description	Demolition is planned to remove delapidated structures for qualified Low- to Moderate-Income owners.

Projects

AP-35 Projects – 91.220(d)

Introduction

During past program years, the City has emphasized the need for affordable housing by focusing most of its CDBG resources toward construction of new single-family houses under agreement with the North Auburn Housing Development Corporation (NAHDC). During the period covered by the 2010-2014 Consolidated Plan, this partnership produced 29 new affordable housing units. However, the inventory of available building lots was temporarily exhausted and acquisition of additional lots proved to be problematic.

The City is encouraged by opportunities to return to affordable housing development, design, construction and financing.

The projects identified for funding under this Action Plan will provide CDBG funds to acquire property from a willing seller in order to maintain housing construction efforts.

The City's practice of taking applications from public service agencies has been continued and those agencies (described elsewhere herein) will constitute projects 2, 5, 6, and 7 below. Also being continued is the effort to provide rehabilitation (repair and maintenance) assistance to low- and moderate-income homeowners.

Public improvements in the form of street resurfacing and a single utility (sanitary sewer) project will be included in this year's program activities. These projects are priority as it comes to continuing improvements and development to a low- to moderate-income census tract and block group.

FY2018 will include the following projects:

Projects

#	Project Name
1	Housing Rehabilitation
2	Subsistence payments to those temporarily displaced
3	New Home Construction
4	Public Improvement - Street Re-surfacing
5	Public Services - Youth Supportive Services

#	Project Name
6	Public Services - Family Supportive Services
7	Public Services - Senior Supportive Services
8	Program Administration
9	Land Acquisition
10	Public improvement - Sanitary Sewer
11	Homeownership assistance
12	Demolition and Clearance

Table 7 - Project Information

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

In order to maintain its commitment to affordable housing, the grantee is programming funds for housing rehabilitation activities and the costs associated with the delivery of rehab activities. Assistance is provided through rehabilitation loans, and emergency repair grants. It is felt that this activity will aid in the preservation of the affordable housing stock.

For many years now, the CDD has sought to provide assistance to cost burdened households “at risk” of being temporarily displaced as a means of preventing them from becoming permanently displaced. To assist qualified applicants are granted temporary accommodations, mortgage or rent assistance, and assistance to allay utility disconnections. Such assistance is delivered either directly through the Community Development Division, or through the auspices of the Unity Wellness or the Salvation Army.

One way in which the City of Auburn has addressed the need for affordable housing in the past has been to assist a qualified non-profit housing development organization to build new affordable units, thereby increasing the inventory of affordable housing. The CDD has acquired property with CDBG funds during program year 2017 and subdivided it into six or seven residential home sites. By completing this acquisition, the City will be able to restart construction of new affordable single-family housing units in this program year.

Through consultation with the City’s Public Works Department a number of streets located within the North Auburn neighborhood have been identified as in need of resurfacing. Therefore, this plan calls for resurfacing these streets as far as the budgeted funds will allow. The identified streets all serve this low- and moderate-income neighborhood containing a sizable public housing community.

As well, Public Works has identified a utility need at the corner of Bedell Avenue and Foster Street. The provision of sewer connections to existing lots that are owned by Habitat for Humanity will enable the lots to be development into the affordable housing units. This plan calls for funding this project as far as budgeted funds will allow.

This plan will also continue funding public services that provide assistance to youth, families, and senior citizens. These activities provide needed services to assist low- and very-low income persons who lack the financial resources to avail themselves of these services.

Another public service activity to be assisted under this Plan is that of Family Supportive Services. Under this activity, the CDD will contract CDBG funds with the Auburn Housing Authority to provide low-income families with educational classes, basic transportation, and family counseling. Such services are felt to be necessary in assisting low-income families to escape poverty.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Rehabilitation-Reconstruction of exiting units
	Funding	CDBG: \$94,237
	Description	Community Development (CDBG) funds
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 households
	Location Description	City-wide
	Planned Activities	Housing rehabilitation loans and repair grants will assist homeowners to maintain the value of the owner's property and the integrity of their structure.
2	Project Name	Subsistence payments to those temporarily displaced
	Target Area	
	Goals Supported	Homeless emergency shelter
	Needs Addressed	Public Services
	Funding	CDBG: \$22,000
	Description	CDBG funds services to families and individuals needing assistance due to being temporarily displaced. Salvation Army of Lee County extends support to those in need of emergency temporary housing and services. Unity Wellness Center of East Alabama Medical Center extends services to those experiencing displacement as it relates to their having HIV-AIDS. CDBG funds assist qualified Auburn residents with Utility, Rental, and Mortgage direct assistance to help restore permanent services. It is estimated that 50 families and individuals will be assisted this program year.
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	50 households

	Location Description	City-wide
	Planned Activities	CDBG Supportive Services to those temporarily displaced assist qualified applicants with emergency services and counseling as it relates to maintaining housing for those very vulnerable.
3	Project Name	New Home Construction
	Target Area	
	Goals Supported	New Home Construction
	Needs Addressed	Production of new units
	Funding	CDBG: \$251,429
	Description	CDBG funds will be used for affordable home site design, development, new construction and program delivery.
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	1-3 households
	Location Description	Byrd Street and Tucker Avenue (Northwest Auburn)
	Planned Activities	Marketable homes (estimated 1-3) for affordable housing planned in partnership with the North Auburn Housing Development Corporation (NAHDC).
4	Project Name	Public Improvement - Street Re-surfacing
	Target Area	
	Goals Supported	Street improvements
	Needs Addressed	Public Improvements and infrastructure
	Funding	CDBG: \$100,000
	Description	The street re-surfacing projects provide benefits to a large LMI census tract and block group (Lynn Street and Combs Avenue).
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 households
	Location Description	Northwest Auburn

