



Public Hearing

Draft FYB2021 HUD Annual Plan

Date: March 8, 2021

Time: 10:00 am

Location: Zoom

<https://zoom.us/j/93137132625>

Call In: (312) 626-6799

Meeting ID: 931 3713 2625

The Auburn Housing Authority (“AHA”) is receiving public comments regarding the draft 2021 HUD Annual Plan (“Plan”). The draft Plan is available for review on AHA’s website at <https://www.auburnhousingauth.org/calendar-view?id=459>. The public review and comment period begins on January 22, 2021 and ends on March 8, 2021 at 5:00 pm CST.

A Public Hearing will be held on Monday, March 8, 2021 at 10:00 am via Zoom (see below). Comments related to the 2021 HUD Annual Plan may be submitted during the Public Hearing or mailed. Written comments may be mailed to the Auburn Housing Authority, Attn: HUD 2021 Annual Plan Comments, 931 Booker Street, Auburn, AL 36832. Comments received after 5:00 pm CST on March 8, 2021 will not be accepted or considered.

Zoom Public Hearing Information

<https://zoom.us/j/93137132625>

Join via Phone: (312) 626-6799

Meeting ID: 931 3713 2625

If you have questions or require additional information, please contact Sharon Tolbert, CEO at (334) 821-2262 ext 233 or stolbert@auburnhousingauth.org



FYB2021 HUD PHA Annual Plan
July 1, 2021 – June 30, 2022

DRAFT
HUD Submission



Resolution:
Date:

The FYB2021 HUD PHA Annual Plan is subject to change during the 45-day comment period.



HUD FYB2021 Annual Plan

Table of Contents

Housing Authority Information.....	Section A
Submission Requirements (PIH-2015-18)	Section B
Form HUD-50075-HCV	Section C
Form HUD-50075-HCV: Section B.1	Revisions
Form HUD-50075-HCV: Section B.2.....	New Activities
Form HUD-50075-HCV: Section B.3.....	Audit
Form HUD-50075-HCV: Section B.4.....	Form HUD-50077-ST-HCV-HP
Form HUD-50075-HCV: Section B.5.....	Form HUD-50077-SL
Form HUD-50075-HCV: Section B.6.....	Progress Report
Form HUD-50075-HCV: Section B.7.....	Resident Advisory Board
Challenged Elements.....	Section D
Board Approval.....	Section E
HUD Submission and Approval.....	Section F

Section A

Housing Authority Information

FYB2021 Annual Plan

Housing Authority Information

Public Housing Authority	Auburn Housing Authority (AL050)
Address	931 Booker Street, Auburn, AL 36832
Telephone Number	(334) 821-2262
Fax Number	(334) 821-2264
Website	www.auburnhousingauth.org
Public Official Information	
Name	Mayor Ron Anders, Jr.
Address	144 Tichenor Avenue, Suite 1, Auburn, AL 36830
Telephone Number	(334) 501-7260
Fax Number	(334) 501-7289
Email	randers@auburnalabama.org
Website	www.auburnalabama.org
Board of Commissioners	
Name	Robert L. Smith
Position	Chairperson
Email	rsmith@auburnhousingauth.org
Name	Nolan Torbert
Position	Vice Chairperson
Email	ntorbert@auburnhousingauth.org
Name	Deborah Hand
Position	Resident Commissioner
Email	dhand@auburnhousingauth.org
Name	Marguerite White
Position	Commissioner
Email	mwhite@auburnhousingauth.org
Rem	Rene Waldrop
Position	Commissioner
Email	rwaldrop@auburnhousingauth.org
Chief Executive Officer	
Name	Sharon N. Tolbert
Address	931 Booker Street, Auburn, AL 36832
Telephone Number	(334) 821-2262 ext 233
Fax Number	(334) 821-2264
Email	stolbert@auburnhousingauth.org

Section B

HUD Annual Plan Submission Requirements

4. ANNUAL PHA AND 5-YEAR PHA PLAN TEMPLATES AND CERTIFICATION SUBMISSION REQUIREMENTS FOR ALL PHA TYPES

The following table identifies the Annual PHA Plan and 5-Year PHA Plan (“PHA Plans”) templates and certifications by PHA Category that PHAs are required to complete and submit to HUD in order to comply with the Annual PHA and 5-Year PHA Plan requirements.

<i>PHA Plan Submission Requirements by PHA Type</i>	
HUD Form	Frequency of Submission
<i>All PHAs</i>	
HUD 50075-5Y	Once every 5 PHA Fiscal Years
<i>Standard PHAs and Troubled PHAs</i>	
HUD 50075-ST	Annually
HUD 50077-ST-HCV-HP	Annually
HUD 50077-SL	Annually
RAB Comments	Annually
Challenged Elements	Annually
<i>Small PHAs</i>	
HUD 50075-SM	Annually
HUD 50077-CRT-SM	Annually
HUD 50077-SL	Annually
RAB Comments	Annually
Challenged Elements	Annually
<i>High Performer PHAs</i>	
HUD 50075-HP	Annually
HUD 50077-ST-HCV-HP	Annually
HUD 50077-SL	Annually
RAB Comments	Annually
Challenged Elements	Annually
<i>HCV-Only PHAs</i>	
HUD 50075-HCV	Annually
HUD 50077-ST-HCV-HP	Annually
HUD 50077-SL	Annually
RAB Comments	Annually
Challenged Elements	Annually
<i>Qualified PHAs</i>	
HUD 50077-CR	Annually
HUD 50077-SL	Once every 5 PHA Fiscal Years

Section C

HUD Form 50075-HCV

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																				
A.1	<p>PHA Name: <u>Auburn Housing Authority (“AHA”)</u> PHA Code: <u>AL050</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>707 (ACC: TBV 280, PBV 406, VASH 18 and 3 Tenant Prot.)</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1"> <thead> <tr> <th data-bbox="165 1606 440 1656">Participating PHAs</th> <th data-bbox="440 1606 571 1656">PHA Code</th> <th data-bbox="571 1606 868 1656">Program(s) in the Consortia</th> <th data-bbox="868 1606 1144 1656">Program(s) not in the Consortia</th> <th data-bbox="1144 1606 1453 1656">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="165 1656 440 1730">Lead HA:</td> <td data-bbox="440 1656 571 1730"></td> <td data-bbox="571 1656 868 1730"></td> <td data-bbox="868 1656 1144 1730"></td> <td data-bbox="1144 1656 1453 1730"></td> </tr> <tr> <td data-bbox="165 1730 440 1803"></td> <td data-bbox="440 1730 571 1803"></td> <td data-bbox="571 1730 868 1803"></td> <td data-bbox="868 1730 1144 1803"></td> <td data-bbox="1144 1730 1453 1803"></td> </tr> <tr> <td data-bbox="165 1803 440 1875"></td> <td data-bbox="440 1803 571 1875"></td> <td data-bbox="571 1803 868 1875"></td> <td data-bbox="868 1803 1144 1875"></td> <td data-bbox="1144 1803 1453 1875"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:														
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																	
Lead HA:																					

B. Annual Plan.

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

<input checked="" type="checkbox"/>	Housing Needs and Strategy for Addressing Housing Needs.
<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Financial Resources.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Rent Determination.
<input checked="" type="checkbox"/>	Operation and Management.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Informal Review and Hearing Procedures.
<input checked="" type="checkbox"/>	Homeownership Programs.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/> Substantial Deviation
<input type="checkbox"/>	<input checked="" type="checkbox"/> Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Housing Needs and Strategy for Addressing Housing Needs

During FYB2021, the AHA anticipates developing a strategy to expand affordable housing options for low-income families in Auburn, families assisted by AHA, and for families that are on the tenant-based voucher/Section 8 (TBV) and project-based voucher (PBV) wait list to include the following:

1. Utilize TBV for homeownership opportunities
2. Choice Mobility for eligible PBV participants
3. Continue the Family Self Sufficiency Program
4. Administer Foster Youth to Independence Vouchers
5. Administer Mainstream Vouchers
6. Implement Moving to Work Cohort 1
7. Partner with the City of Auburn related to its efforts in expanding affordable housing
8. Other housing initiative to expand affordable housing opportunities for families in need

The following housing needs assessment is based on the needs of families on the Housing Choice Voucher (HCV) wait lists:

Tenant-Based Voucher/Section 8 Wait List as of January 21, 2021 (information pending)

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL			
Extremely low-income Less than or = 30% MFI			
Very Low-income Greater than 30% but less than or = 50% of MFI			
Low income Greater than 50% but less than 80% of MFI			
Families with children			
Elderly families			
Families with disabilities			
Race/ethnicity (Black)			
Race/ethnicity (White)			
Race/ethnicity (Other)			

B.1 Revision of the PHA Plan Elements (continues)

Project-Based Voucher Wait List as of January 21, 2021(information pending)

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL			
Extremely low-income Less than or = 30% MFI			
Very Low-income Greater than 30% but less than or = 50% of MFI			
Low income Greater than 50% but less than 80% of MFI			
Families with children			
Elderly families			
Families with disabilities			
Race/ethnicity (Black)			
Race/ethnicity (White)			
Race/ethnicity (Other)			

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

The HCV Administrative Plan (Plan) governs participant eligibility, selection, and admission including admission preferences for HCV. Revisions were made during FYB2020. The revisions were made to comply with HUD mandates and AHA’s discretionary changes. A 45-day comment period was published and public hearings were held. There were no comments submitted related to the revisions. The revised Plan was approved by the Board of Commissioners on November 24, 2020 (Resolution #FYE2021-013).

Operations and Management

On January 7, 2021, the Auburn Housing Authority was selected for admission to Cohort #1: *Overall Impact of Moving to Work Flexibility* of the Moving to Work (“MTW”) Demonstration Program (**attached**). The MTW designation allows AHA to create innovative local housing programs benefitting low-income households in the Auburn community and uniquely responding to the needs of the local community.

Nan McKay and Associates provides remote PBV Case Management services on behalf of the AHA.

HCV Homeownership Programs

AHA’s Board of Commissioners approved the HCV Homeownership Program Acton Plan on November 24, 2020 (Resolution #FYE2021-015). The AHA anticipates utilizing tenant-based vouchers for homeownership opportunities and public and private partnerships to further its homeownership initiative.

