



DRAFT
FYB2023 HUD PHA Annual Plan
July 1, 2023 – June 30, 2024

DRAFT
HCV MTW Supplement
July 1, 2023 – June 30, 2024

HUD Submission



Resolution:
Date:



HUD FYB2023 Annual Plan

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Section A

Information Availability and Contact Information



Draft FYB2023 HUD Annual Plan

Public Hearing

Date: March 21, 2023

Time: 10:00 am (CT)

Location: Auburn Housing Authority, 931 Booker Streetm Auburn, AL 36832

Public Comment Period

The Auburn Housing Authority is receiving public comments regarding the draft fiscal year beginning (FYB) 2023 HUD Annual Plan (Plan). A Public Hearing will be held on March 21, 2023, at 10:00 am at the Auburn Housing Authority located at 931 Booker Street, Auburn, AL 36832 to receive public comments regarding the proposed Plan.

Comments related to the Plan may be submitted at the Auburn Housing Authority's office, during the Public Hearing, or mailed. Written comments may be mailed to the Auburn Housing Authority, Attn: FYB2023 HUD Annual Plan Comments, 931 Booker Street, Auburn, AL 36832. The public review and comment period begins February 4, 2023 and ends on March 21, 2023 at 5:00 pm. Comments received after 5:00 pm on March 21, 2023 will not be accepted or considered.

Availability of Information

A copy of the draft FYB2023 HUD Annual Plan is available for public review as follows:

- Auburn Housing Authority, 931 Booker Street, Auburn, AL 36830
Monday – Thursday, 7:30 am – 5:30 pm
- Website <https://www.auburnhousingauth.org/aha-hud-pha-plans>

For more information, please send an email to stolbert@auburnhousingauth.org or call (334) 821-2262, extension 233.

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 (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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</u> PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 2023</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>771 (ACC: 280 TBV, 406 PBV, 18 VASH and 3 TP, 20 Mainstream, 44 EHV, and FYI (per referrals))</u></p> <p>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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </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:																													
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	New Activities. – Not Applicable
B.3	<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>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? FYE2022</p> <p>Y N N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Meeting pending.</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

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 §903.4)

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

B.1 Revision of Existing 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.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([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\(e\)](#)).

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 subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) 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\(d\)\(i\)](#)) 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\(d\)\(iii\)](#)).

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.

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

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 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.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 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 §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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)

C.2 Certification by State of Local Officials. 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, 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)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 6.02 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 A.1
Availability of Information

The draft FYB2023 HUD Annual Plan is available for review as follows:

- **Auburn Housing Authority (main office)**
931 Booker Street
Auburn, AL 36832
Monday – Thursday, 7:30 am – 5:30 pm
- **Website:** <https://www.auburnhousingauth.org/aha-hud-pha-plans>

Form HUD-50075-HCV
Section B.1
Revisions of PHA Plan Elements

Housing Needs and Strategy for Addressing Housing Need

During FYB2023, the AHA anticipates developing a strategy to expand affordable housing options for low-income families in Auburn and the surrounding areas to include but not limited to the following:

1. Maximize funding utilization.
2. Administer the HCV Homeownership Program.
3. Choice Mobility opportunities for eligible PBV participants.
4. Implement the Family Self-Sufficiency Program.
5. Administer the following Special Vouchers:
 - a. Veterans Affairs Supportive Housing (VASH) Voucher
 - b. Tenant Protection Vouchers
 - c. Mainstream Vouchers
 - d. Emergency Housing Vouchers
 - e. Foster Youth to Independence Vouchers
6. Plan and/or implement Moving to Work Cohort 1 flexibilities.
7. Partner with the City of Auburn related to its efforts in expanding affordable housing.
8. Landlord outreach and recruitment.
9. Hire a Landlord Liaison to assist in landlord recruitment and retention.
10. Utilize MTW flexibilities to address the three statutory goals of 1) self-sufficiency, 2) housing choice, and 3) cost effectiveness.
11. 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 30, 2023

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	408	100%	20
Extremely low-income Less than or = 30% MFI	319	78%	N/A
Very Low-income Greater than 30% but less than or = 50% of MFI	79	19%	N/A
Low income Greater than 50% but less than 80% of MFI	9	2%	N/A
Families with children	302	74%	N/A
Elderly families	6	2%	N/A
Families with disabilities	5	1%	N/A
Race/ethnicity (Black)	392	96%	N/A
Race/ethnicity (White)	15	4%	N/A
Race/ethnicity (Other)	1	0.2%	N/A