	Planned Activities	Lynn Street re-surfacing project and Combs Avenue re-surfacing project
5	Project Name	Public Services - Youth Supportive Services
	Target Area	
	Goals Supported	Youth supportive services
	Needs Addressed	Public Services
	Funding	CDBG: \$27,000
	Description	This project will provide CDBG funds to Auburn Day Care Centers and Joyland Child Development Center for LMI children of Auburn in order that adults of these household can work. Also funded are Boys and Girls Clubs of Greater Lee County for youth development and personal enrichment and funding will assist youth with a voucher to participate in Parks and Recreation programming.
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	250-300 youth
	Location Description	City-wide
	Planned Activities	The City will contract with Auburn Day Care Centers , Joyland Child Development Center, and Boys and Girls Clubs of Greater Lee County to provide CDBG funds for the purpose of extending children and youth supportive services to LMI families with children and youth residing in Auburn. The Community Development staff will accept applications for assistance to enable youth to participate in Parks and Recreation athletic programs.
6	Project Name	Public Services - Family Supportive Services
	Target Area	
	Goals Supported	Family supportive services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,000
	Description	Auburn Housing Authority will assist LMI households of Auburn utilizing CDBG funding with educational activities, transportation services, and family counseling and development.
	Target Date	5/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	50 persons
	Location Description	City-wide
	Planned Activities	The City will contract with Auburn Housing Authority to provide quality family services for residents.
7	Project Name	Public Services - Senior Supportive Services
	Target Area	
	Goals Supported	Senior supportive services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Senior Services are extended through East Alabama Food Bank and East Alabama Services for the Elderly. CDBG funds assist by way of a grocery supplement program through the East Alabama Food Bank and the local Community Market. East Alabama Services for the Elderly use CDBG funds to off set transportation cost for agency. Elderly transportation services will be provided by East Alabama Services for the Elderly and extend to LMI residents with transportation for meals and essential appointments.
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	100 persons
	Location Description	City-wide
	Planned Activities	Senior services in the form of the brown bag program and elderly transportation services will be provided by East Alabama Food Bank and East Alabama Services of the Elderly respectively.
8	Project Name	Program Administration
	Target Area	
	Goals Supported	Program administration
	Needs Addressed	CD program Administration
	Funding	CDBG: \$92,700

	Description	Community Development (CDBG) funds the daily operations of the Program Administration.
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration funds provide salaries and expenses for the CDBG staff.
9	Project Name	Land Acquisition
	Target Area	
	Goals Supported	Land Acquisition
	Needs Addressed	Acquisition of vacant residential lots
	Funding	:
	Description	No property acquisition is anticipated at this time.
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	No land is identified for purchase at this time.
	Location Description	Northwest Auburn
Planned Activities	The City will plan for the use CDBG funds to purchase buildable property for marketable Affordable Housing development.	
10	Project Name	Public improvement - Sanitary Sewer
	Target Area	
	Goals Supported	Drainage improvements
	Needs Addressed	Public Improvements and infrastructure
	Funding	CDBG: \$75,000
	Description	CDBG funds will be utilized for utility to vacant lots at the corner of Bedell Street and Foster Avenue.
	Target Date	5/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	10 households
	Location Description	Lots subdivided at the corner of Bedell Avenue and Foster Street.
	Planned Activities	CDBG funds will be utilized for utility to vacant lots at the corner of Bedell Street and Foster Avenue.
11	Project Name	Homeownership assistance
	Target Area	
	Goals Supported	Homeowner Assistance
	Needs Addressed	Homeownership Assistance
	Funding	:
	Description	Down-payment and closing-cost assistance will be provided to qualified homebuyers during this program year.
	Target Date	5/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	1-3 households
	Location Description	City-wide
	Planned Activities	Homeownership assistance will directly fund qualified buyer downpayment and closing cost.
12	Project Name	Demolition and Clearance
	Target Area	
	Goals Supported	Demolition and Clearance
	Needs Addressed	Demolition and Clearance
	Funding	CDBG: \$10,000
	Description	Removal of slum and blight
	Target Date	5/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	2 households
	Location Description	City-wide
	Planned Activities	Clearance of two structures owned by low- to- moderate income citizens.

AP-50 Geographic Distribution – 91.220(f)

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

Based upon the information contained in the Five-Year Consolidated Plan Needs Analysis, and the resources available to meet those needs, the City of Auburn does not choose to allocate its resources to a specific target area. Within this new 2018 program year the move to the newly renovated Boykin Community Center will have an immediate impact. This Center serves the portion of Census Tract and Block Group 406.02 identified as the North Auburn neighborhood, however, low-income residents throughout the City may avail themselves of the services housed at the Boykin location.

CDBG dollars will be used in the 2018 program year to re-surface specific neighborhood streets in the Boykin Center area. A planned utility project will serve vacant lots for affordable housing with necessary sewer extensions and be funded by CDBG.

At the same time, funds budgeted to housing activities and public services programs will benefit families and individuals based upon income requirements. Where Auburn'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 or an adjacent Census Tract or Block Group.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Auburn 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 Community Development funds in areas throughout the city to assist low-to moderate-income households and individuals wherever they reside.

Discussion

The City will continue City-wide community development efforts related to housing, public services, and public improvements. These projects and activities are offered and available to all low and moderate-income citizens of the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable Housing is the highest priority need for the City of Auburn. In the last program year, the Community Development Division made a property acquisition of vacant land. In this program year, this land will be subdivided to provide ready to build residential lots for use in construction of new affordable single-family housing units. While this activity should be partially complete during the 2018 program year, it is anticipated that actual construction of new units will commence in the 2018 and 2019 program year. Therefore, the following is the goal set for affordable housing during the period covered by this Action Plan.

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	12

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

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

Public housing is an important source of providing housing for low- and extremely low-income families and individuals. It represents a significant housing asset to the City of Auburn and the City supports the Auburn Housing Authority Board and Staff and works closely in addressing the needs of public housing residents and facilities.

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

CDBG program year 2018 will serve public housing in the Auburn Housing Authority in the completion of the Boykin Community Center which public housing households depend on for services. Public housing families and individuals are considered in the action plan budget with respect to public service programming for low- to moderate-income households.

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

Auburn Housing Authority will adequately assist resident families and individuals with the completion of their Individual Training and Service Plan, and the Contract of Participation allowing participants to become economically self-sufficient.

Auburn Housing Authority will offer the following opportunities through the Family Self Sufficiency (FSS) programming: education, job training, job search skills, budgeting, credit repair, and job readiness which will be used in order to help assist eligible families have the ability to become economically self-sufficient and will not have to seek or utilize welfare assistance.

