



AUBURN HOUSING AUTHORITY UPDATE

SHARON N. TOLBERT, CEO

AUGUST 24, 2021

Why Are We Here?

Overview

- General information about the Auburn Housing Authority (AHA) and Auburn Community Development Corporation

New and Existing Programs

Affordable Housing Initiatives

- Proposed Ridgecrest Redevelopment
- Proposed Property Acquisition



Mission Statement



Auburn Housing Authority's mission is to provide safe, decent, and sanitary housing conditions for individuals and families within the Auburn Housing Authority (AHA), LaFayette Housing Authority (LHA), and Roanoke Housing Authority (RHA). 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

Board of Commissioners



AHA is governed by a five-member Board of Commissioners, representing a cross section of the community.

- **Robert Smith, Chairperson**
- **Nolan Torbert, Sr., Vice Chairperson**
- **Deborah Hand, Resident Commissioner**
- **Marguerite White, Commissioner**
- **Renee Waldrop, Commissioner**

Resident Advisory Board



Resident Advisory Board (RAB)

- 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.
- **Marquitta Floyd**
- **Gracie Cunningham**
- **Stacie Sanspre**

If you are currently served by AHA and interested in serving on the RAB, please contact the following:

AJ Harris, Public Relations and Compliance Director

ajharris@auburnhousingauth.org or (334) 821-2262 ext 210

AHA Overview



Housing Choice Vouchers

- AHA is a voucher only housing authority
 - **Public Housing (PH) converted to Project-Based Vouchers (PBV)**
 - 304 units/6 developments (Ridgecrest, Moton, Drake, Porter, East Park and Sparkman)
 - Converted to stabilize funding (20 years), AHA maintains ownership of the units, and more flexibilities to redevelop properties
 - **Tenant Based Vouchers (TBV)/Section 8 Vouchers** (280 ACC, issue an average of 230 due to HUD funding)
 - **Special Vouchers**
 - Veterans Affairs Supportive Housing (VASH) Vouchers (18 ACC, referral based ~ Tuskegee VA)
 - Mainstream Vouchers (44 ACC, non-elderly disabled)
 - Foster Youth to Independence (referral based ~ Alabama Department of Human Resources)
 - Emergency Housing Vouchers (referral based ~ Alabama Rural Coalition for the Homeless)

Management Agreements

- LaFayette Housing Authority = 102 units
- Roanoke Housing Authority = 50 units

Mission Statement



ACDC's mission is "Empowering individuals and families by expanding affordable housing and economic opportunities in an effort to build vibrant neighborhoods and communities."

Approved May 2019

Board of Directors



ACDC is governed by a five-member Board of Directors, representing a cross section of the community.

- **Sharon Tolbert, President**
- **Marguerite White, Vice President**
- **Nolan Torbert, Sr., Secretary/Treasurer**
- **Deborah Hand, Director**
- **Renee Waldrop, Director**
- **Robert Smith, Director**

New Programs and Initiatives

The list below is NOT all inclusive.

- Special Vouchers
 - Mainstream Vouchers (44 ACC, non-elderly disabled)
 - Foster Youth to Independence (referral based ~ Alabama Department of Human Resources)
 - Emergency Housing Vouchers (referral based ~ Alabama Rural Coalition for the Homeless)
 - ***AHA is not required by HUD to administer the vouchers above. AHA opted to administer the vouchers to expand affordable opportunities.***
- Landlord Incentive Program
- HCV Homeownership Program
- HUD Moving to Work Cohort #1 Designation
- Emergency Rental Assistance Program
- Information Technology
 - Online and Credit Rent Payment
 - Compliance Cameras
 - Online Resident and Landlord Portal
 - Internet access at all sites
 - Electronic “Notifier”
- Resident Services
 - 2022 MLK SERC-NAHRO Basketball Tournament
 - Food Pantry (Boykin Community Center)
 - Renovate Community Centers
 - Youth Advisory Board

Ongoing Programs and Initiatives

The list below is NOT all inclusive.

