



City of Auburn
Information Session

Sharon N. Tolbert, CEO
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Overview

- Auburn Housing Authority's (AHA) affiliation with the City of Auburn (City)
- General information about the AHA
- Partial government shutdown
- AHA's future plans

AHA's Affiliation With The City

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City of Auburn

- Board of Commissioners are appointed by the Mayor for a 5-year term
 - Regulated by the Department of Housing and Urban Development (HUD) and the State of Alabama
- Cooperation Agreement (1949)
 - Dedication of public infrastructure
 - City services
 - Payment in Lieu of Taxes (PILOT)
- Community Development Block Grant (CDBG) Entitlement Community
 - Certifies AHA's HUD 5-Year Plan, Annual Plan and Family Self Sufficiency Action Plan
 - CDBG Subrecipient (fund various resident services programs)
- Annual Night Out Event
 - Foster the relationship between community members and law enforcement
- Support from various City departments

General Information

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Mission Statement

- Our mission is to provide safe, decent, and sanitary housing conditions for individuals and families within the Auburn, Lafayette, and Roanoke Housing Authorities. The objective is to provide personal, economic, and social upward mobility to offer individuals and families the opportunity to make the transition from subsidized to non-subsidized housing.
- Approved November 2016

Structure

- Quasi-Governmental Agency
 - An agency that is backed by a branch of government that has a public mandate to provide a given service.
 - Branch of Government: Department of Housing and Urban Development (HUD)
 - Mandate: Offer and/or provide affordable housing to low-income families
- Regulations and Compliance
 - Federal, state, and local
- HUD is AHA's primary funding source

Board of Commissioners

- AHA is governed by a five-member Board of Commissioners (BOC), representing a cross section of the community.
 - Appoints the Chief Executive Officer (CEO) to oversee the daily operations of AHA
 - Oversees the fiscal management of AHA
 - Reviews and approves all policies pertaining to the AHA and its managed agencies
 - BOC composition regulated by HUD and the State of Alabama
 - BOC appointed by the Mayor for a 5-year term
- **Robert Smith, Chairperson**
- **Nolan Torbert, Sr., Vice Chairperson**
- **Deborah Hand, Resident Commissioner**
- **John Saidla, Commissioner**
- **Marguerite White, Commissioner**

Resident Advisory Board

- The role of the RAB is to review AHA's proposed HUD Annual Plan and members are considered the spokesperson for the residents served by the AHA.
- **Lydia Carlisle**
- **Marquitta Floyd**
- **Tielmanac Drake**

Overview

- Housing Choice Vouchers (HCV)
 - AHA is a voucher only housing authority
 - **Tenant-Based Vouchers (TBV)/Section 8 Vouchers:** 280 ACC (issue an average of 235 due to HUD funding)
 - **Veterans Affairs Supportive Housing (VASH):** 18 ACC
 - **Public Housing (PH) converted to Project-Based Vouchers (PBV)**
 - HUD's Rental Assistance Demonstration (RAD) Program (2015)
 - 304 units/6 developments
 - Converted to stabilize funding (20 years), AHA maintains ownership of the units, and more flexibilities to develop properties
 - Owner, AHA Development LLC (an affiliate of AHA)
- Management Agreements
 - LaFayette Housing Authority (LHA): 102 PBV units
 - Roanoke Housing Authority (RHA): 50 PH units
- Staff
 - 23 employees (18 @ AHA, 3 @ LHA, and 2 @ RHA)

PBV Units

formerly known as PH

- HUD funding is connected to the unit
- Landlord/Owner: AHA Development LLC
- HUD Compliance: DOT replaced with a RAD Use Agreement
- 6 sites (304 units)
 - Ridgecrest (106)
 - Drake (60)
 - Moton (44)
 - East Park (48)
 - Porter (15)
 - Sparkman (31)
- Wait List: 1,434
- Contract Rent: Established by HUD
 - Efficiency: \$341
 - 1 bedroom: \$405
 - 2 bedroom: \$524
 - 3 bedroom: \$687
 - 4 bedroom: \$705
 - 5 bedroom: \$810
 - *Subject to change due to OCAF (2018 @ 2.3%)*

TBV Program

formerly known as Section 8

- HUD assistance is connected to the family
- AHA's Role: process voucher for eligibility
- Landlord's Role: private owners ~ verifies suitability
- Total Served: 233 units leased (ACC 280)
- Wait List: 217
- Payment Standards: based on 90% - 110% of FMR
 - Efficiency: \$547
 - 1 bedroom: \$689
 - 2 bedroom: \$895
 - 3 bedroom: \$1,191
 - 4 bedroom: \$1,413
- Rent comp study required
- HQS Inspection