Auburn Housing Authority will assist participants by serving the role as a resource agent that will have the ability to access supportive services and different resources which will be beneficial to participants by creating upward mobility as well as shifting their roles as participants from dependency to independency. The FSS program will increase the ability for participants to gain or increase formal educational status, the FSS program will offer homeownership opportunities, and the FSS program will welcome the ability for participants to establish entrepreneurial opportunities.

Auburn Housing Authority is currently considering developing affordable housing in the City of Auburn as an extension of the services to the LMI population.

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

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

Discussion

The Auburn Housing Authority is a well-managed public entity. Auburn Housing Authority's goals are to assist participants in supportive services. Auburn Housing Authority will, to the best of its ability, assist families in order to help them effectively access the following:

1. Educational Assistance/GED Classes (Pre/Post Secondary Education)
2. Childcare

3. Transportation
4. Job Readiness Skills (How to correctly fill out job applications, Attire, Personal Hygiene, Interview, & Resume Writing)
5. Job Linkage & Placement
6. Job Skills Training
7. Communication Skills/Interpersonal Interactions/Behavior Management
8. Household/Time Management Skills
9. Substance Abuse
10. Counseling/Self-Esteem Building
11. Budget Training/Management
12. Home Ownership Information
13. Legal Assistance
14. Entrepreneurial Training/Information
15. Financial/Debt Management

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

Introduction

The Five-Year Consolidated Plan and Action Plan process identifies homelessness as a lower priority need in the City of Auburn. The City will continue to fund emergency assistance programming that provides financial assistance for households and individuals who have lost their homes due to fire, utility disconnections, family separations or other emergencies. In those instances where families or individuals find themselves suddenly evicted or dislodged, this program pays hotel bills for short stays to enable clients to make arrangements for more permanent shelter. Experience has shown that this program will handle between 35-50 persons a year. Along with this, in this program year, the Salvation Army will be funded by CDBG and local stakeholders will fund emergency assistance to provide additional services such as food, clothing, and other supportive services. Unity Wellness will work with HIV/AIDs patients providing housing services using CDBG funding to assist those at risk of displacement due to their HIV-AIDS.

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

From the analysis made in preparing the Consolidated Plan, there is not the existence of a chronic homelessness problem. Rather homelessness is most often the result of sudden dislocation caused by loss of job, family violence, illness, fire or natural disasters. Therefore, the City's actions for the period covered by this Action Plan are those discussed in the above introduction.

The City of Auburn will continue to cooperate in the annual Point-in-Time Count to locate and identify homeless persons that may be found in its jurisdiction. Should such persons be located, they will be referred to appropriate agencies and services.

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG funding will continue to fund emergency assistance programming providing financial assistance to those who have lost their homes due to tragedy, utility disconnections, family separations, emergency, etc. The Community Development staff will reach out to area agencies on behalf of those in need of transitional housing to meet their household needs in the period in which they are displaced from permanent housing.

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

As part of the FY2018 Action Plan funding proposal, the City plans to make CDBG expenditures for homelessness specific to emergency assistance and assistance to those persons at risk of becoming homeless. These expenditures also include assistance with 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.

Local agencies are also available to help address the services required by individuals released from institutional facilities and homes. The staff of the Community Development Division seeks diligently to coordinate with such agencies to assist those persons that come to their attention.

Discussion

Consultation with homeless shelter providers in Lee County and examination of the point-in-time count of homeless persons has revealed that homelessness is not prevalent in Auburn in the same terms as other communities in the State. Homelessness is most often the result of emergency situations temporarily rendering households homeless. Auburn does offer a short-term hotel stay to provide shelter to persons in these situations. This Program Year, the City will also provide a small amount of funding to assist emergency homeless persons through the Salvation Army Lee County with assistance and other supportive services . Unity Wellness Center of East Alabama Medical Center will extend needed support to the LMI Auburn HIV/AIDS population. Experience has shown that within a couple of days these households are able to make arrangements for other shelter.

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

Introduction:

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

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

The Analysis of Impediments (AI) 2015-2019 provides an extensive discussion of the negative effects of public and private practice on affordable housing and residential investment. The Analysis of Impediments identifies items required by the City's new energy code and its subdivision regulations that add additional costs that must be eventually passed on by the housing developer to the homebuyer or rental tenant. While these items were identified, it was considered that the overall benefit to the eventual occupant and the public at-large outweighed the negative impact of the additional costs. The Analysis of Impediments identifies the lack of affordable rental housing options as it relates to a large student population residing in the City as a group living off campus but enrolled at Auburn University. Lastly, the Analysis of Impediments points to transportation being improved as a means of supporting those in need of affordable housing, especially, rental housing. The City works with the Lee-Russell Council of Governments, the Metropolitan Planning Organization and the Auburn Housing Authority to improve the transit options available to its citizens.

Discussion:

The Five-Year Consolidated Plan (2015-2019) Market Analysis section along the Analysis of Fair Housing (2015) provides an extensive discussion of the negative effects of public policies on affordable housing and residential investment. This section identifies items required by the City's new energy code and its subdivision regulations that add additional costs that must be eventually passed on by the housing developer to the homebuyer or rental tenant. While these items were identified, it was considered that the overall benefit to the eventual occupant and the public at-large outweighed the negative impact of the additional costs.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

The CDBG will fund a number of public service programs to meet underserved needs of youths, families, and elderly persons. The City also plans to initiate affordable home design and development and undertake public improvement street re-surfacing and utility projects in a North Auburn's low- to moderate-income neighborhood.

Actions planned to foster and maintain affordable housing

The CDBG program will continue to plan for the renewal of a housing construction program in conjunction with the North Auburn Housing Development Corporation, a Community Based Development Organization (CBDO). This organization builds and markets affordable homes to qualified low- and moderate-income homebuyers, but has been hampered by the exhaustion of available building lots within its community. Under this Action Plan, property to provide such building lots will be acquired and development initiated.

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

Actions planned to reduce lead-based paint hazards

Houses accepted for assistance under the housing repair and maintenance program that were built prior to 1978 will be tested for lead-based paint. Should lead-based paint be detected, the house will be treated or abated in accordance with federal guidelines.