Form HUD-50075-HCV
Section B.1
Revisions of PHA Plan Elements

Project-Based Voucher Wait List as of January 30, 2023

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	1872	100%	15
Extremely low-income Less than or = 30% MFI	1649	88%	N/A
Very Low-income Greater than 30% but less than or = 50% of MFI	161	9%	N/A
Low income Greater than 50% but less than 80% of MFI	48	3%	N/A
Families with children	1543	82%	N/A
Elderly families	26	1%	N/A
Families with disabilities	14	0.74%	N/A
Race/ethnicity (Black)	1610	86%	N/A
Race/ethnicity (White)	247	13%	N/A
Race/ethnicity (Other)	15	0.08%	N/A

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

The following policies were changed since the last (FYB2022) HUD Annual Plan submission:

On November 29, 2022, the Board of Commissioners approved increasing Payment Standards at 120% of Fair Market Rents (Resolution FYE2023-014) to expand housing opportunities for HCV participants and applicants. The new Payment Standard was approved by HUD.

Operations and Management

Converted from Affordable Housing to SACS for applications and utilizing the online SACS application portal to reduce administrative burden and time required to issue vouchers.

Hired a Landlord Liaison for landlord recruitment to increase available housing opportunities for voucher holders to increase utilization.

Review MTW flexibilities to address the three statutory goals of 1) self-sufficiency, 2) housing choice, and 3) cost effectiveness.

HCV Homeownership Programs

The HCV Homeownership Policy was revised on September 27, 2022 (Resolution FYE2023-007). Marketing strategies are underway in hopes of recruiting financial institutions so participate in the program.

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Section B.2
New Activities

Not applicable.

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Section B.3
FYB2022 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 (PHA). The following is the progress of meeting the goals and objectives for FYB2022.

HCV 5-Year (FYB2020 – FYB2024) Goals and Objectives

Program Administration

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

FYB2020 – FYB2024 Estimated Outcome: High Performer rating FYB2020 – FYB2024

FYB2020 Accomplishments

AHA maintained its FYE2019 High Performer rating as a result of HUD did not issue 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).

FYB2021 Accomplishments

AHA maintained its FYE2019 High Performer rating due to HUD’s COVID waivers for FYE2020 and FYE2021.

FYB2022 Accomplishments

AHA maintained its FYE2019 High Performer rating due to HUD’s COVID waivers for FYE2020 - FYE2022.

Participant Programs and Services

- a. Goal: AHA desires to enhance programs and services for HCV participants.
- b. Objectives: Apply for various special program vouchers based on the Notice of Funding Availability.

FYB2020 – FYB2024 Estimated Outcome: If funded, awarded 20 - 30 additional vouchers

FYB2020 Accomplishments

AHA was awarded the following special purpose vouchers during FYB2020:

- Mainstream Vouchers (20 ACC)
- Emergency Housing Vouchers (44 ACC)
- Foster Youth to Independence (FYI), 1 referral

FYB2021 Accomplishments

AHA was awarded the following special purpose vouchers during FYB2021:

- Foster Youth to Independence (FYI), 2 referrals
- VASH: AHA desired to apply for additional VASH vouchers but AHA did not receive a Letter of Support from the VA due to veterans’ challenges of locating housing in Auburn. AHA will continue to explore housing opportunities for VASH voucher recipients.

FYB2022 Accomplishments

AHA was awarded the following special purpose vouchers during FYB2022:

- **New Incremental Vouchers for at-risk families (10 ACC)**

As outlined above, AHA has exceeded its goal of being awarded 20 – 30 additional vouchers. As of FYB2020, AHA has received an ACC of 77 special vouchers.

Form HUD-50075-HCV
Section B.3
FYB2022 Progress Report

c. Objectives: Administer programs to promote homeownership opportunities and self-sufficiency.

- 1. FYB2020 – FYB2024 Estimated Outcome: 10 participants utilizing HCVP for homeownership.**
- 2. FYB2020 – FYB2024 Estimated Outcome: An average of 25 participants enrolled in the FSS program each fiscal year.**
- 3. FYB2020 – FYB2024 Estimated Outcome: If funded, offer 4 programs each fiscal year that promote employment opportunities.**

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.
- Employment Programs: Programs were not offered due to the COVID19 pandemic.
 - MTW: The AHA was selected to participate in the MTW Cohort 1 Demonstration Program. Planned activities include self-sufficiency goals and objectives.