<p>B.2</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <table border="1" data-bbox="180 247 1442 281"> <tr> <td><input checked="" type="checkbox"/></td> <td>Project Based Vouchers</td> </tr> </table> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>	<input checked="" type="checkbox"/>	Project Based Vouchers	
<input checked="" type="checkbox"/>	Project Based Vouchers			
<p>B.3</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? FYE2020</p> <p>Y N N/A</p> <table border="1" data-bbox="180 556 323 590"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <p>(b) If yes, please describe: See attached.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<p>B.4</p>	<p>Civil Rights Certification</p> <p>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached.</p>			
<p>B.5</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached.</p>			
<p>B.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>See attached.</p>			
<p>B.7</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? The RAB reviewed the 2021 HUD Annual Plan on February 8, 2021. See Section F for additional information.</p> <p>Y N</p> <table border="1" data-bbox="180 1627 310 1661"> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the

PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))

B.4 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

B.5 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

B.6 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

B.7 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Form HUD-50075-HCV

Section B.1

Revisions



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

January 7, 2021

Ms. Sharon Tolbert
Auburn Housing Authority
931 Booker Street
Auburn, AL 36832

Dear Ms. Tolbert,

Congratulations! The U.S. Department of Housing and Urban Development has completed its review of the applications received, and I am very pleased to inform you that the Housing Authority of Auburn has been selected for admission to Cohort #1: *Overall Impact of Moving to Work Flexibility* of the MTW Demonstration Program.

Selection for participation in this first cohort of the MTW Expansion provides a great opportunity for your agency to join this innovative demonstration program at an unrepresented time in our nation's history. Acceptance into Cohort #1 showcases the excellence of the work you have already been doing in addition to your desire to be even more effective in supporting the low-income households in your community and in uniquely responding to the needs of your local community. We are so glad that you have taken this step.

On October 11, 2018, the Office of Public and Indian Housing (PIH) issued PIH Notice 2018-16 to solicit applications for admission to the MTW Demonstration Program in accordance with Section 239 of the Fiscal Year 2016 Appropriations Act, Public Law 114-113 (2016 MTW Expansion Statute), signed by the President on December 18, 2015, authorizing HUD to expand the MTW Demonstration Program by an additional 100 agencies over seven years. The 2016 MTW Expansion Statute provides that PHAs selected as part of the MTW Expansion must be high performers, meet certain size and site selection requirements, and represent geographic diversity across the country.

PHAs in the MTW Demonstration have pioneered innovative policy interventions that have been proven to be so successful at the local level that they were subsequently rolled out to the rest of the PHAs in the United States. I am sure that you, too, will be a great addition to this group.

Marianne Nazzaro, MTW Program Director, will be in touch with you to advise you of the next steps for admission into the program. Congratulations on your selection!

Sincerely,

A handwritten signature in black ink, appearing to read "R. Hunter Kurtz", written over a horizontal line.

R. Hunter Kurtz
Assistant Secretary

Form HUD-50075-HCV

Section B.2

New Activities

Form HUD-50075-HCV
B.2 New Activities: Project-Based Vouchers

- a) The Auburn Housing Authority's affiliate, Auburn Community Development Corporation (ACDC), desires to acquire property to expand affordable housing opportunities for low-income families. If property is acquired, the ACDC intends to utilize some of the property as project-based vouchers (PBV).
- b) Projected PBVs
 - a. Estimated new PBVs: 20
 - b. Location: Auburn, AL
 - c. The proposed new PBV activity is consistent with the 5-Year (FYB2020 – FYB2024) PHA Plan Goals and Objectives which includes the following:
 - i. AHA Affordable Housing Goals and Objectives**
 - 1. Goal: Increase affordable housing opportunities for of low- income, very low- income, and extremely-low income families.
 - 2. Objective: Expand affordable housing through new development and redevelopment opportunities.
 - 3. Objective: Expand affordable housing opportunities through partnerships with the public and private sectors.

Form HUD-50075-HCV

Section B.3

Fiscal Year Audit

DRAFT

HOUSING AUTHORITY OF THE CITY OF AUBURN, ALABAMA
Auburn, Alabama

STATUS OF PRIOR AUDIT FINDINGS

The audit for the period ended June 30, 2019, contained no formal audit findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness (es) identified?	Yes
Significant deficiency (ies) identified not considered to be material weaknesses?	None Reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness (es) identified?	Yes
Significant deficiency (ies) identified not considered to be material weaknesses?	None Reported
Type of report issued on the compliance for major programs:	Qualified
Any audit findings disclosed that are required to be reported in Accordance with Uniform Guidance?	Yes
Identification of major programs:	
- CFDA # 14.871 – Section 8 Housing Choice Vouchers	
Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
Did the Authority qualify as a low-risk auditee?	Yes

Form HUD-50075-HCV

Section B.4

Civil Rights Certification

Form HUD-50077-ST-HCV-HP

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ X ___ Annual PHA Plan for the PHA fiscal year beginning 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists: **AHA converted to RAD PBV and site-based WL is not required. See attached documentation from HUD HQ. Therefor, item 7 of this form is not applicable.**
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Auburn Housing Authority

PHA Name

AL050

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Robert Smith

Signature

Title

Board Chairperson

Date

Form HUD-50075-HCV

Section B.5

Certification by State or Local Officials

Form HUD-50077-SL

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, James C. Buston, III, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Auburn Housing Authority
PHA's Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Auburn, AL
Local Jurisdiction's Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

James C. Buston, III

Title

City Manager

Signature

Date

Form HUD-50075-HCV

Section B.6

Progress Report



FYB2020 Progress Report

The Auburn Housing Authority (AHA) converted its public housing portfolio to Project-Based Vouchers (PBV) as part of HUD’s Rental Assistance Demonstration (RAD); therefore, AHA is a Housing Choice Voucher (HCV) public housing authority. The following is the progress of meeting the goals and objectives for FYB2020 – FYB2024.

HCV 5-Year Goals and Objectives

1. Program Administration

- Goal: AHA desires to maintain a high level HCV Program.
- Objective: Score 90% - 100% on the annual SEMAP.

FYB2020 Accomplishments

AHA maintained its FYE2019 High Performer rating as a result of HUD not issuing new SEMAP scores for PHAs with a fiscal year ending on or before December 21, 2020 due to the COVID-19 pandemic (NOTICE PIH 2020-05).

2. Participant Programs and Services

- Goal: AHA desires to enhance programs and services for HCV participants.
- Objectives: Apply for various special program vouchers based on the Notice of Funding Availability (NOFA) to include but is not limited to the following:
 - Non-Elderly Disable Voucher Program
 - Family Unification Voucher Program
 - Mainstream Vouchers

FYB2020 Accomplishments

- Mainstream Vouchers: AHA was awarded 20 Mainstream Vouchers.
- Foster Youth to Independence (FYI): The Board of Commissioners (“BOC”) approved for AHA to administer FYI vouchers (Resolution #FYE2021-017).
- Objectives: Administer programs in an effort to promote homeownership opportunities and self-sufficiency.
 - Administer HCV Homeownership Program
 - Administer Family Self Sufficiency Program
 - Moving to Work
 - The AHA was found to be eligible for the fiscal year 2019 MTW Cohort #1. AHA will be included in the regional lottery. Implementation is contingent on the status of the regional lottery. If chosen, AHA plans to move forward with the MTW Cohort #1 implementation requirements.

FYB2020 Accomplishments

- HCV Homeownership Program: The BOC approved the HCV Homeownership Program Action Plan on November 24, 2020 (Resolution #FYE2021-015).
- FSS Program: The AHA completed the 2020 FSS program. As of December 31, 2020, there were 32 enrolled and 25 (78%) with an escrow balance. In January 2021, AHA was awarded the FSS 2021 grant.
- MTW: The AHA was selected to participate in the MTW Cohort 1 Demonstration Program.

FYB2020 Progress Report

- Objective: Enhance services to include but is not limited to the following:
 - Utilize prepaid cards (Visa or MasterCard) or direct deposit for participants that receive a utility allowance.
 - Offer workshops/information sessions
 - Update briefing video
 - Develop a participant brochure
 - Utilize an online portal for participants
 - Utilize electronic notification and outreach regarding various HCV deadlines
 - Utilize online applications

FYB2020 Accomplishments

- Utilize prepaid cards (Visa or MasterCard) or direct deposit for participants that receive a utility allowance.
 - Procured services but no response to procurement solicitation. Will explore other viable options.
- Offer workshops/information sessions
 - The AHA hosted monthly Zoom sessions with participants titled, *Zooming with CEO and Staff*. The sessions gave clients an opportunity to ask questions regarding their housing assistance or to address other concerns. Clients were notified via flyers, newsletters, website, and on various social media platforms. Currently, the sessions are held quarterly.
- Update briefing video
 - No activity due to barriers associated with COVID-19.
- Develop a participant brochure
 - No activity due to barriers associated with COVID-19
- Utilize an online portal for participants
 - The participant portal is complete. Testing and implementation pending.
 - PBV landlords (AHA Development LLC and LaFayette Housing) implemented online rent payment. Additional online services are underway.
- Utilize electronic notification and outreach regarding various HCV deadlines.
 - Information was posted on AHA's website and published in AHA's quarterly newsletter.
- Utilize online applications
 - The online application module is complete and is being utilized.

a. Landlord Services

- a. Goal: AHA desires to enhance programs and services for HCV landlords.
- b. Objective: Implement various services in an effort to retain and recruit landlords.
 - i. Offer workshops/information sessions
 - ii. Conduct outreach in an effort to provide more housing options for participants
 - iii. Develop a landlord brochure
 - iv. Utilize an online portal for landlords

FYB2020 Progress Report

FYB2020 Accomplishments

- Offer workshops/information sessions
 - No activity due to barriers associated with COVID-19.
- Conduct outreach in an effort to provide more housing options for participants
 - AHA implemented its Landlord Incentive Program. The program was funded with CARES Act funding. Marketing efforts included, published in the local newspaper, forwarded to the Lee County Realtor Association, published on AHA's website and newsletter.
- Develop a landlord brochure
 - No activity.
- Utilize an online portal for landlords
 - The landlord portal is complete. Testing and implementation pending.

b. VASH

- a. Goal: AHA desires to enhance housing options for veterans.
- b. Objective: Increase voucher utilization as follows:
 - i. Continue partnership with the Veterans Administration (VA) in an effort to fund VASH vouchers at 100% utilization.
 - ii. If applicable and supported by the VA, apply for additional VASH vouchers.