Actions planned to reduce the number of poverty-level families

The City's strategy for reducing poverty is to undertake an aggressive economic development program that includes the recruitment of new and expanding industries, assistance to existing industries and businesses, and encouragement of entrepreneurial start-ups, coupled with an innovative approach to job training and education. For a more thorough discussion of this matter see the Non-Housing Community Development Assets section of the Consolidated Plan which contains an extensive discussion of the City's economic development successes and the role of the Auburn Training Connection in that success.

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

Actions planned to develop institutional structure

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

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

Staff of the Community Development Division continues to attend meetings of social service providers such as those sponsored by the United Way, Goodwill, Alabama Council for Human Relations, Lee Russell Council of Governments and others. These meetings are a valuable way to let other agencies know of CDBG activities and to assess where social service agencies can assist the efforts of the Community Development Division.

Community Development staff has regular contact with the Auburn Housing Authority staff and discusses ways in which the CDBG program can benefit public housing facilities and residents.

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

Discussion:

CDBG plans to fund a variety of programs/activities to support area LMI households with affordable housing, emergency assistance to prevent homelessness, public housing, special needs activities, and community improvements. Throughout this plan and the 2015-2019 Consolidated Plan these areas have been addressed related to the level of needs, priorities, goals and outcomes.

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

Program Specific Requirements

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

Introduction:

The City has budgeted all of the CDBG expected to be available during Program Year 2018, including all of the program income estimated to be received during this program year. No funds have been set aside for contingency expenses.

During Program Year 2012 the City made application for the maximum amount of Section 108 loan authority available under federal regulations governing that program. During the period covered by this Annual Plan, approximately \$1,388,000 is available for economic development loans to eligible borrowers. All Section 108 loan proceeds and any program income realized from such economic development loans are governed by the terms of the Section 108 Loan Agreement between HUD and the City of Auburn, and are not available for addressing other needs and objectives identified in the strategic plan.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

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

100.00%

The City of Auburn believes it has complied with all program specific requirements related to CDBG.

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low-and moderate-income. The City of Auburn hereby specifies that it will meet required minimum overall benefit during this one program year covered by this Annual Action Plan.

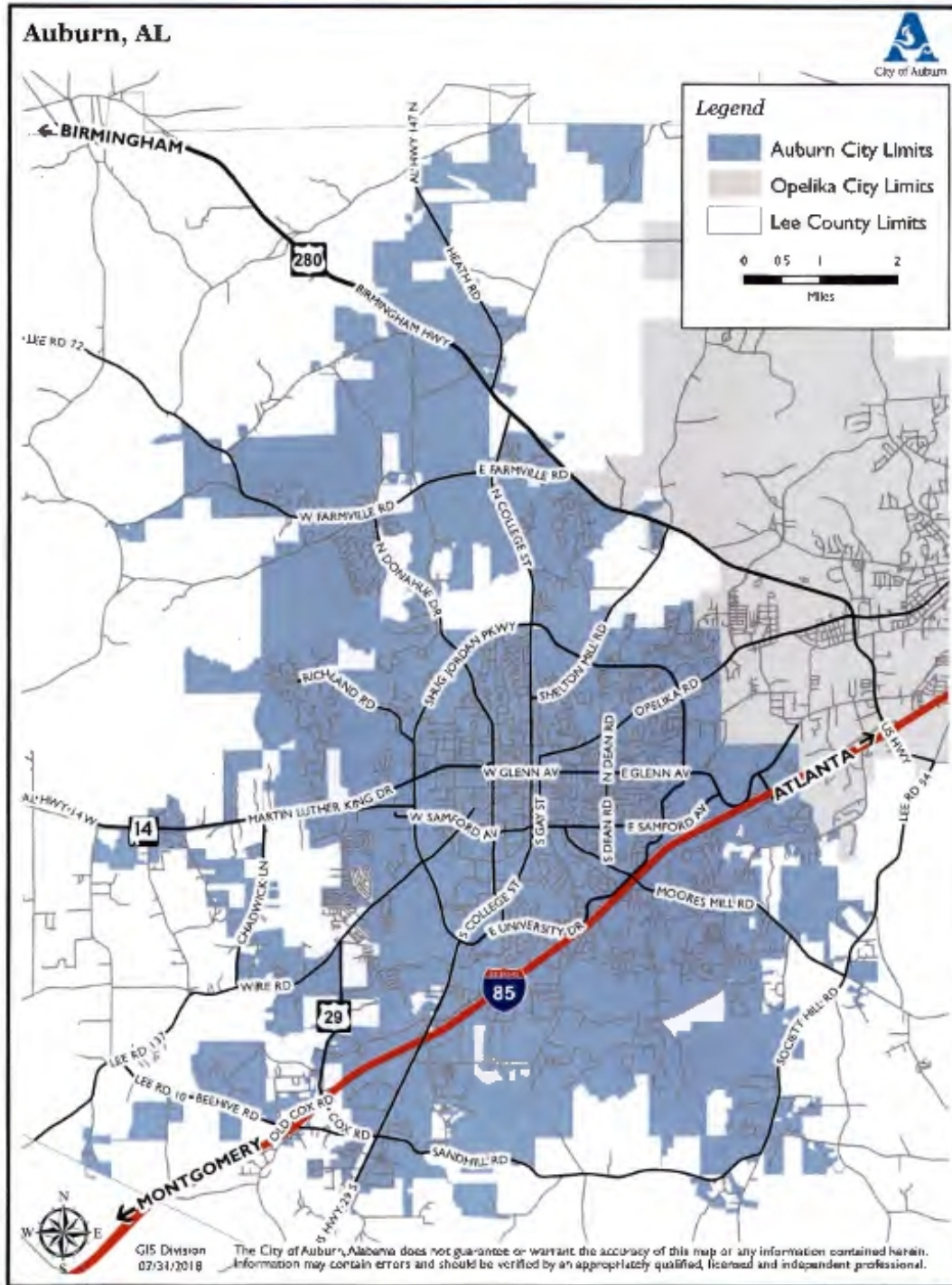
Attachments

Citizen Participation Comments

Citizen Comments

Citizen's comments are discussed further in AP-12. There was no citizen attendance related to the request for Citizen Participation for this plan.