FYB2021 Accomplishments

- HCV Homeownership Program: The AHA developed an implementation schedule and anticipates administering the Homeownership Program in December 2021.
- FSS Program: The AHA anticipates expending its 2021 grant balance by December 31, 2021. As of October 31, 2021, there were 28 FSS participants enrolled and 21 (75%) with an escrow balance.
- The 2022 FSS grant was submitted; the award is pending.
- Employment Programs: Staff met with representatives from Southern Union Community College and Auburn Housing School Work-Based Learning Program to discuss partnership opportunities in hopes of offering employment programs to AHA residents and participants. To promote employment opportunities, AHA offered the following informational sessions: The STAR Career Process; FSS Program, Alabama Career Network Program, and Christian Women’s Job Corps.
 - MTW: The AHA executed its MTW ACC Amendment.

FYB2022 Accomplishments

- HCV Homeownership Program: **The Homeownership Policy was revised and approved during FYB2022 (Resolution FYE2023-007). The AHA began its marketing outreach to recruit financial institutions to participate in the Homeownership Program. .**
- FSS Program: **The AHA anticipates expended its 2022 grant balance by December 31, 2022. As of December 31, 2022, there were 22 FSS participants enrolled and 17 (77%) with an escrow balance. The 2023 FSS grant has been awarded.**
- Employment Programs: **The AHA offered free transportation to residents/participants for employment and higher education purposes. Employment is highly encouraged for FSS participation that has resulted in 77% of its participants contributing to escrow accounts.**
 - MTW: **An overview of the proposed MTW Supplements is attached (Exhibit 1) which includes self-sufficiency goals and objectives. Implementation is contingent on Board and HUD approval.**

Form HUD-50075-HCV
Section B.3
FYB2022 Progress Report

d. Objective: Enhance services to include but is not limited to the following:

1. **FYB2020 – FYB2024 Estimated Outcome: 100% of participants receive utility allowance via prepaid card or direct deposits by July 2022.**
2. **FYB2020 – FYB2024 Estimated Outcome: Offer 2 workshops each fiscal year; 50 participants view/attend sessions each fiscal year.**
3. **FYB2020 – FYB2024 Estimated Outcome: Update briefing video by June 2022; 100% of participants/applicants view each fiscal year.**
4. **FYB2020 – FYB2024 Estimated Outcome: Develop a participant brochure by June 2021.**
5. **FYB2020 – FYB2024 Estimated Outcome: Offer online participant portal complete by June 2022; 50% of participants utilize online portal by June 2022.**
6. **FYB2020 – FYB2024 Estimated Outcome: Utilize electronic notification system by June 2022; 50% of applicants sign up for electronic notifications by June 2022.**
7. **FYB2020 – FYB2024 Estimated Outcome: 100% of applicants utilize online applications by June 2021.**

FYB2020 Accomplishments

- Utilize prepaid cards (Visa or MasterCard) or direct deposit for participants that receive a utility allowance.
 - Procurement underway.
- 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, websites, and on various social media platforms. Currently, the sessions are held quarterly.
- Update briefing video
 - Procurement underway.
- Develop a participant brochure.
 - Pending.
- 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.

FYB2021 Accomplishments

- Prepaid Cards: Implementation delay due to procurement procedures.
- Workshops were offered as follows (the list below is not all inclusive)
 - Re-posture Yourself for Purpose
 - How to Have A Better Relationship With Your Children
 - Budgeting
 - Be Smart Program
 - Budgeting
 - Homeownership
- Briefing Video: Implementation delay due to staff changes and estimated cost.
- Participant Brochure: Participant information provided in the quarterly newsletter, website, and social media.
- Online Participant Portal: Installation complete. Staff has developed an implementation plan.
- Electronic Notification: Installation complete. Staff has developed an implementation plan.
- Online Application: Installation complete. All applications are submitted online.

Form HUD-50075-HCV
Section B.3
FYB2022 Progress Report

FYB2022 Accomplishments

- **Prepaid Cards: No activity.**
- **Workshops were offered as follows (the list below is not all inclusive)**
 - **Credit/Budgeting workshops pending**
 - **Housing Counseling workshop pending**
 - **College Prep Info Session**
- **Briefing Video: Implementation delay due to staff changes and estimated cost.**
- **Participant Brochure: Participant information provided in the quarterly newsletter, website, and social media.**
- **Online Participant Portal: Installation complete. Staff has developed an implementation plan.**
- **Electronic Notification: Installation complete. Staff has developed an implementation plan.**
- **Online Application: Installation complete. All applications are submitted online.**

- 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.