FYB2020 Accomplishments

- Continue partnership with the Veterans Administration (VA) in an effort to fund VASH vouchers at 100% utilization.
 - AHA continued to foster a good working relationship with the Tuskegee VA. VASH voucher utilization was hindered due to limited housing options in Auburn coupled with case management being limited due to the COVID-19 pandemic.
- If applicable and supported by the VA, apply for additional VASH vouchers.
 - AHA desired to apply for additional VASH vouchers but did not receive a letter of support from the Tuskegee VA due to limited housing opportunities for voucher holders. Voucher holders opted to utilize voucher outside of AHA's jurisdiction.

c. Voucher and Funding Utilization

- a. Goal: Increase housing options for low- income, very low- income, and extremely low- income families.
- b. Objective: Maximum utilization of all funding provided annually through appropriations.
 - i. Take proactive measures to lease Tenant-Based Vouchers (TBV) and Project-Based Vouchers (PBV) in an effort to house eligible families.

FYB2020 Accomplishments

- PBV: In an effort to maximize PBV voucher utilization, AHA outsourced its PBV case management to Nan McKay and Associates. There was a delay in voucher utilization at startup but AHA as seen an increase as case management has progressed.
- TBV: AHA implemented the Landlord Incentive Program in hopes of adding properties to the TBV program resulting in an increase in voucher utilization. It is challenging to add properties to the TBV program due to AHA being in a college town and landlords not having an issue of meeting rental housing demands of the Auburn University's growing student population.



FYB2020 Progress Report

AHA Affordable Housing 5-Year Goals and Objectives

1. Goal: Increase affordable housing opportunities for of low- income, very low- income, and extremely low- income families.
2. Objective: Expand affordable housing through new development and redevelopment opportunities.
3. Objective: Expand affordable housing opportunities through partnerships with the public and private sectors.

FYB2020 Accomplishments

- Increase affordable housing opportunities
 - The AHA's affiliate, Auburn Community Development Corporation (ACDC), submitted a Letter of Intent to purchase a 64-unit multi-family housing complex in an effort to provide affordable housing opportunities for low-income family. The owner's selection of a successful bidder is pending.
- New development and redevelopment
 - AHA contracted with a co-developer in hopes of applying for 2021 Low Income Housing Tax Credits (LIHTC) to redevelop the PBV Ridgecrest Community owed by AHA Development LLC, AHA's affiliate. Efforts were made in hopes of the Alabama Housing Finance Authority (AHFA) to include scoring criteria that was favorable for housing authorities that had converted to RAD. As a result of unfavorable scoring criteria, an application was not submitted for the 2021 LIHTC funding cycle.
- Public and private partnerships
 - AHA has a favorable working relationship with the City of Auburn (City). The City is supportive of AHA's affordable housing efforts.
 - AHA's CEO serves on the North Auburn Housing Development Corporation's (NAHDC) Board. NAHDC develops affordable housing benefiting low to moderate-income households.

AHA Participant/Resident Strategy 5-Year Goals and Objectives

1. Goal: Enhance participant/resident involvement
2. Objective: Resident Advisory Board (RAB)
 - a. Meet with the RAB on a regular basis
 - b. Encourage participation in the RAB Annual Conference
3. Objective: Resident Commissioners
 - a. Ensures a Resident Commissioner is represented on the Board of Commissioners
4. Objective: Resident/Participant Services
 - a. Offer programs and services related to the following categories: housekeeping, domestic violence, financial counseling, education, recreation, etc.

FYB2020 Accomplishments

- RAB
 - AHA currently has four (4) active RAB members. AHA's staff meets with the RAB on a monthly basis.
 - The 2020 RAB Annual Conference was cancelled due to COVID-19.
- Resident Commissioner
 - AHA continues to have an active Resident Commissioner.

FYB2020 Progress Report

- Resident/Participant Services
 - The following sessions were held via Zoom:
 - Christian Women’s Job Corp
 - Young Female Believers and Achievers (YFAB) -(AHA Only)
 - Scholarship Fair
 - Budgeting
 - Homeownership
- The AHA also offered the following onsite services while complying with CDC guidelines:
 - Administer a Food Pantry in partnership with the City of Auburn
 - Voter Registration Drive
 - COVID-19 supplies
 - Free onsite COVID-19 testing
 - Free onsite flu shots
 - Onsite 2020 Census
 - Distribute school supplies
 - Summer grab and go lunch program

See the link below for additional services that were offered.

<https://www.auburnhousingauth.org/news>

AHA Marketing 5-Year Goals and Objectives

1. Goal: Desires to change the public’s perception of subsidized housing.
2. Objective: Implement various marketing strategies to include but is not limited to the following:
 - a. Electronic communication: Utilize website, social media platforms, newsletters, electronic notifications via text and email, etc.
 - b. Participate in various community events
 - c. Participate in public speaking engagements
 - d. Develop public and private partnerships

FYB2020 Accomplishments

- Electronic communication
 - AHA utilize its website, social media platforms, newsletters, and electronic notifications via text and email, to communicate with clients and the general public.
- Participate in various community events
 - No activity due to COVID-19.
- Participate in public speaking engagements
 - No activity due to COVID-19.
- Develop public and private partnerships
 - Public and private partnerships include but are not limited to the following:
 - City of Auburn
 - AL Dept. of Public Health
 - Auburn University
 - 2020 Census Bureau
 - BB&T
 - Christian Women’s Job Corp
 - BBVA Compass
 - Boys and Girls Club
 - East AL Food Bank

Form HUD-50075-HCV

Section B.7

Resident Advisory Board Comments

Resident Advisory Board Comments

The Resident Advisory Board (RAB) will review the draft 2021 HUD PHA Annual Plan during the 45-day comment period. The RAB meeting is tentatively scheduled on March 8, 2021. The RAB's comments will be included in the final Plan.

Section D

Challenged Elements

The 45-day public review and comment period began on January 22, 2021 and will end on March 8, 2021 at 5:00 pm CST. The following was used to encourage public input:

- Publication in the local newspaper (Opelika-Auburn News)
- Information posted at the Administrative Office and Community Centers
- Public Hearing
- Information posted on the Auburn Housing Authority's website

See attached for additional information.



**Public Hearing Notice
Draft 2021 HUD Annual Plan**

The Auburn Housing Authority (“AHA”) is receiving public comments regarding the draft 2021 HUD Annual Plan (“Plan”). The draft Plan is available for review on AHA’s website at <https://www.auburnhousingauth.org/calendar-view?id=459>. The public review and comment period begins on January 22, 2021 and ends on March 8, 2021 at 5:00 pm CST.

A Public Hearing will be held on Monday, March 8, 2021 at 10:00 am via Zoom (see below). Comments related to the 2021 HUD Annual Plan may be submitted during the Public Hearing or mailed. Written comments may be mailed to the Auburn Housing Authority, Attn: HUD 2021 Annual Plan Comments, 931 Booker Street, Auburn, AL 36832. Comments received after 5:00 pm CST on March 8, 2021 will not be accepted or considered.

Zoom Public Hearing Information

<https://zoom.us/j/93137132625>

Join via Phone: (312) 626-6799

Meeting ID: 931 3713 2625

If you have questions or require additional information, please contact Sharon Tolbert, CEO at (334) 821-2262 ext 233 or stolbert@auburnhousingauth.org



Public Hearing

Draft FYB2021 HUD Annual Plan

Date: March 8, 2021

Time: 10:00 am

Location: Zoom

<https://zoom.us/j/93137132625>

Call In: (312) 626-6799

Meeting ID: 931 3713 2625

The Auburn Housing Authority (“AHA”) is receiving public comments regarding the draft 2021 HUD Annual Plan (“Plan”). The draft Plan is available for review on AHA’s website at <https://www.auburnhousingauth.org/calendar-view?id=459>. The public review and comment period begins on January 22, 2021 and ends on March 8, 2021 at 5:00 pm CST.

A Public Hearing will be held on Monday, March 8, 2021 at 10:00 am via Zoom (see below). Comments related to the 2021 HUD Annual Plan may be submitted during the Public Hearing or mailed. Written comments may be mailed to the Auburn Housing Authority, Attn: HUD 2021 Annual Plan Comments, 931 Booker Street, Auburn, AL 36832. Comments received after 5:00 pm CST on March 8, 2021 will not be accepted or considered.

Zoom Public Hearing Information

<https://zoom.us/j/93137132625>

Join via Phone: (312) 626-6799

Meeting ID: 931 3713 2625

If you have questions or require additional information, please contact Sharon Tolbert, CEO at (334) 821-2262 ext 233 or stolbert@auburnhousingauth.org

Section E

Board Approval

Board of Commissioner's Approval

The 2021 HUD PHA Annual Plan will be submitted to the Board on March 29, 2021.

Section F

HUD Submission and Approval

HUD Submission and Approval

The 2021 HUD PHA Annual Plan is due to HUD by April 15, 2021. The Annual Plan will be forwarded to HUD upon the approval of the Auburn Housing Authority's Board of Commissioners.



FYB2021 HUD PHA Annual Plan

July 1, 2021 – June 30, 2022

DRAFT

*List of Supporting Documents
Available for Local Review*



Resolution:

Date:

The FYB2021 HUD PHA Annual Plan is subject to change during the 45-day comment period.

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
Section 1	Form HUD-50077, <i>Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan</i> , including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
Section 2	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
Section 3	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5-Year and Annual Plans
Section 4	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
Section 5	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
Section 6	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Section 7	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
Section 8	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

Applicable & On Display	Supporting Document	Applicable Plan Component
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Section 9	Policies governing any Section 8 Homeownership program (Section ___ of the Section 8 Administrative Plan).	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in the public housing A & O Policy.	
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
Section 10	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	
Section 11	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA’s response to any findings	Annual Plan: Annual Audit
	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Section 1

Form HUD-50077-ST-HCV-HP

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists: **Not applicable.**
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Auburn Housing Authority

PHA Name

AL050

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Robert Smith

Signature

Title

Board Chairperson

Date

Section 2

CDBG Consolidated Plan Certification

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, James C. Buston, III , the City Manager
Official's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Auburn Housing Authority
PHA's Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Auburn, AL
Local Jurisdiction's Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
James C. Buston, III	City Manager
Signature	Date

Section 3

Fair Housing

The Auburn Housing Authority (AHA) works cooperatively with the City of Auburn to assist in addressing affirmatively furthering fair housing initiatives that requires AHA's involvement.