Grantee Unique Appendices



COMMUNITY DEMOGRAPHICS

Auburn, AL

POPULATION

Total Population	60,318
Median Age	23.9
Percent of Population Below Poverty Line	30.8%
Percent Male / Female	50% / 50%

INCOME

Median Household Income	\$ 38,912
Per Capita Income	\$ 25,746

HOUSING

Number of Households	22,061
Number of Housing Units	25,722
Percent Occupied Housing	86%
Percent Renter-Occupied Housing	56%
Median Value of Owner-Occupied Housing Units	\$ 226,600

RACE & ETHNICITY

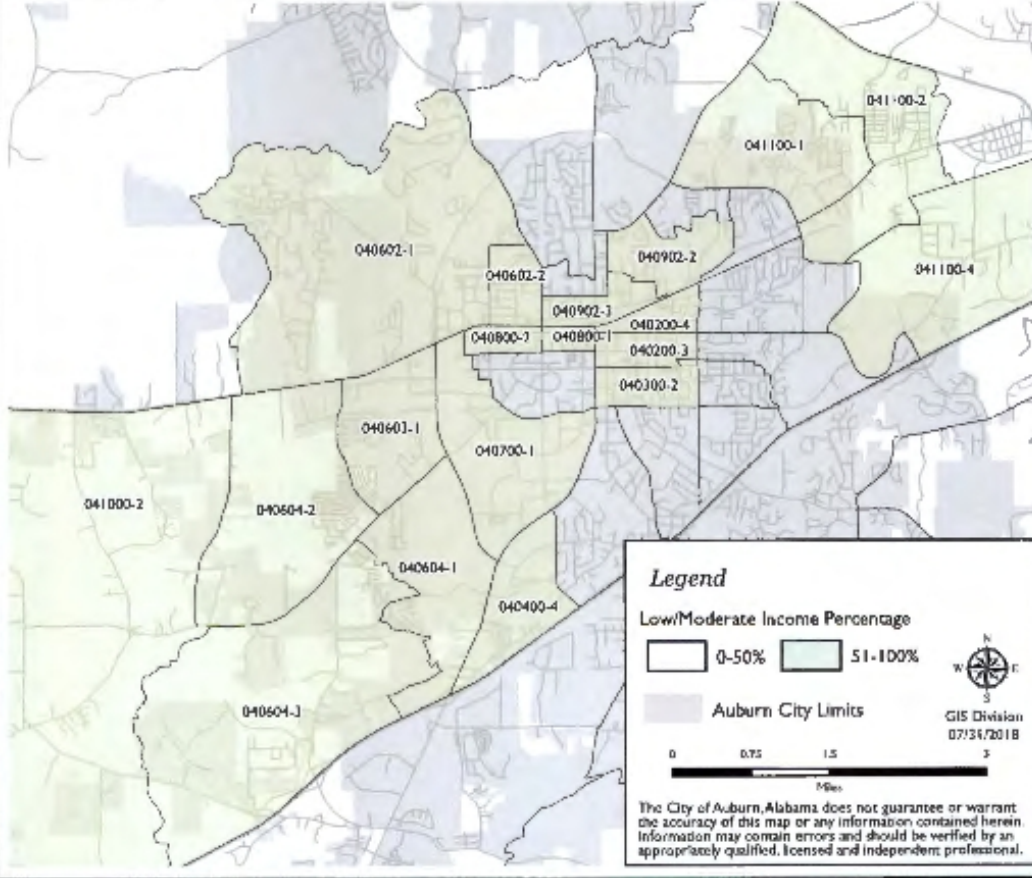
White	69%
Black	17%
Native	0%
Asian	7%
Islander	0%
Other	0%
Two+	1%
Hispanic (any race)	5%

U.S. Census Bureau (2016). 2012-2016 American Community Survey 5-year estimates.
Retrieved from Census Reporter Profile page for Auburn, AL.
<https://censusreporter.org/profiles/15000US0103076-auburn-al/>