Partial Government Shutdown

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Partial Government Shutdown

- Housing Choice Voucher Funding
 - Funded via CR through April 2019
 - Housing Assistance Payments (HAP)
 - Administrative Fees
 - 2019 funding pending
 - Section 8 Housing Assistance Payment Renewals: \$20.313 billion (\$713 million increase from FY 2018)
 - Ongoing Administrative Fees: \$1.856 billion (\$126 million increase from FY 2018)
 - PBV and TBV rent subsidy example:

Contract Rent: 2 Bedroom	\$524
Tenant Rent	\$200
HUD - HAP	\$324

Future Plans

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5-Year Strategic Plan

- The 5-Year Strategic Plan serves as a comprehensive housing strategy and resident development plan as a systematic approach of outlining the desired vision of AHA and translating this vision into broadly defined goals and objectives and a sequence of steps to achieve them.
- Internal Plan – not mandated by HUD
- Approved by the Board of Commissioners 07.21.15

5-Year Strategic Plan

- FYB2015 – FYB2019 (July 2015 – June 2020)
- Needs Assessment
 - Meetings were held with AHA residents and participants, HCV landlords, staff and Commissioners to identify needs
 - Needs were categorized
 - 5-year goals and objectives were based on the needs assessment

5-Year Strategic Plan Categories

- Project-Based Voucher Units (formerly known as Public Housing)
- Housing Choice Voucher Program
- Information Technology
- Affordable Housing
- General Administration
- Process
 - 5-Year Strategic Plan
 - Annual Action Plan
 - End of the Year Report
 - Plans are available at www.auburnhousingauth.org

PBV Units

- Resident Services
 - Financial Workshops: Credit counseling, banking, budgeting, etc.
 - Educational Programs: laptop fees (AHS & AJHS), scholarships, project graduation, cap and gown for HS seniors, afterschool programs, school supplies, etc. Funded by the City of Auburn's CDBG program.
 - Recreational Programs: NNO, block parties, basketball tournaments, etc.
- Program Administration
 - Reduce vacancies, outstanding balances and evictions
- Property Management
 - Security improvements (cameras, speed bumps, Neighborhood Watch Program), unit and site improvements, etc.
- Maintenance
 - Work order completion rate 95% or higher, HQS inspection rate 98% or higher, preventive maintenance, etc.

HCV Program

- Administration
 - HUD SEMAP score = 90% or higher
 - HCV Investigator
- Participants
 - Homeownership Program – anticipate implementation by June 30, 2019
 - Continue Family Self Sufficiency Program
 - Apply for various HUD voucher programs
- Landlords
 - Workshops
 - New landlord orientations

Information Technology

- New Website – launched September 2017
 - Resident portal
 - HCV portal
 - HCV landlord portal
 - Apply online
 - Community resource directory
 - Electronic notification system
 - Social media integration
 - Calendar of events
 - News and events
- Pending
 - Online rent payment
 - Laptops for after school programs
 - Internet connection and tablet for each resident and/or public wifi

Affordable Housing

- Property management
- Property acquisition for low-income housing development
- Homeownership Program
 - HCV Homeownership Program – anticipate implementation by June 30, 2019
 - FSS program participants
 - Used to purchase a home in the open market
 - North Auburn Housing Development Corporation (NAHDC): Tucker Heights
 - Funded by the City of Auburn's CDBG program

Other Initiatives

- Auburn Community Development Corporation (ACDC)
- Marketing Strategy
- Redevelopment Plan

ACDC

- A non-profit affiliate of the AHA to implement housing and community development programs
- Approved by the Board on October 30, 2018
- Formation underway

Marketing Strategy

- Change the public's perception of subsidized housing
- New Website www.auburnhousingauth.org
- Logos



Redevelopment Overview

- Goal: Redevelop all sites
- Residents may be temporarily relocated (at the AHA's expense) due to construction; residents will return to their unit upon construction completion!
- Co-Developer, The Bennett Group

Redevelopment Plan

- Planning a multi-year redevelopment of the entire PHA portfolio
- Will use the 9% tax credit whenever possible
- Will begin with the Ridgecrest site on North Donahue
- With the initial phase, AHA expect to take down and replace approximately 60 units
- Seeking input from the City, the community and other stakeholders who work with the AHA now (Auburn Day Care, Our House, etc.)