Section 4

Analysis of Impediments

The Analysis of Impediments are outlined in the City of Auburn's Community Development Block Grant (CDBG) Consolidated Plan. A copy of the Consolidated Plan is available for review at the City of Auburn.

Section 5

Housing Needs

The housing needs for Auburn, Alabama are outlined in the City of Auburn's Community Development Block Grant (CDBG) Consolidated Plan. A copy of the Consolidated Plan is available for review at the City of Auburn.

The housing needs based the Auburn Housing Authority's waitlists are attached.

Auburn Housing Authority Waitlists

Tenant-Based Vouchers/Section 8 Waitlist

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	197	100	12
Extremely low-income Less than or = 30% MFI	165	84	N/A
Very Low-income Greater than 30% but less than or = 50% of MFI	25	13	N/A
Low income Greater than 50% but less than 80% of MFI	7	4	N/A
Families with children	146	74	N/A
Elderly families	1	.5	N/A
Families with disabilities	16	.8	N/A
Race/ethnicity (Black)	191	97	N/A
Race/ethnicity (White)	6	3	N/A
Race/ethnicity (Other)	0	0	N/A

Project-Based Voucher (formerly known as public housing) Waitlist

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	2,152	100	12
Extremely low-income Less than or = 30% MFI	1,945	90.38	N/A
Very Low-income Greater than 30% but less than or = 50% of MFI	163	7.57	N/A
Low income Greater than 50% but less than 80% of MFI	31	1.44	N/A
Families with children	174	8	N/A
Elderly families	17	.7	N/A
Families with disabilities	4	1	N/A
Race/ethnicity (Black)	1,848	86	N/A
Race/ethnicity (White)	287	13	N/A
Race/ethnicity (Other)	17	.7	N/A

Section 6

HCV Administrative Plan

The HCV Administrative Plan is available for review on the Auburn Housing Authority's website (see the link below).

<https://www.auburnhousingauth.org/hcv-section8>

Section 7

Deconcentration Income Analysis

Eligibility selection and admissions policies are outlined in the HCV Administrative Plan. The Administrative Plan is available for review on the Auburn Housing Authority's website (see the link below).

<https://www.auburnhousingauth.org/hcv-section8>

Section 8

SEMAP

Sharon Tolbert

From: BIR PIH Mailbox <BIRPIHMailbox@hud.gov>
Sent: Tuesday, August 18, 2020 1:50 PM
To: Albertville; Alexander City; Alexander City POC; Anniston; Anniston POC; Arab; Atmore; Atmore POC; Sharon Tolbert; Star Paschal; Bessemer; Bessemer POC 1; Bessemer POC 2; Birmingham; Birmingham POC; Boaz; Boaz POC; Columbiana; Columciana POC; Cullman; Decatur; Dothan; Dothan POC; Elba; Elba POC; Enterprise; Enterprise POC; Eufaula; Eufaula POC; Evergreen; Florence; Florence POC; Foley; Foley POC; Fort Payne; Fort Payne POC; Gadsden 2; Gadsden POC; Gordo; Greenville; Greenville POC 1; Greenville POC 2; Guntersville; Guntersville POC; Hamilton; Hamilton POC; Huntsville; Jacksonville; Jacksonville POC; Jasper; Jasper POC; Jefferson County; Jefferson County POC; Leeds; Lineville; Midland City, SCARHA; Midland City, SCARHA POC; Mobile County; Mobile County POC; Mobile Housing Board; Mobile Housing Board POC ; Montgomery; Northport; Northport POC 1; Northport POC 2; Oneonta; Oneonta POC; Opelika; Opelika POC 2; Opelike POC 1; Opp; Opp POC; Ozark; Ozark POC; Phenix City; Phenix City POC; Phil Campbell; Prattville; Prichard; Prichard POC; Russellville; Scottsboro; Scottsboro POC; Selma; Sheffield; Talladega; Talladega POC; Tallassee; Troy; Tuscaloosa; Tuscaloosa POC; Tuskegee; Uniontown; Uniontown POC; Walker County; Walker County POC; York
Subject: 3/31 through 12/31 PHAs - CARES Act SEMAP Waiver
Importance: High

Good Afternoon Executive Directors,

HCV PHAs with fiscal years ending March 31, 2020 - December 31, 2020, *are not required to submit SEMAP certifications*. FYE2019 scores will automatically be carried forward. PHAs do not have to take action in PIC or contact the Field Office.

If a PHA wants to improve its performer status or submit for another reason, it may create the certification as usual.

Period of Availability: The regular schedule for submitting SEMAP certifications and issuing scores will resume with March 31, 2021, PHAs.

(Notice PIH 2020-05 *COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program*, issued April 10, 2020)



U. S. Department of Housing and Urban Development
Birmingham Office
Region IV
Medical Forum Building, Suite 900
950 22nd Street, North
Birmingham, Alabama 35203-5301

October 21, 2019

Ms. Sharon Tolbert
Executive Director
Auburn Housing Authority
931 Booker Street
Auburn, AL 36832

Subject: Section 8 Management Assessment Program Certification for FYE 6/30/2019

Dear Ms. Tolbert:

Thank you for completing the Section 8 Management Assessment Program (SEMAP) certification for the Auburn Housing Authority (AHA). We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective assistance to PHAs.

AHA's final SEMAP score for the Fiscal Year Ended 6/30/2019 is 100 percent. The following are your scores on each indicator:

Indicator 1	Selection from Waiting List	15
Indicator 2	Reasonable Rent	20
Indicator 3	Determination of Adjusted Income	20
Indicator 4	Utility Allowance Schedule	5
Indicator 5	HQS Quality Control	5
Indicator 6	HQS Enforcement	10
Indicator 7	Expanding Housing Opportunities	5
Indicator 8	Payment Standards	5
Indicator 9	Timely Annual Reexaminations	10
Indicator 10	Correct Tenant Rent Calculations	5
Indicator 11	Pre-Contract HQS Inspections	5
Indicator 12	Annual HQS Inspections	10

HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.

www.hud.gov • espanol.hud.gov

Indicator 13	Lease-Up	20
Indicator 14	Family Self-Sufficiency	NA
Indicator 15	Deconcentration Bonus	0

Congratulations! Your overall performance rating is now **High Performer**.

Thank you for your cooperation with the SEMAP process. If you have any questions please contact Jim Walker, Senior Portfolio Management Specialist, at (205) 745-4411, or at James.C.Walker@hud.gov.

Sincerely,



Velma Byron
Director, Office of Public Housing
Birmingham Field Office

Section 9

HCV Homeownership



Housing Choice Voucher

Homeownership Program Action Plan

**AUBURN HOUSING AUTHORITY
HOUSING CHOICE VOUCHER HOMEOWNERSHIP PROGRAM
ACTION PLAN**

1. GENERAL PROVISIONS

Auburn Housing Authority's (AHA) Housing Choice Voucher Homeownership Program (HCVP HOP) permits eligible participants in the Housing Choice Voucher Program (HCVP) the option of purchasing a home with their housing assistance rather than renting.

Eligible applicants for the HCVP HOP must have completed an initial lease term of at least one year, may not owe AHA or any other Housing Authority an outstanding debt, and must meet the eligibility criteria set forth herein.

Housing Choice Voucher Homeownership assistance may be used to purchase the following type of homes within Lee County: a new or existing single unit dwelling, for example, a single-family house or a single unit in a condominium or cooperative. The house must pass an inspection performed by the AHA's inspector and by a professional home inspector hired by the family. HCVP HOP families must live in the house they buy. AHA will also permit portability of Housing Choice Voucher Homeownership assistance to another jurisdiction, provided the receiving jurisdiction operates a HCVP HOP for which the Housing Choice Voucher Homeownership applicant qualifies or authorizes AHA to administer the homeownership assistance in their jurisdiction.

2. FAMILY ELIGIBILITY REQUIREMENTS

Participation in the HCVP HOP is voluntary. Each Housing Choice Voucher Homeownership applicant must meet the general requirements for admission to the HCVP as set forth in AHA's Administrative Plan. Such Housing Choice Voucher holders must also be eligible to participate in the homeownership program. The additional eligibility requirements for participation in AHA's HCVP HOP require that the family:

- A. The family must have been admitted to the Housing Choice Voucher program.**
- B. The family must qualify as a first-time homeowner, or may be a cooperative Member or Have a Member Who is a Person with Disabilities**

Each Housing Choice Voucher holder, except families with a disabled member, must be a first-time homeowner. By HUD definition, a first-time homeowner is someone buying a home where no member of the household has had any ownership interest in any residence during the three years preceding commencement of homeownership assistance. However, a single parent or displaced homemaker who, while married, owned a home with a spouse (or resided in a home owned by a spouse) is considered a "first-time homeowner" for purposes of the HCV homeownership option; and the right to purchase title to a residence under a lease-purchase agreement is not considered an

"ownership interest." A member of a cooperative (as defined in §§ 982.4) also qualifies as a "first-time homeowner."

C. The family must meet the Federal minimum income requirement without Counting Income from "Welfare Assistance" Sources.

The PHA will not establish a higher minimum income standard for disabled and/or nondisabled families.

1. Amount of Income

With the exception of elderly and disabled households, at the time the family begins receiving homeownership assistance, the head of household, spouse, and/or other adult household members who will own the home, must have a gross annual income at least equal to the Federal minimum hourly wage multiplied by 2,000 hours.

2. Exclusion of Welfare Assistance Income

With the exception of elderly and disabled families, AHA will disregard any "welfare assistance" income in determining whether the family meets the minimum income requirement. Welfare assistance includes assistance from Temporary Assistance for Needy Families ("TANF"); Supplemental Security Income ("SSI") that is subject to an income eligibility test; food stamps; general assistance; or other welfare assistance specified by HUD. The disregard of welfare assistance income under this section affects the determination of minimum monthly income in determining initial qualification for the homeownership program. It does not affect the determination of income-eligibility for admission to HCV Program, calculation of the family's total tenant payment, or calculation of the amount of homeownership assistance payments.

3. Disabled Families

The minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.

4. Elderly/Disabled Families

Welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.

D. Meet the Requisite Employment Criteria

With the exception of disabled and elderly households, each family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance is employed full-time (an average of 30 hours per week) and

has been so continuously employed for one year prior to execution of the sales agreement. Families will be considered “continuously employed” if the break in employment does not exceed four months.

The PHA will count self-employment in a business when determining whether the family meets the employment requirement.