- 1. FYB2020 – FYB2024 Estimated Outcome: Offer one (1) workshop/information session each fiscal year; 10 landlords view/attend session.**
- 2. FYB2020 – FYB2024 Estimated Outcome: Conduct 2 forms of outreach annually; add 5 new properties to the program each fiscal year.**
- 3. FYB2020 – FYB2024 Estimated Outcome: Develop a landlord brochure by June 2021.**
- 4. FYB2020 – FYB2024 Estimated Outcome: Develop a landlord portal by June 2022; 10 landlords sign up each fiscal year.**

FYB2020 Accomplishments

- **Offer workshops/information sessions: No activity due to barriers associated with COVID-19 and staff changes.**
- **Landlord Outreach: 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.**
- **Landlord Brochure: Pending.**
- **Online Landlord Portal: The landlord portal is complete. Testing and implementation pending.**

FYB2021 Accomplishments

- **Offer workshops/information sessions: No activity due to barriers associated with COVID-19 and staff changes.**
- **Landlord Outreach: AHA continued its Landlord Incentive Program. The program was funded with CARES Act funding. The Landlord Incentive Program resulted in the following:**

Total # benefitted	14	# New Landlords	15
Total # units	15	# New Units	

AHA completed various landlord marketing efforts to include but not limited to published information in the quarterly newsletter, published on AHA’s website and post on social media.

- **Landlord Brochure: Landlord information is provided in the quarterly newsletter, website, and social media.**
- **Online Landlord Portal: The landlord portal is complete. Testing and implementation pending.**

FYB2022 Accomplishments

- **Offer workshops/information sessions: AHA hosted a Landlord Summit in July 2022 to inform the private sector of HVC TBV partnership opportunities.**
- **Landlord Outreach: Hosted Landlord Summit. AHA continued various landlord marketing efforts to include but not limited to published information in the quarterly newsletter, post on AHA’s website and on social media.**
- **Landlord Brochure: Landlord information is provided in the quarterly newsletter, website, and social media.**
- **Online Landlord Portal: Implementation underway.**

Form HUD-50075-HCV
Section B.3
FYB2022 Progress Report

VASH

- a. Goal: AHA desires to enhance housing options for veterans.
- b. Objective: Increase voucher utilization.
- c. Continue partnership with the Veterans Administration (VA) in an effort to fund VASH vouchers at 100% utilization.
- d. Administer Additional VASH Vouchers

FYB2020 – FYB2024 Estimated Outcome: If funds are available and awarded, administer 20 additional VASH vouchers.

FYB2020 Accomplishments

- **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.**
- 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 vouchers outside of AHA’s jurisdiction.

FYB2021 Accomplishments

- AHA continued to foster a good working relationship with the Tuskegee VA. A conference call was held in an effort to develop a plan to improve AHA’s working relationship with the VA and to strategize housing opportunities for veterans in Auburn.
- 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 housing outside of AHA’s jurisdiction due to limited options.

FYB2022 Accomplishments

- **The Tuskegee VA participated in the AHA’s Landlord Summit in July 2022 to education the public regarding the housing needs of veterans in hope of increasing VASH voucher utilization.**
- **Vouchers were lost during the fiscal year due to low utilization rates in AHA’s jurisdiction. AHA continues to explore options to increase utilization.**

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.

FYB2021 – FYB2024 Estimated Outcome: Maintain 100% average funding utilization rate each fiscal year in an effort to maximize voucher utilization.

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 has 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.**

FYB2021 Accomplishments

- July 2021 – December 2021 average vouchers leased was 612. This reflect a 3% increase compared to FYB2020’s average vouchers leased for July 2020 – June 2021. AHA has been proactive in its efforts to increase voucher utilization to include but not limited to the following: purged TBV and PBV waitlists, developed a landlord marketing strategy in an effort to add units to the TBV program in hopes of leasing more vouchers, and increase the number of applicants pulled from the waitlist in an effort to qualify and refer more applicants to landlords.

Form HUD-50075-HCV
Section B.3
FYB2022 Progress Report

FYB2022 Accomplishments

- **AHA has a tight rental market and implemented the following to increase voucher utilization.**
 - **Held a Landlord Symposium during FYB2022 to market the HCV tenant-based voucher program to increase landlord participation and voucher utilization.**
 - **Posted position vacancy to hire a Landlord Liaison to assist voucher holders to locate housing and to recruit and retain landlords.**
 - **Increased payment standards to 120% of FMRs.**

AHA Affordable Housing

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

- 1. FYB2020 – FYB2024 Estimated Outcome: Redevelop one (1) RAD PBV site and acquire property to expand affordable housing opportunities by June 2025.**
- 2. FYB2020 – FYB2024 Estimated Outcome: Develop two (2) partnerships by June 2025 in an effort to expand affordable housing opportunities.**

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 families. 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 owned 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.