- Resident Services
 - Family Self-Sufficiency Program
 - Financial Workshops
 - College Preparedness (scholarship, application assistance, college fair, etc.)
 - Laptop Fees (AHS and AJHS students)
 - Food and School Supply Distribution
 - Afterschool Programs
 - Quarterly Newsletter

AHA Affordable Housing Initiatives

Proposed Ridgecrest Redevelopment (106 units)

- Co-Developer: The Michaels Development Company
- Primary Funding: 9% Low Income Housing Tax Credits
 - VERY COMPETITIVE
 - 2021 Application (submitted but not funded)
 - 2022 Application (underway)
- Proposed Goal: Demolish and rebuild in 3 phases
 - Phase 1: Ridgecrest (62 townhome units)
 - Phase 2: Ridgecrest (44 townhome units)
 - Phase 3: Proposed new senior development (70 units)
- **The City of Auburn has been instrumental in the proposed redevelopment process (funding, zoning, staff engagement, City Council support, etc.)**
- **If 2022 9% LIHTC are received: 1) residents may be temporarily relocated (at the AHA's expense) due to construction; 2) residents will NOT be permanently displaced; 3) resident will return to the site upon construction completion!!**
- **The attached rendering is DRAFT only and is subject to change!!**



Phase 1	2-Story, Townhouses + Stacked Flats						Total Units	Parking	Clubhouse	FAR	ISR	HEIGHT*	SETBACK*
	Acres	1BR	2BR	3BR	4BR	5BR							
	783gfsf	053gfsf	1296gfsf	1572gfsf	1691gfsf								
Parcel B	5	5	17	7	7	2	38	97	4,500 sf	.23	.32	25'	2'-25'
Parcel C	2.5	8	8	4	4	0	24	56		.24	.26	25'	2'-25'

* Actual building height may be a little lower. Setbacks are a minimum 15ft from the sidewalk, this creates a varied setback from the property line.

Phase 2	2-Story, Townhouses + Stacked Flats						Total Units	Parking	Office/Main/Day	FAR	ISR	HEIGHT*	SETBACK*
	Acres	1BR	2BR	3BR	4BR	5BR							
	783gfsf	1053gfsf	1296gfsf	1572gfsf	1691gfsf								
Parcel A	2.5	2	6	2	2	0	12	25		.12	.12	25'	2'-25'
Parcel D	8	0	12	18	2	0	32	60	14,000sf	.15	.22	25'	2'-25'

* Actual building height may be a little lower. Setbacks are a minimum 15ft from the sidewalk, this creates a varied setback from the property line.

Phase 3*	2 or 3-Story, Senior						Total SF	FAR	ISR	HEIGHT*	SETBACK
	Acres	1BR	2BR	Total Units	Parking						
Parcel D	8*	60	10	70*	46	66,000*	.34*	.34	35'	25'	

* Potential Senior Apartments, 2 or 3 stories on Parcel D, which is 8 acres in total. FAR+ISR includes Phase 2 Townhouses. Estimated at 70 total units. TBD

EXISTING UNITS / PARCELS
 PARCELS A: 12 UNITS
 PARCELS B: 400 UNITS
 PARCELS C: 22 UNITS
 PARCELS D: 32 UNITS



ACDC Affordable Housing Initiatives

Proposed Property Acquisition

- Submitted a bid December 2020 to purchase a 64-unit apartment complex in Auburn
- If awarded, units will be set-aside for special and tenant-based/Section 8 vouchers and other housing needs:
 - Veterans Affairs Supportive Housing (VASH) Vouchers (18 ACC, referral based ~ Tuskegee VA)
 - Mainstream Vouchers (44 ACC, non-elderly disabled)
 - Foster Youth to Independence (referral based ~ Alabama Department of Human Resources)
 - Emergency Housing Vouchers (referral based ~ Alabama Rural Coalition for the Homeless)

Contact Information

General Information

Location: Auburn Housing Authority, 931 Booker Street

Phone: (334) 821-2262

Questions or Concerns

AJ Harris, Public Relations and Compliance Director

Phone: (334) 821-2262 ext 210

Email: ajharris@auburnhousingauth.org

Additional Information

Website: www.auburnhousingauth.org