The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, the PHA must grant an exemption from the employment requirement if the PHA determines that is a needed a s a reasonable accommodation.

E. Have Completed an Initial Lease Term in the HCVP of at Least One Year

Applicants for, and new participants in, the HCV Program shall be ineligible for participation in the HCV Homeownership Program until completion of an initial lease term of at least one year and the participant’s first annual recertification in the HCV Program. Nothing in this provision will preclude Housing Choice Voucher holders who have completed an initial lease term in another jurisdiction from participating in the HCV Homeownership Program.

F. Have Fully Repaid Any Outstanding Debt Owed to AHA or Any Other Housing Authority

Participants in the HCV Program shall be ineligible for participation in the HCVP HOP in the event any debt or portion of a debt remains owed to AHA or any other Housing Authority. Nothing in this provision will preclude Housing Choice Voucher holders who have fully repaid such debt(s) from participating in the HCVP HOP.

G. Not Defaulted on a Mortgage Securing Debt to Purchase a Home Under the Housing Choice Voucher Program Homeownership Option

If a head of household, spouse, or other adult household member who will execute the contract of sale, mortgage and loan documents has previously defaulted on a mortgage obtained through the HCVP HOP, the family will be ineligible to participate in the homeownership program.

Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase or any home.

Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631 (c).

H. Meet Additional Eligibility Criteria

1. The family has had no family-caused violations of HUD's Housing Quality standards within the past year.
2. The family is not within the initial one-year period of a HAP contract.
3. The family does not owe money to the PHA.
4. The family has not committed any serious or repeated violations of a PHA assisted lease within the past year.

3. SELECTION OF FAMILIES

The PHA will administer up to 5 new homeownership units per year. The PHA may exceed the number of units planned per year if it is necessary as a reasonable accommodation for a person with a disability. If this occurs, the PHA may reduce the number of homeownership units offered in subsequent years.

Families who have been participating in an economic self-sufficiency program for at least six months, or have graduated from such a program, will be given preference over other families. Elderly and disabled families will automatically be given this preference.

Within preference and non-preference categories, families will be selected according to the date and time their application for participation in the homeownership option is submitted to the PHA.

4. ELIGIBLE UNITS

In order for a unit to be eligible, the PHA must determine that the unit satisfies all of the following requirements:

The unit must meet HUD's "eligible housing" requirements. The unit may not be any of the following:

1. A public housing or Indian housing unit;
2. A unit receiving project-based voucher assistance;
3. A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
4. A college or other school dormitory;

On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.

1. The unit must be under construction or already exist at the time the family enters into the contract of sale.
2. The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium.
3. The unit must have been inspected by the PHA and by an independent inspector designated by the family.

4. The unit must meet Housing Quality Standards (see Chapter 8).
5. For a unit where the family will not own fee title to the real property (such as a manufactured home), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years.
6. For PHA-owned units all of the following conditions must be satisfied.
 1. The PHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a PHA-owned unit is freely selected by the family without PHA pressure or steering.
 2. The unit is not ineligible housing
 3. The PHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any HA provided financing. All of these actions must be completed in accordance with the program requirements.

The PHA must not approve the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

5. ADDITIONAL PHA REQUIREMENTS FOR SEARCH AND PURCHASE

A. Search Timeframe

The family will be allowed 120 days to identify a unit and submit a sales contract to the PHA for review. The family will be allowed an additional 120 days to close on the home. PHAs may grant extensions to either of these periods for good cause. The length of the extension(s) will be determined on a case-by-case, but in no case will an extension exceed a total of 125 days. The maximum amount of time a family will be given to locate and complete the purchase of a home under the homeownership option is 365 days.

During these periods, the family will continue to receive HCV rental assistance in accordance with any active lease and HAP contract until the family vacates the rental unit for its purchased home.

All requests for extensions must be submitted in writing to the PHA prior to the expiration of the period for which the extension is being requested. The PHA will approve or disapprove the extension request within 10 business days. The family will be notified of the PHA's decision in writing.

The family will be required to report their progress on locating and purchasing a home to the PHA every 30 days until the home is purchased.

If the family cannot complete the purchase of a unit within the maximum required time frame, and is not receiving rental assistance under a HAP contract at the time the search and purchase time period expires, the family will be issued a voucher to lease a unit. The family not re-apply for the homeownership program until they have completed an additional year of participation on the HCV Program following the initial determination of their eligibility for the homeownership option.

B. Lease Purchase Option

Families may enter into lease-purchase agreements while receiving Housing Choice Voucher rental assistance. All requirements of the HCV Program apply to lease-purchase agreements, except that families are permitted to pay an extra amount out-of-pocket to the owner for purchase of related expenses-- a "homeownership premium." Any "homeownership premium," defined as an increment of value attributable to the value of the lease-purchase right or agreement, is excluded from AHA's rent reasonableness determination and subsidy calculation, and must be absorbed by the family. When a lease-purchase participant family is ready to exercise their option, they must notify AHA and apply for the homeownership option. If determined eligible for homeownership assistance, the family may be admitted to the homeownership program and must meet all the requirements of these policies.

C. Homeownership Counseling and Other Requirements

A family's participation in the homeownership program is conditioned upon the family attending and successfully completing a home buying education and housing counseling program provided by a HUD-approved education & counseling program prior to commencement of homeownership assistance. The home buying and counseling program will cover home maintenance; budgeting and money management; credit counseling; negotiating purchase price; securing mortgage financing; finding a home; and the advantages of purchasing and locating homes in areas that do not have a high concentration of low-income families. Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling programs listed below. The counseling must be provided by a HUD-approved counseling agency.

1. Credit Workshop
2. Financial Management/Budget Counseling
3. Pre-purchase Homebuyer Education Workshops
4. Pre-purchase Counseling
5. Mortgage Delinquency and Default Resolution Counseling

Families are required to participate in post-purchase homeownership counseling on a continuing basis as assigned by AHA. The following counseling is required. Additional counseling may be assigned to the family as determined by AHA. The counseling must be provided by a HUD-approved counseling agency.

1. Non-Delinquency Post Workshops

D. Meet Monthly with the HCV Homeownership Program Coordinator

Upon initial application submission, the HCV homeowner applicant will be scheduled for an initial intake meeting with the HCV Homeownership Program Coordinator and provided with a letter and checklist of items that must be submitted throughout the home buying process in order to maintain eligibility for continued housing assistance through the HCVP HOP. Once determined to be eligible to participate in the HCVP HOP, a family's

program participation is conditioned upon the family attending monthly meetings, at a minimum, with the HCV Homeownership Program. These monthly meetings will be used to ensure timely submission of program required documents and to ensure that program processes are followed and eligibility for assistance maintained.

E. Execute form HUD-52649, the *Statement of Homeowner Obligations*

F. Document Savings

A family's participation in the homeownership program is conditioned upon their successful financial management, which must include building savings as a means of establishing an emergency reserve for future homeowner expenses such as routine monthly maintenance and major repairs. Families must evidence a minimum savings rate of \$25 a month with a total savings goal of \$300 prior to closing. Families are required to continue this rate of savings on a continuing basis following closing. Families' savings rate of \$25 a month, or \$300 a year, must be documented at each annual recertification of continued homeownership program eligibility. Any savings rate below this minimum may be acceptable when evidence is documented through receipts for home maintenance and/or major repairs.

6. HOME INSPECTIONS, CONTRACT OF SALE, AND PHA DISAPPROVAL OF SELLER

A. Home Inspections

When the family locates a home they wish to purchase and submits a copy of their purchase offer/contract, the PHA will conduct a housing quality standards (HQS) inspection within 10 business days. Any items found not to meet HQS must be repaired before the unit can be determined eligible for the homeownership program.

The family must hire an independent professional inspector. The independent professional inspector will be selected by and paid by the family. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.

The independent professional inspector, whose report must be submitted to the PHA for review. This inspector must be a member of the American Society of Home Inspectors (ASHI) or other recognized professional society, or a licensed engineer. The inspector may not be a PHA employee.

AHA will review the professional report in a timely fashion and, based on the presence of major physical problems, may disapprove the purchase of the home.

If AHA disapproves the purchase of a home, the family will be notified in writing of the reasons for the disapproval.

B. Contract Sale

Before commencement of monthly homeownership assistance payments, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the PHA a copy of the contract of sale. The contract of sale must:

1. Specify the price and other terms of sale by the seller to the purchaser;
2. Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
3. Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;
4. Provide that the purchaser is not obligated to pay for any necessary repairs; and
5. Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under CFR part 24.

Disapproval of a Seller

In its administrative discretion, AHA may deny approval of a seller for the same reasons AHA may disapprove an owner under the regular HCV program a family's participation in the HCV HOP will be subject to the Homeownership Program and policies of the receiving jurisdiction.

C. FINANCING

As a check against predatory lending, AHA will review the financing of each purchase transaction, including estimated closing costs. AHA will review the loans for features, such as balloon payments, adjustable rate mortgages, and unusually high interest rates, all of which are prohibited. AHA also will not approve "seller financing" or "owner-held" mortgages. Beyond these basic criteria, AHA will rely on the lenders to determine that the loan will be affordable to program participants.

The mortgage the family applies for must require a minimum down payment of at least 3% of the sales price with 1% of the down payment coming from the purchaser's personal funds. AHA will not require that the family have any more than the minimum of 1% of their own money in the transaction. However, in cases where a lender is requiring a larger amount, the family may be held to the underwriting guidelines set by their lending institution.

AHA will approve a family's request to utilize its Family Self-Sufficiency escrow account for down payment and/or closing costs when purchasing a unit under the HCV homeownership option.

D. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance

after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

1. The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.
2. The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
3. The family must supply information to the PHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
4. The family must notify the PHA before moving out of the home.
5. The family must notify the PHA if the family defaults on the mortgage used to purchase the home.
6. No family member may have any ownership interest in any other residential property.
7. The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).
8. The family must comply with any additional requirements for continuation of homeownership assistance for the family.
9. The PHA will not conduct ongoing HQS inspection.

7. MAXIMUM TERM OF HOMEOWNER ASSISTANCE

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

1. Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
2. Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

3. Has an ownership interest in the unit during the time that homeownership payments are made; or
4. Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different AHAs, the total of such assistance terms is subject to the maximum term described in this part.