Low/Moderate Income Census Block Groups - Auburn, AL

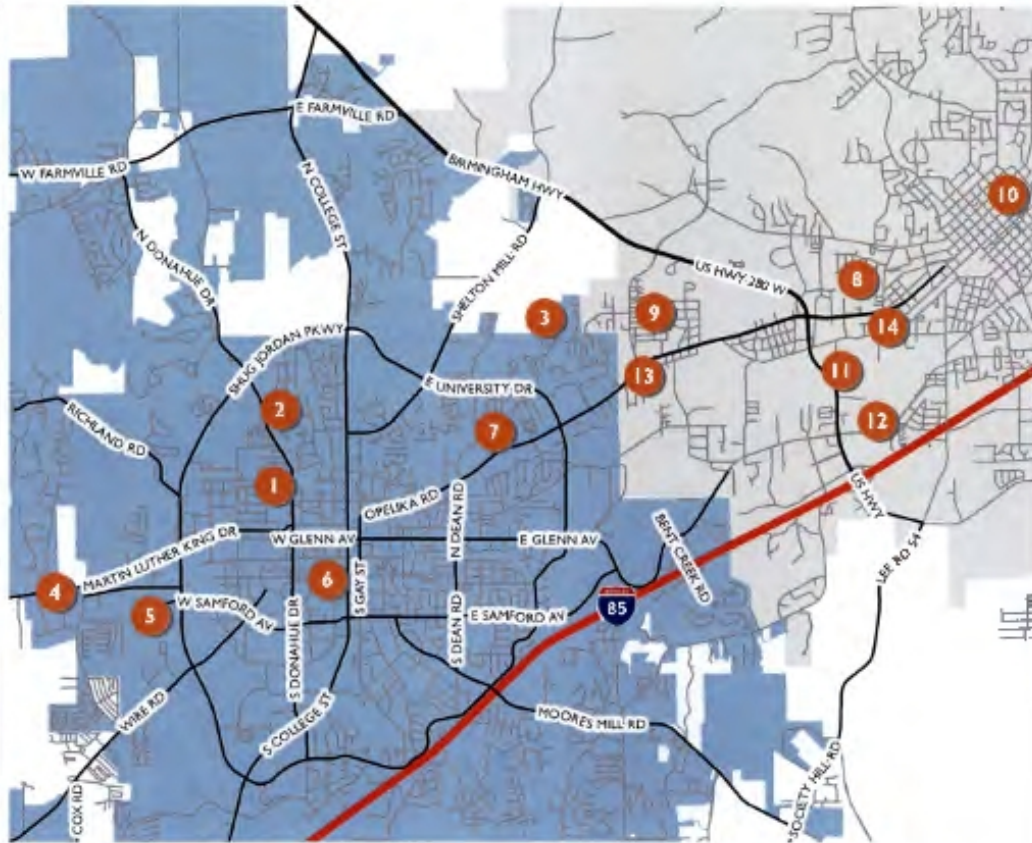


040200-3 Total Population: 1,668 % White, % Black: 64%, 12% LMI: 70.1% Median Home Value: \$277,800	040602-1 Total Population: 5,173 % White, % Black: 41%, 43% LMI: 58.8% Median Home Value: \$180,800	040604-2 Total Population: 1,076 % White, % Black: 86%, 0% LMI: 75.8% Median Home Value: \$14,700	040800-2 Total Population: 1,838 % White, % Black: 89%, 4% LMI: 85.2% Median Home Value: \$140,700	041100-1 Total Population: 3,353 % White, % Black: 30%, 51% LMI: 53.5% Median Home Value: \$164,300
040200-4 Total Population: 1,222 % White, % Black: 73%, 14% LMI: 70.9% Median Home Value: \$140,800	040602-2 Total Population: 681 % White, % Black: 18%, 82% LMI: 76.2% Median Home Value: \$106,100	040604-3 Total Population: 1,228 % White, % Black: 84%, 5% LMI: 74.5% Median Home Value: N/A	040902-2 Total Population: 3,401 % White, % Black: 62%, 18% LMI: 69.0% Median Home Value: \$153,500	041100-2 Total Population: 2,108 % White, % Black: 55%, 28% LMI: 79.6% Median Home Value: \$24,200
040300-2 Total Population: 1,453 % White, % Black: 78%, 9% LMI: 61.0% Median Home Value: \$310,900	040603-1 Total Population: 732 % White, % Black: 58%, 31% LMI: 84.8% Median Home Value: \$15,500	040700-1 Total Population: 2,249 % White, % Black: 79%, 6% LMI: 80.0% Median Home Value: \$713,500	040902-3 Total Population: 1,503 % White, % Black: 69%, 18% LMI: 85.2% Median Home Value: \$84,700	041100-4 Total Population: 1,938 % White, % Black: 59%, 29% LMI: 68.8% Median Home Value: \$121,800
040400-4 Total Population: 2,275 % White, % Black: 41%, 29% LMI: 89.5% Median Home Value: \$93,300	040604-1 Total Population: 2,789 % White, % Black: 79%, 14% LMI: 89.1% Median Home Value: \$75,500	040800-1 Total Population: 1,352 % White, % Black: 54%, 12% LMI: 83.7% Median Home Value: \$320,000	041000-2 Total Population: 3,490 % White, % Black: 28%, 72% LMI: 81.5% Median Home Value: \$60,400	U.S. Census Bureau (2016). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile. https://censusreporter.org/



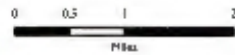
Area Agency Participation FY 2018

Auburn, AL



Legend

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



GIS Division
07/31/2018

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.

AREA AGENCIES CONSULTED IN THE FY 2018 ACTION PLAN PROCESS:

- | | |
|---|--|
| 1 Auburn Day Care | 8 East Alabama Medical Center (EAMC) |
| 2 Auburn Housing Authority | 9 Goodwill Career Center |
| 3 Boys & Girls Club of Lee County | 10 Lee County Habitat for Humanity |
| 4 East Alabama Food Bank | 11 Lee County Health Department |
| 5 North Auburn Housing Development Corp. | 12 Lee-Russell Council of Governments |
| 6 Presbyterian Community Ministry | 13 United Way - Lee County |
| 7 Salvation Army of Lee County | 14 Unity Wellness |