8. HOMEOWNERSHIP HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES

A. Amount of Homeownership Payment

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, AHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described elsewhere in this plan for the Housing Choice Voucher program. The payment standard for a family is the greater of (i) The payment standard as determined at the commencement of homeownership assistance for occupancy of the home, or (ii) The payment standard at the most recent regular reexamination of family income and composition since the commencement of homeownership assistance for occupancy of the home.

B. Party AHA pays homeownership payments to

AHA's housing assistance payment will be paid directly to the family. It will be the family's responsibility to make the entire payment to the lender. The PHA may make an exception if the family requests the payment to go directly to the lender, and this arrangement is acceptable to the mortgage company. If the assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family.

C. Termination of homeownership payments and relief

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family. However, AHA may grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

In order for AHA to consider granting relief from the requirement to automatically terminate homeownership assistance 180 days following AHA's last housing assistance payment on behalf of the family, the family must submit a request to AHA at least 30 days prior to the date of automatic termination. The request must include an explanation of the circumstances that will cause an extreme hardship for the family (e.g., the imminent loss of income or employment) as well as documentation supporting the request. The PHA will determine on a case-by-case basis whether to grant relief from the requirement and for what period of time. In no case will the PHA postpone termination beyond an additional 90 days.

D. Homeownership expenses

Homeownership expenses (not including cooperatives) only include amounts allowed by AHA. to cover:

1. Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
2. Real estate taxes and public assessments on the home;
3. Home insurance;
4. AHA allowance for maintenance expenses;
5. AHA allowance for costs of major repairs and replacements;
6. AHA utility allowance for the home;
7. Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if AHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
8. Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].
9. For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by AHA to cover:

1. The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
2. Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
3. Home insurance;
4. AHA allowance for maintenance expenses;
5. AHA allowance for costs of major repairs and replacements;
6. AHA utility allowance for the home; and
7. Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.

8. Cooperative operating charges or maintenance fees assessed by the cooperative homeowner association.

The PHA will allow the following homeownership expenses:

Monthly homeownership payment. This includes principal and interest on initial mortgage debt, taxes and insurance, and any mortgage insurance premium, if applicable.

Utility allowance. AHA's utility allowance for the unit, based on the current HCV utility allowance schedule.

Monthly maintenance allowance. The monthly maintenance allowance will be the annual maintenance allowance, divided by twelve. The annual maintenance allowance will be set at .5 percent of purchase price of the home.

Monthly major repair/replacement allowance. The monthly major repair/replacement allowance will be the annual major repair/replacement allowance divided by 12. The annual major repair/replacement allowance will be set at .5 percent of purchase price of the home.

Monthly co-op/condominium assessments. If applicable, the monthly amount of co-op or condominium association operation and maintenance assessments.

Monthly principal and interest on debt for improvements. Principal and interest for major home repair, replacements, or improvements, if applicable.

9. PORTABILITY

Subject to the restrictions on portability included in HUD regulations and AHA's policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families. The receiving PHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing for, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

10. MOVING WITH CONTINUED ASSISTANCE

For families participating in the homeownership option, requests to move will be approved and/or denied in accordance with AHA's policies in Chapter 10 of the Administrative Plan.

AHA will not require additional counseling of any families who move with continued assistance.

Default on FHA-Insured Mortgage

If the family defaults on an FHA-insured mortgage, AHA may permit the family to move with continued Housing Choice Voucher rental assistance if the family demonstrates that it has (1) conveyed title to the home to HUD or its designee, as

required by HUD; and (2) moved from the home within the period established or approved by HUD.

Default on Non-FHA-Insured Mortgage.

If the family defaults on a mortgage that is not FHA-insured, AHA may permit the family to move with continued Housing Choice Voucher rental assistance if the family demonstrates that it has (1) conveyed title to the home to the lender, to AHA or to its designee, as may be permitted or required by the lender; and (2) moved from the home within the period established or approved by the lender and/or AHA.

11. DENIAL OR TERMINATION OF ASSISTANCE

AHA will terminate a family's homeownership assistance if the family violates any of the homeowner obligations listed in Section 1, as well as for any of the reasons listed in Section 2 of form HUD-52649, Statement of Homeowner Obligations Housing Choice Homeownership Voucher Program.

In making its decision to terminate homeownership assistance, AHA will consider alternatives as described in Section 12-II.C and other factors described in Section 12-II.D. Upon consideration of such alternatives and factors, the PHA may, on a case-by-case basis, choose not to terminate assistance.

Termination notices will be sent in accordance with the requirements and policies set forth in Section 12-II.F.

APPENDIX A:
HOUSING CHOICE VOUCHER
HOMEOWNERSHIP OBLIGATIONS ADDENDUM

This form is to be signed by the home buyer(s), along with form HUD-52649, the *Statement of Homeowner Obligations*, in the presence of the Auburn Housing Authority (AHA's) Housing Choice Voucher Homeownership Program Coordinator. The Coordinator will explain any and all clauses which you, the home buyer(s), may not understand.

The following paragraphs describe your responsibilities under the Housing Choice Voucher Homeownership Program. If you or members of your household do not meet these responsibilities, through your actions or your failure to act, you may be terminated from the Housing Choice Voucher Homeownership Program.

1. Family Obligations: You must comply with all Family Obligations of the Housing Choice Voucher Program, excepting only the prohibition against owning or having an interest in the unit. *Family Obligations §§§§ 982.551(c),(d),(e),(f),(g) and (j) do not apply to the Section 8 Homeownership Program.*

2. Monthly HCV HOP Meetings: You must attend monthly meeting with the HCV HOP Coordinator once you have submitted your application and been determined eligible. Upon initial application submission, you will be scheduled for an initial intake meeting with the HCV Homeownership Program Coordinator and provided with a letter and checklist of items that must be submitted throughout the home buying process in order to maintain eligibility for continued housing assistance through the HCV HOP.

Once determined to be eligible to participate in the HCV HOP, your program participation is conditioned upon your attendance at monthly meetings, at a minimum, with the HCV HOP Coordinator. These monthly meetings will be used to ensure timely submission of program required documents and to ensure that program processes are followed and eligibility for assistance maintained.

3. AHA HCV HOP Eligibility Letter: You must not execute any *Offer to Purchase* or *Contract of Sale* for the intended purchase of an existing home nor begin the construction of a new home, including purchasing the land or beginning any grading, other land preparation or construction of your new home prior to receiving your HCV HOP Eligibility Letter.

4. Housing Counseling: All participating family members (i.e. those signing the purchase offer and loan documents) must satisfactorily complete an AHA provided and/or AHA and HUD-approved counseling program prior to commencement of home ownership assistance. AHA may require any or all participating family members to attend additional housing counseling classes as a condition of continued assistance.

5. Purchase Contract: You must include contract conditions in any *Offer to Purchase* or *Sales Contract* that give AHA a reasonable time (a) to inspect the home for compliance with HUD's Housing Quality Standards; (b) to review and approve a professional home inspection report

obtained by you from a AHA approved inspector; and (c) approve the terms of your proposed financing. Advise your Realtor of these requirements.

6. Mortgage Obligations: You must comply with the terms of any mortgage incurred in the purchase of the property and must notify AHA’s Housing Choice Voucher Homeownership Program Coordinator within five (5) days of receipt of any late payment or default notice.

7. Occupancy: You must occupy the unit as your principal residence. You may not transfer, sell, or assign any interest in the property without AHA’s prior written consent. You may not rent or lease any part of the premises without AHA’s prior written consent. You must notify AHA in writing at least 30 days prior to moving out of the house for a period of 30 days or longer or prior to any sale, transfer, assignment, lease or other form of alienation of the assisted property.

8. Maintenance: You must maintain the property in a decent, safe, and sanitary manner. You must allow AHA to inspect the property within one-week of a demand by AHA to conduct an inspection. You must correct any notice of deficiency issued by AHA within the time limit specified in the notice. If you fail to adequately maintain the property, AHA may divert the maintenance and replacement reserves portions of the Homeownership Assistance Payment to an escrow account to be used to pay for reasonable and necessary maintenance expenses.

9. Annual Re-examination: You must annually provide AHA with current information regarding family income and composition in a format required by AHA.

10. Refinancing: You must notify AHA in writing of any proposal to refinance the original purchase mortgage or of any proposal to encumber the property with secondary financing and obtain AHA’s written approval of such financing prior to executing any loan documents.

11. Default: In the event of a default on your mortgage obligation, you must cooperate with AHA and the lender to minimize any loss to the lender in order to maintain your eligibility to continue as a participant in the Housing Choice Voucher Program.

12. HCV HOP Action Plan: You must read and certify that you have read and understand the HCV HOP Action Plan.

Home Buyer Signature

Date

Home Buyer Signature

Date

AHA HCV HOP Coordinator Signature

Date

Section 10

Family Self Sufficiency (FSS)



Family Self-Sufficiency

Action Plan

Board Approved: April 24, 2018

Resolution No. FYE2018-032

Family Self-Sufficiency Action Plan

Table of Contents

FSS Overview	2
Timetable for Program Implementation.....	2
FSS Goals.....	2
FSS Coordinator.....	3
FSS Action Plan.....	3
Program Coordinating Committee.....	3
FSS Incentives	4
FSS Selection	4
Outreach and Supportive Services	6
On-Site Facilities	7
FSS Participant Handbook.....	7
Contract of Participation.....	8
Individual Training and Service Plan	9
Lease and HCV Compliance.....	9
Employment Obligation.....	9
Grievance Procedures	10
Escrow Accounts	10
Re-Enrollment.....	13
Reporting.....	13
Consultation and Coordination of Efforts.....	13

A. FSS Overview

The Family Self-Sufficiency (FSS) program enables the Department of Housing and Urban Development-assisted (HUD) families to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Public Housing Agencies (PHAs) work in collaboration with public and private sectors in an effort to secure partnerships for the operation of the FSS program, to develop the PHA's FSS Action Plan, and to implement the program.

The Auburn Housing Authority (AHA), located at 931 Booker Street, Auburn, AL, will implement the FSS program that will be used to assist families assisted by the AHA's Housing Choice Voucher (HCV) program in an effort to increase their earned income and reduce dependency of welfare assistance and rental subsidies. The ultimate goal of AHA's FSS program is for families to become self-sufficient and optimistically obtain homeownership.

Refusal to participate in the FSS program will not affect a family's admission into AHA's HCV program or a family's right to occupancy in accordance with their dwelling lease.

The main objective of the FSS Program is to promote employment for low-income families, reduce the dependency of low-income families on welfare assistance, Temporary Assistance to Needy Families (TANF), promote homeownership, and/or entrepreneurship opportunities.

B. Timetable for Program Implementation

The AHA anticipates applying for the FSS program grant funds annually. The grant proceeds will be used to fund the FSS Coordinator's position. The funds will be expended according to the grant requirements.

C. FSS Goals

The goal for AHA is to adequately and effectively assist FSS families with the successful completion of their Individual Training and Service Plan (ITSP) as well as the Contract of Participation (COP) which will allow participants to become economically self-sufficient.

AHA will offer the following opportunities through the FSS program: education, job training, job searching skills, budgeting, credit repair, and job readiness which will be used in an effort to assist eligible families to become economically self-sufficient and minimize or eliminate welfare assistance. Additional programs will be offered based on need.

AHA 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.

D. FSS Coordinator

AHA will employ a FSS Coordinator. The FSS Coordinator will administer the FSS program, conduct initial selection of participants, identification of participants, administer various workshops that promote self-sufficiency, and will also conduct initial outreach for participants. Additional FSS Coordinators may be funded based on need and funding availability.

The role of the FSS Coordinator will be to assist the participants in developing their ITSP, monitoring participants' progress, making the determination when a family has completed their COP, and when a family must be terminated from the program.

Consequently, the FSS Coordinator will also act as an advocate for participants in their program and will make appropriate referrals to local public and private agencies in order to provide a wide variety of services that families will need. Partnership Agreements will be pursued with appropriate public agencies as well as with private organizations.

The FSS Coordinator and the AHA Accounting Office will work together to monitor, calculate, and manage the funds in the participant's escrow account. Any required reporting will be the responsibility of the AHA.

The FSS Coordinator will work with the HCV Department regarding the participant's supportive services requirement, program compliance, and any changes in earned income.

The FSS Coordinator will report directly to the Chief Executive Officer or his/her designee and work cooperatively with the Accounting, Multifamily Housing, and HCV Departments in carrying out the goals and objectives of the FSS program.

A vacancy announcement will be published in the event the FSS Coordinator's position becomes vacant.

E. FSS Action Plan

The intent of the Action Plan is to govern how all activities for participants are to be administered under the FSS Program.

F. Program Coordinating Committee

The Program Coordinating Committee (PCC) is organized to provide the primary function of securing commitments of both public and private resources for the operation of the FSS program within the PHA's jurisdiction and it will provide service in an advisory capacity for the program.

The PCC will and must include a representative from the AHA. The FSS Coordinator may represent AHA. The PCC has the right to include public and private service providers with resources to assist the FSS Program.

G. FSS Incentives to Encourage Participants

a. Escrow Accounts

The escrow savings account will be established in accordance with the requirements of the Code of Regulations (CFR) 984.305 of the Rules and Regulations governing these accounts.

b. AHA Incentive Program

The AHA will offer an incentive to FSS participants by granting \$500 to participants that fulfills all of the following requirements:

1. Maintains stable employment or enrolled in higher education;
2. Completes all of the goals outlined in the ITSP;
3. Fulfills all of the requirements of the FSS program and AHA's HCV program requirements;
4. Upon graduating from the FSS program, funds accrued in escrow will be used for higher education, homeownership, entrepreneurship, or automobile purchase/repair.

AHA will not use FSS Program grant proceeds to fund AHA's incentive program. Incentive proceeds will be paid directly to the service provider (documentation required).

c. Other Incentives

Other incentives but not limited to the following are: Referrals to other Social/Human Service Organizations, Community Agencies, and/or Clothing Assistance.

H. FSS Selection

Families will be selected without regard to race, color, religion, sex, handicap, familial status, or national origin.

a. Preference

Federal regulations require that all recipients of Temporary Assistance for Needy Families (TANF) must be active participants of the Jobs Opportunities & Basic Skills (JOBS) Program. AHA will give preference to families who receive TANF since the JOBS program qualifies as an FSS related program. AHA may choose to limit the selection to applicants and participants for other FSS related programs.

Notification procedures (outreach) to residents who are receiving TANF and who are participating in the JOBS program will be done by residents receiving notification by mail of available slots in the FSS program as slots become available.

b. Non-Discrimination Selection

To help ensure that families will be selected without regard to race, religion, color, handicap, sex, national origin, or familial status, the AHA will fill slots with "eligible families" in respect to the following objectives:

1. The date that the family expressed interest in the FSS program;

2. The FSS voluntary slots will be filled on a first come, first serve basis, provided that the resident who is applying for the FSS voluntary slot has already had a re-examination and/or interim within the last 120 days with the AHA;

c. Demographics of Applicants

All families assisted by the AHA are eligible to participate in the FSS program and are representative of the following racial and ethnic composition of the AHA.

93% African American	5% Caucasian	1% Asian American	1% Hispanic
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The composition of the ethnic groups may change due to families assisted by the HCV program.

d. Number of Families Allowed to Participate in the FSS Program

The AHA will begin the FSS Program with twenty-five (25) voluntary slots which will coincide with the position of only one (1) FSS Coordinator. There is no maximum of participation; however, the minimum participation is 25.

e. Motivation as a Selection Factor

AHA will have the ability to measure FSS families' motivation and interest to participate in the FSS program. In order to complete this task, the applicant will be required to complete and return one (1) Motivational Task within a specified time frame.

The following are **Motivational Screening Factors** which are permissible and will be used to determine families' motivation and their willingness to participate in the FSS program:

1. FSS family's attendance during the pre-selection interview or orientation session;
2. The reading of the FSS Handbook, completion of questions, and answer worksheet;
3. The completion and the returning of the entire application packet on time.

Any and all tasks will be assigned with consideration of the family member's educational level, disabilities, and all tasks will be easy for families to accomplish.

Reasonable accommodations will be made for individuals with disabilities to include but not limited to the following: individuals with manual, sensory, mobility, speech, developmental, or mental disabilities.

f. Prohibited Motivational Screening Factors

AHA will not use any of the following motivational screening factors:

1. Credit Rating Status
2. Family's educational level or standardized motivational test results
3. Marital Status
4. Number of Children
5. Previous job performance or history
6. Other factors such as manual, sensory, or other factors that could result in discriminatory

treatment or practices directed towards minority groups, non-minority groups, or individuals with disabilities.

g. Reasons for Refusals to Offer FSS to a Family

1. Non-attendance or excessive tardiness in respect to scheduled motivational activities.
2. Failure or unwillingness to cooperate within a specified time frame any task assigned by AHA which can be accomplished by the family members with consideration to educational level and disabilities.

I. Outreach and Supportive Services

a. Participant Notification and Outreach Programs

The FSS program will be marketed to all families assisted by the AHA. Both minority and non-minority groups will be informed about the FSS program. Notification will be made via mail, website, and notices will be posted at various AHA locations. In addition, FSS information will be available at other local human services agencies such as Lee County Department of Human Resources and Community Buildings.

New AHA residents/participants will be provided information about the FSS program during their move-in orientation/briefing session. Different forms of local media such as the local newspaper and local broadcast information will be used to bring awareness to the FSS program as well as will be used to explain the concept of the FSS program. Quarterly social service meetings will be attended by the FSS Coordinator to inform and discuss information about the FSS program and its benefits with case managers and others involved.

AHA's FSS Coordinator will be responsible for maintaining a log of all inquiries in respect to the FSS program which will specifically detail the individual participant's names, date, and time that the inquiry was made in order to ensure that a fair selection of interested participants has been performed.

It is important to publicize and use publicity for the FSS program in order to ensure that non-minority and minority groups are informed about the FSS program.

All families and/or individuals who are contacted in regards to their inquiry about the FSS program will be required to attend an interview session with the FSS Coordinator, or a group session (if deemed necessary). During that time, information about the FSS program will be explained, discussed thoroughly, and a Needs Based Assessment will also be conducted.

b. Lists of Supportive Services

AHA's goal is to assist participants of the FSS program in the successful completion of their ITSP as well as assist them with the successful completion of their COP which will be beneficial to FSS families because these tools will give families the opportunity to become economically self-sufficient.

The following is a detailed list of supportive services which are needed by FSS participants.

AHA will, to the best of its ability, assist families in order to help them effectively access public, local, and private resources.

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

c. Unavailable Supportive Services

If supportive services are not available:

1. If a supportive service is not available AHA will not deliver that service to participants.
2. AHA will revise the ITSP, delete unavailable services, and modify the COP to remove any obligation on the part of the FSS family. All modifications must be made in writing with respect to the ITSP, the FSS Contract of Participation and the Head of the FSS Household.

J. On-site Facilities

AHA will utilize the following areas of its facility in order to effectively provide services under the FSS program: The Resident Interview Room, the Staff Room, the FSS Coordinator's Office, the Main Board/Conference Room, and have the ability to use Community Buildings as needed.

K. FSS Participant Handbook

Participants of the FSS program will receive a FSS Handbook during the initial interview process. The purpose of the Handbook is to inform and outline the FSS program basic information, application process, requirements, objectives, expectations, escrow accounts, services and activities, participant responsibilities, rights and expectations of the program, and grievance procedures.

L. Contract of Participation

Selected families who choose to participate in the FSS program must enter into a Contract of Participation (COP) with AHA. The Head of Household must sign the COP. The COP delineates the purpose of the contract, conditions of the escrow accounts, the rights and responsibilities of all parties (AHA and the FSS Family) and the terms of the contract.

a. Consequences of Non-Compliance with the Contract

The COP shall specify that if the FSS family fails to comply without "good cause" with the terms of the COP which includes the PBV and TBV dwelling lease that AHA may:

1. Withhold supportive services
2. Terminate the FSS family's participation in the FSS program

b. Contract Terms

The COP shall provide that each FSS family be required to fulfill all obligations to which the participating family has committed itself under the COP no later than five (5) years after the effective contract date.

c. Contract Extension

AHA in writing, shall, extend the terms of the COP for a period not to exceed two (2) years for an FSS family who requests, in writing an extension of the contract provided that AHA finds that good cause exists for granting an extension.

The term "good cause" means circumstances beyond the families control; such as serious illness, death, involuntary loss of employment, or any other circumstances beyond the FSS family's control that might have caused the family delayed completion of their final goal.