Sanitary Sewer Project FY 2018
 Corner of Bedell Ave and Foster St

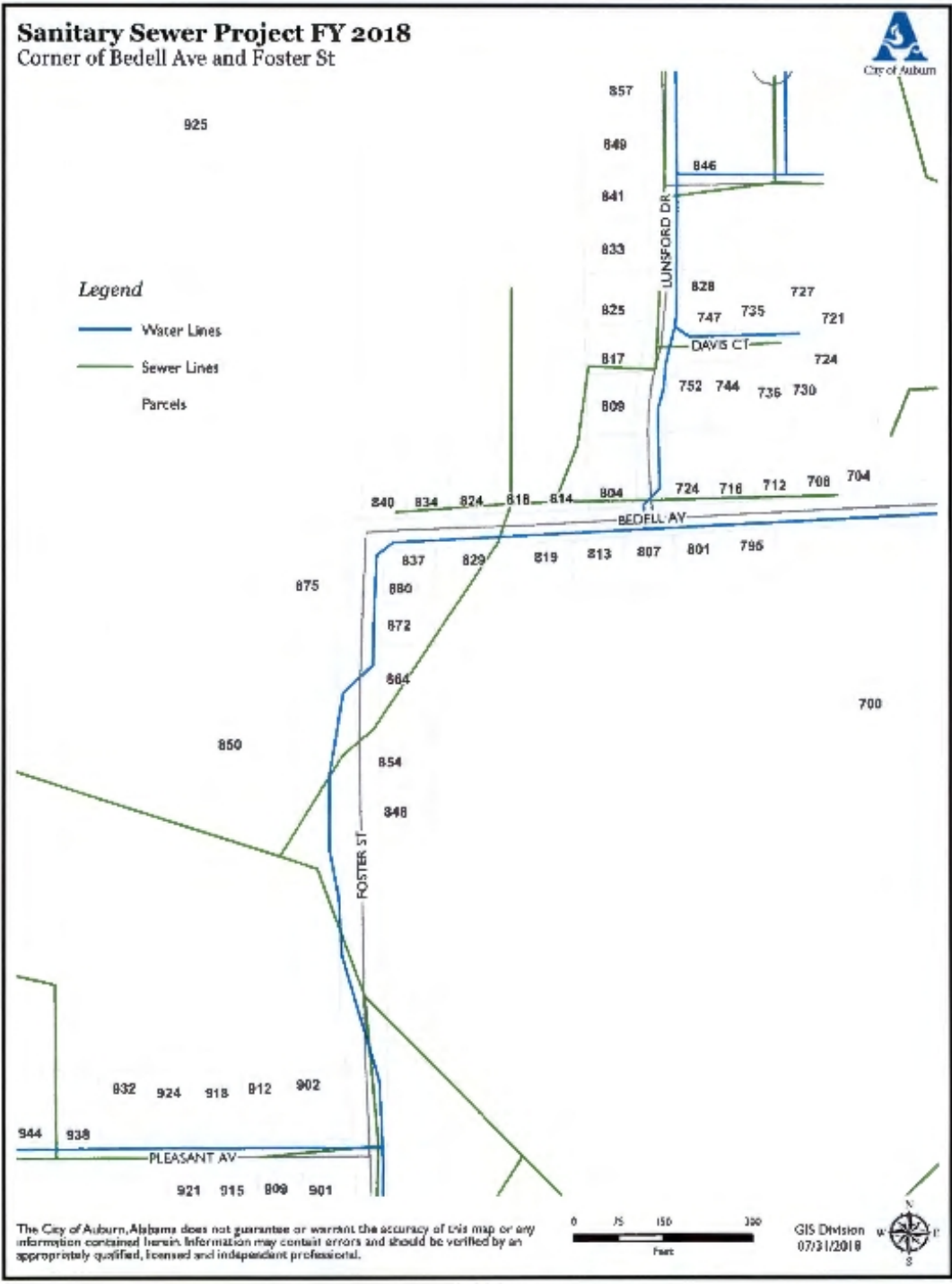


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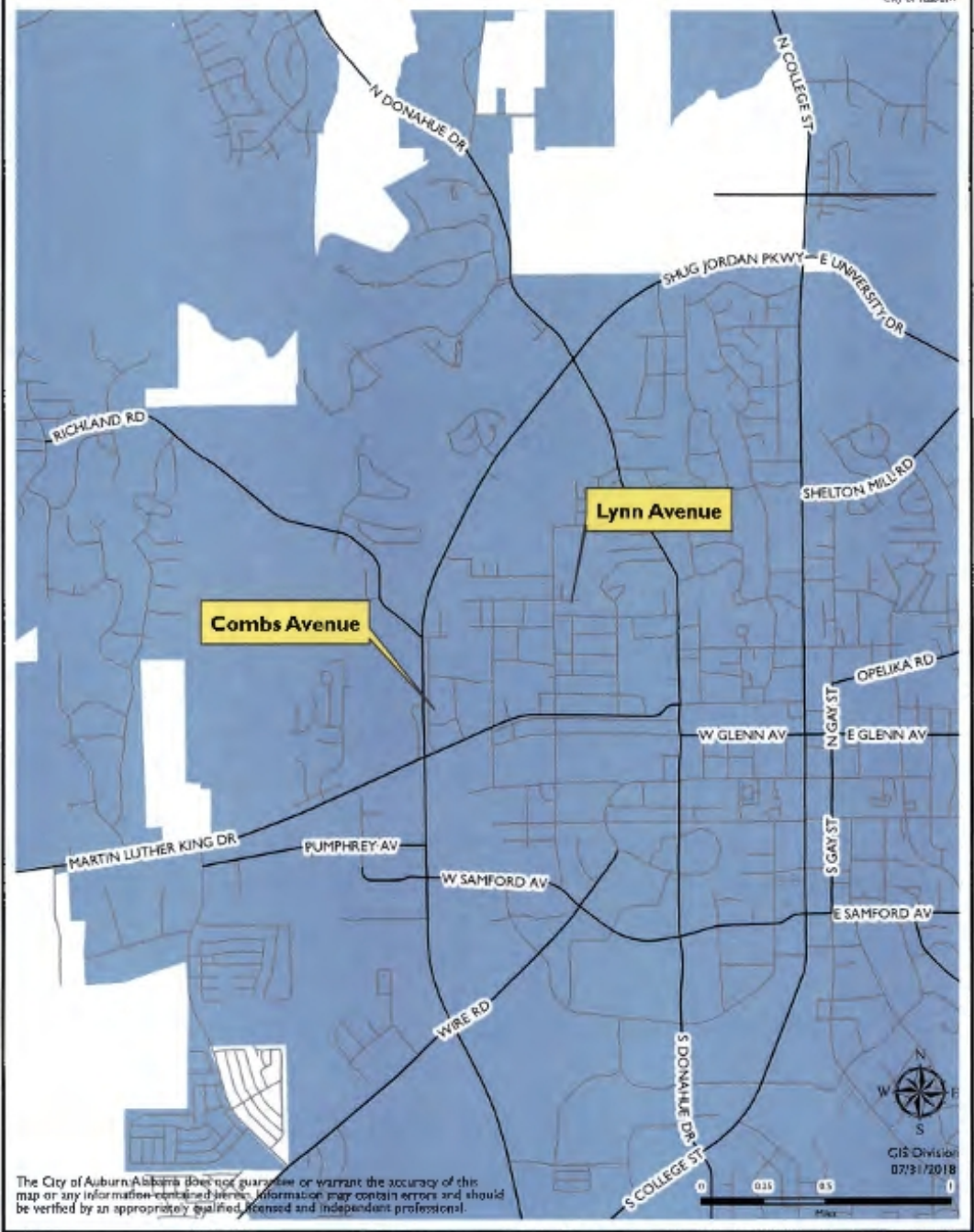


GIS Division
 07/31/2018

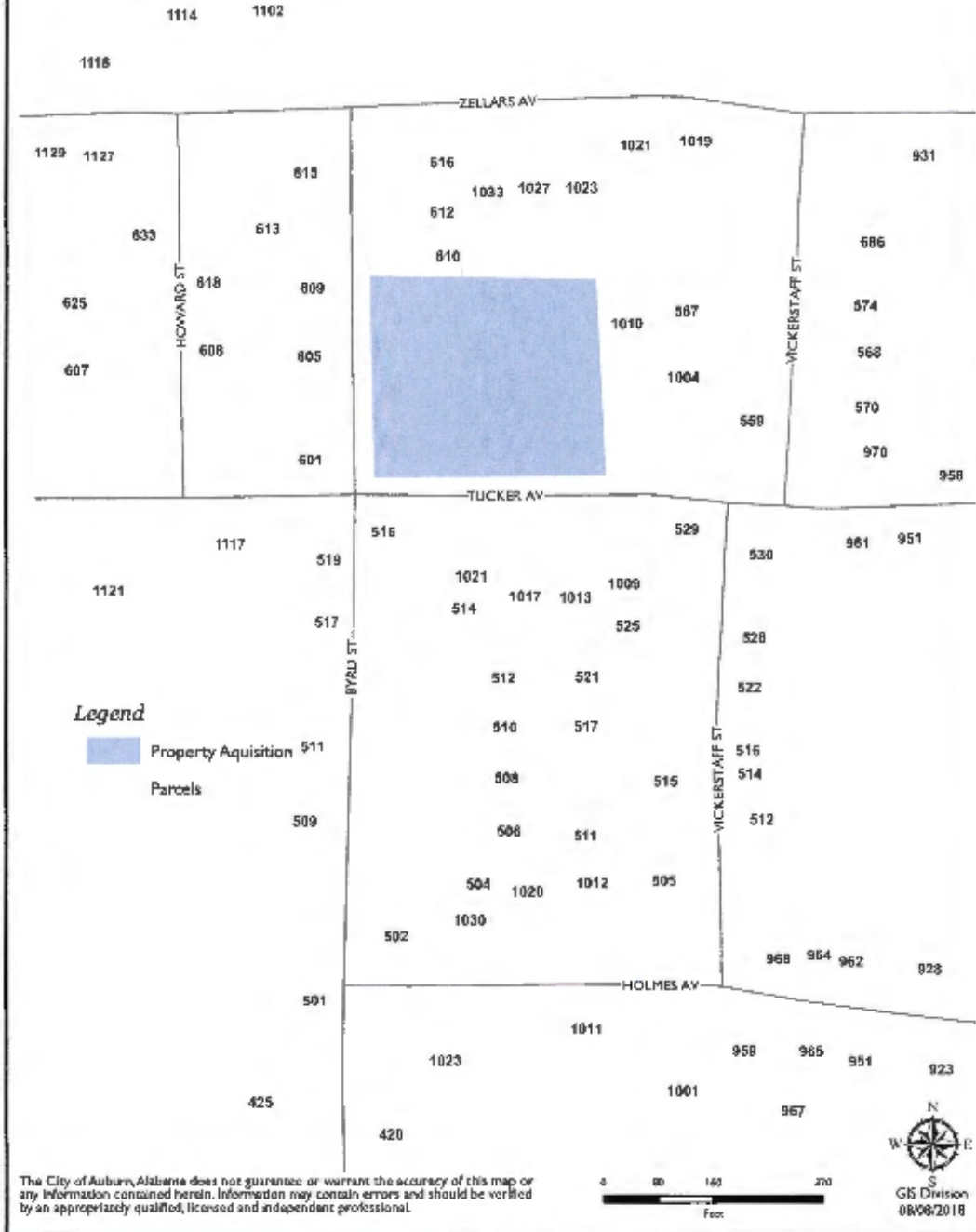




CDBG Street Resurfacing FY2018



Land Acquisition FY 2018
NE Corner of Tucker and Byrd



Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 12/31/2019

Application for Federal Assistance SF-424		
* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation	* Other (Specify):
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	
* 3. Date Received:	4. Applicant Identifier:	
08/03/2018		
5a. Federal Entity Identifier:	5b. Federal Award Identifier:	
State Use Only:		
6. Date Received by State:	7. State Application Identifier:	
B. APPLICANT INFORMATION:		
* a. Legal Name: City of Auburn		
* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:	
63-6001195	0015637250000	
d. Address:		
* Street1:	144 Tichenor Avenue	
Street2:		
* City:	Auburn	
County/Parish:		
* State:	AL, Alabama	
Province:		
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	36830	
e. Organizational Unit:		
Department Name:	Division Name:	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Mr.	* First Name: Todd
Middle Name:	M.	
* Last Name:	White	
Suffix:		
Title:	Community Development Director	
Organizational Affiliation:		
* Telephone Number:	334-501-7277	Fax Number: 334-501-7309
* Email:	twhite@auburnalabama.org	

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="C. City or Township Government"/>	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="U.S. Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text"/> CFDA Title: <input type="text"/>	
* 12. Funding Opportunity Number: <input type="text" value="Community Development Block Grant"/> * Title: <input type="text"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: * b. Program/Project:

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

17. Proposed Project:

* a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="580,388"/>
* 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"/>
* g. TOTAL	<input type="text" value="690,388"/>

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

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

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

** I AGREE

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

Authorized Representative:

Prefix: * First Name:

Middle Name:

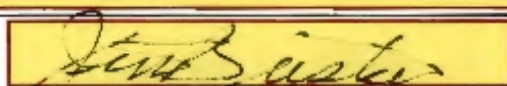
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

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 LTT, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraphs 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. 1701a) and implementing regulations at 24 CFR Part 155.


James C. Ruston, III

City Manager

8-2-18
Date

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 91.305.

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) _____, in a period specified by the grantee of one, two, or three specific consecutive program years, shall primarily 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.

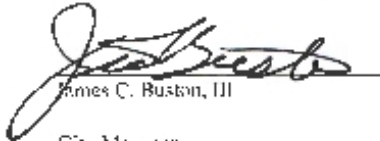
Excessive Force -- It has adopted and is enforcing:

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

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which 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 to meet such needs.


James C. Buston, III
City Manager

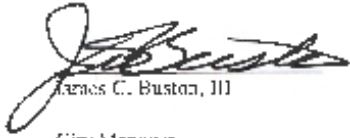
8-2-18
Date

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. 2000c) 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.


James C. Buston, III
City Manager

8-1-18
Date