The FSS family should be in an active process of working on the goal but had to delay completion because the circumstances prevented final completion.

d. Completion of COP

The COP will be considered complete if the following occurs:

1. The FSS family has fulfilled all obligations under the contract before the expiration of the contract (or any extension) including:
 - a. Being free of TANF for twelve (12) consecutive months prior to the end of the contract.
 - b. The FSS Head of Household must obtain and maintain suitable employment specific to that individual's skills level, job training, education, and available opportunities in the area.
2. Thirty percent (30%) of the FSS family's adjusted income equals or exceeds fair market rate for the size of the unit for which the family qualifies in Section 8.

e. Termination of COP

The COP will be terminated if the following occurs:

1. The FSS family voluntarily withdraws from the FSS program;
2. The FSS family and AHA agree to terminate the contract;
3. AHA determines that the FSS family has not fulfilled its responsibilities under the Contract of Participation;
4. An Act occurs that is inconsistent with the purpose of the FSS program;
5. AHA is permitted in accordance with HUD requirements; or
6. HCV assistance is terminated.

M. Individual Training and Service Plan: Establishment of Participant's Goals

AHA will assist FSS families to establish final goals in their Individual Training and Service Plan (ITSP). Each individual adult member of selected families will be allowed to participate. The ITSP will serve as an outline of the services to be provided to FSS families' and it will identify activities/goals to be completed. Consequently, specific interim and intermediate goals will be established to measure and monitor a family's progress toward fulfillment of their final goal and their obligations under the Contract of Participation and completion of their ITSP. All participants are required to have the following statement as their final goal: "To seek and maintain suitable employment."

For recipients of TANF the interim goal will be for FSS families to be independent of welfare assistance for twelve (12) consecutive months prior to the expiration of the Contract of Participation.

The FSS family being served by the FSS program will report progress periodically to the FSS office. Participants are required to meet with their FSS Coordinator a minimum of once per quarter and at other time frames as deemed necessary.

N. Lease and HCV Compliance

The contract specifies that the FSS family must comply with the tenant-based voucher and project-based voucher dwelling lease. Non-compliance with the dwelling lease will be ground for termination of the FSS COP. Participant must also comply with HCV program requirements

O. Employment Obligation

The Head of Household of the FSS family will be required to actively seek and maintain suitable employment or attend school on a full time basis during the term of the COP or for any extension of that contract period. In the event that the Head of Household attends school on a part-time basis, he or she will be expected to seek and maintain a suitable part-time job.

a. Seek Employment

The concept of "seek employment" means that the Head of Household is required to make an honest continuous effort to find a suitable job. The head of Household must register with the

Alabama Career Center System: Alabama Job-Link, apply for employment, attend job interviews, and follow through with job opportunities, Job Link, and other local employment agencies for employment.

b. Determination of Suitable Employment

AHA will make the determination of suitable employment based on the availability of job opportunities in the jurisdiction served by AHA. Consequently, the determination of suitable employment will also be made according to education, job training, skills, and the physical/mental ability of the individual designated as the FSS Head of Household.

P. Grievances and Hearing Procedures

Any grievance shall be handled in accordance with the HCV Administrative Plan grievance procedure.

Q. FSS Escrow Account

AHA shall deposit the FSS escrow account fund of all families participating into a single depository account for each FSS program. AHA will deposit the FSS account funds in one or more HUD approved investments.

a. Increase in FSS Earned Income

An Escrow Account will be established when there is an increase in the earned income of an FSS family during its participation in the FSS program.

1. Earned income is income from earned wages, tips, salaries, other employment compensation, and any earnings from self-employment.
2. Earned income does not include pensions, annuity payments, transfer payments, cash or in-kind benefits; funds deposited, or accrued interest on the escrow account established by AHA on behalf of a participating family.

b. Accounting for FSS Escrow Funds

The total number of the combined FSS account funds for FSS families will be supported in the AHA accounting records by a General Ledger to be kept in the Accounting Department. The General Ledger will show the balance applicable to each FSS family. AHA will credit each FSS family's account the amount of FSS credit on a monthly basis.

c. Proration of Investment Income

The investment income for the funds in the FSS account will be prorated and credited to each family's FSS account based on the balance in each family's FSS account at the end of the period for which the investment income is credited.

d. Reduction of Amounts Due to FSS Escrow Account

If AHA finds that a FSS family did not report income that required reporting, AHA will not credit the family's escrow account retroactively with any portion of the unreported income.

In addition, if the FSS family committed program fraud, the family's housing assistance will be terminated by AHA and participation in the FSS Program will be terminated as well.

e. Reporting on FSS Escrow Account

AHA will be required to make an annual report to each FSS family in regards to the status of the family's FSS escrow account. The following information will be included in the annual report:

1. The balance at the beginning of the reporting period.
2. The amount of the FSS family's rent payment that was accredited to the FSS family during the reporting period.
3. Any deductions made from the account for the amounts due to AHA before interest is distributed.
4. The amount of interest earned on the account during the year.
5. The total balance in the account at the end of the reporting period.

f. FSS Escrow Credit

The FSS credit will be calculated as follows:

1. For FSS families who are very low income, the FSS credit shall be the amount which is the lesser of:
 - a. 30% of the current monthly adjusted income less the family rent or which is obtained by disregarding any increases in earned income from the effective date of the COP.
 - b. The current FSS family's rent less the family rent at the time of the effective date of the COP.
 - c. For FSS families' who are low income but who are not very low income, the FSS credit shall be the amount determined in paragraph one (1) sections (A and B above) but shall not exceed the amount calculated for 50% of the median income.

g. Ineligibility for FSS Escrow

Families who are not low income shall not be entitled to any FSS credit.

h. Cessation of FSS Escrow

AHA will make the determination whether or not the FSS family has fulfilled its obligation under the COP before the expiration of the contract term.

The FSS family's Head of Household will submit a certification letter/information that will state to the best of his/her knowledge no member of their FSS family is a recipient of welfare assistance (TANF).

The amount in the FSS family's account in excess of any amount owed to AHA shall be paid to the FSS family's Head of Household.

i. Interim Withdrawals of Escrow

AHA has the sole option to disburse a portion of the FSS account funds from the family's FSS account to assist the family with a need with the following determination:

1. The FSS family has fulfilled certain interim goals established in the COP;
2. The FSS family needs a portion of the FSS account funds for purposes consistent with the COP such as completion of job training, education, transportation to work or school, to meet initial expenses in the creation of a new small business, and/or for a down payment on a home.

Interim withdrawals can only be made once every twelve (12) months, for an amount not to exceed one fourth (1/4) of the escrow balance. The FSS participant must complete a "Request for Withdrawal" form and provide the required documentation for the purpose in which the funds will be used. Three (3) estimates will be required if repairs to a vehicle are needed. Checks will be made only to the service provider or vender.

j. Verification of Family Certification

Before final disbursement of the FSS escrow account, AHA will verify that the FSS family is no longer a recipient of welfare assistance (TANF) by requesting copies of any documents which may indicate whether the family is receiving any welfare assistance by contracting agencies.

k. Succession of FSS Escrow Account

If the FSS Family Head of Household ceases to reside with other family members in the housing unit, the remaining members of the FSS family after consultation with AHA shall have the right to designate another family member to complete the contract terms and interim goals to receive funds.

l. Use of FSS Escrow Account

FSS families may use the final disbursement of the escrow account without restriction. AHA cannot restrict a family's use of FSS escrow account funds unless the funds are withdrawn to aid in the completion of an interim goal. The FSS family may use its FSS funds for the purpose of homeownership, including the purchase of a home under HUD's Homeownership Program(s), unless such use is prohibited by the regulations or statues governing a particular home ownership program.

m. Forfeiture of FSS Escrow Account

Amounts in the FSS family Escrow Account shall be forfeited upon the occurrence of the following:

1. The COP is terminated before completion;
2. The term of the COP is completed, but the Head of the FSS family Household is not suitably employed as required by the COP;
3. The term of the COP is completed, but the FSS family is receiving welfare (TANF) assistance at the end of the expiration of the term of the COP including any extension thereof, or the FSS family has received welfare assistance during the last 12 months;
4. The FSS Head of Household ceases to reside with other family members in the housing unit and the remaining members of the family choose not to continue participating in the program and the contract obligations have not been met; or
5. FSS families do not pay rent to landlord.

SS. Re-Enrollment in the FSS Program

Re-enrollment of a former FSS family is at the sole discretion of the AHA. A former FSS family may request to be re-enrolled in the FSS program under the following conditions:

1. If the individual is not a graduate of the FSS program.
2. If it has been at least one (1) year since the participant left the FSS program.
3. The individual must submit, in writing a request for re-enrollment to the FSS Coordinator indicating the reasons why they previously withdrew or were terminated from the FSS program, what has changed in their circumstances since termination, what they hope to accomplish through the FSS program, and their motivation to complete the program.
4. The individual must perform one (1) motivational task as outlined on page 9 of this document under the section "Motivation as a Selection Factor" as requested by the FSS Coordinator.
5. Their name will then be placed on a waiting list. No preference will be given.

TT. Reporting

AHA’s FSS program will submit all required reports to HUD as outlined in the FSS Grant Agreement.

UU. Consultation and Coordination of Efforts

To comply with 24 CFR Part 984.201(b), the Action Plan shall be developed by the AHA in consultation with the City of Auburn and the Program Coordinating Committee.

Development of services and activities under the FSS program will be coordinated with service providers related to employment, child care, transportation, training, and education programs. The implementation will continue to be coordinated, in order to avoid duplication of services and activities.

Auburn Housing Authority Official			
Sharon N. Tolbert		CEO	04.24.18
Print Name	Signature	Title	Date

Section 11

FYE2020 Audit

DRAFT

HOUSING AUTHORITY OF THE CITY OF AUBURN, ALABAMA
Auburn, Alabama

STATUS OF PRIOR AUDIT FINDINGS

The audit for the period ended June 30, 2019, contained no formal audit findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:	Unmodified
Internal control over financial reporting:	
Material weakness (es) identified?	Yes
Significant deficiency (ies) identified not considered to be material weaknesses?	None Reported
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal controls over major programs:	
Material weakness (es) identified?	Yes
Significant deficiency (ies) identified not considered to be material weaknesses?	None Reported
Type of report issued on the compliance for major programs:	Qualified
Any audit findings disclosed that are required to be reported in Accordance with Uniform Guidance?	Yes
Identification of major programs:	
- CFDA # 14.871 – Section 8 Housing Choice Vouchers	
Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
Did the Authority qualify as a low-risk auditee?	Yes