FYB2021 Accomplishments

- Redevelop RAD PBV Site and Property Acquisition:
 - Redevelop RAD PBV Site: The Auburn Housing Authority submitted a 2021 9% Low Income Housing Tax Credits (LIHTC) application to the Alabama Housing Finance Authority (AHFA) in an effort to redevelop its Ridgecrest community. The application was not approved. AHA submitted comments regarding the draft 2022 Qualified Allocation Plan (QAP) and anticipates submitting another application during the 2022 funding cycle.
 - Property Acquisition: The AHA’s affiliate, Auburn Community Development Corporation (ACDC), submitted a bid to purchase a 64-unit multi-family housing complex for the purpose of providing affordable housing opportunities for low-income family. ACDC was not awarded the bid. ACDC will continue to explore other acquisition opportunities and/or partnerships.
- Affordable Housing Partnerships
 - Co-Developer: AHA contracted with The Michaels Organization as co-developer in hopes of

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Section B.3
FYB2022 Progress Report

redeveloping the Ridgecrest community. Through this partnership, a 2021 9% LIHTC application was submitted to redevelop the RAD PBV Ridgecrest community owned by AHA Development LLC, AHA's affiliate. The application was not funded.

- City of Auburn: To support the AHA's efforts of redeveloping the Ridgecrest site, the City of Auburn offered a \$500,000 CDBG Section 108 Loan as gap financing and to garner points for the LIHTC application. The Mayor also submitted a Letter of Support. The City is supportive in many of AHA's housing and community development initiatives.
- Non-Profits: AHA's CEO serves on the North Auburn Housing Development Corporation's (NAHDC) Board. NAHDC develops affordable housing benefiting low to moderate-income households.
- Financial Institutions: AHA is developing a plan to partner with financial institutions to support its HCV Homeownership Program.
- Special Purpose Voucher Partnerships: 1) VASH Vouchers – Tuskegee VA; 2) EHV – Alabama Rural Coalition for the Homeless; and 3) FYI – Alabama Department of Human Services

FYB2022 Accomplishments

- **New development and redevelopment opportunities.**
 - **AHA and its co-developer will submit a 9% LIHTC during the 2023 funding cycle to redevelop the AHA Development LLC's Ridgecrest community (RAD PBV site).**
- **Expand affordable housing opportunities through partnerships with the public and private sectors.**
 - **AHA implemented its HCV Homeownership Program during the fiscal year. Marketing is underway to recruit financial institutions to participate in the program.**

AHA Participant/Resident Services

- a. Goal: Enhance participant/resident involvement.
- b. Objective: Resident Advisory Board (RAB)
- c. Objective: Resident Commissioners
- d. Objective: Resident/Participant Services

- 1. FYB2020 – FYB2024 Estimated Outcome: Meet with the RAB at least 3 times per fiscal year and 50% of RAB attend the RAB Conference annually.**
- 2. FYB2020 – FYB2024 Estimated Outcome: Ensures at least one (1) Resident Commissioner is represented on the Board of Commissioners each fiscal year.**
- 3. FYB2020 – FYB2024 Estimated Outcome: Offer 10 programs and services each fiscal year 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.
- 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

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Section B.3
FYB2022 Progress Report

- 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

FYB2021 Accomplishments

- Resident Advisory Board (RAB)
 - AHA staff met with the RAB virtually due to COVID restrictions. All RAB members were provided a tablet to ensure they had the tools available to be a successful RAB member. The members were also invited to assist AHA with various onsite resident services events.
- Resident Commissioner
 - AHA had an active Resident Commissioner during FYB2021. The Commissioner attended the 2021 AAHRA Conference and made a presentation to the Board of what was learned.
- Resident Programs:
 - The following programs and services were offered during FYB2021 (the list below is not all inclusive):

1. Re-posture Yourself for Purpose	5. Fire Safety Poster Contest	9. Onsite Farmer's Market
2. How to Have A Better Relationship With Your Children	6. What Home Means to Me Poster Contest (11 youth were recognized at the 2021 AAHRA Conference)	10. School Supply Distribution
3. 2022 SERC-NAHRO MLK Basketball and Cheer Recruitment	7. Food Pantry	11. Food Box Distribution
4. National Night Out	8. Be Smart Program	12. Christian Women's Job Corp
		13. Budgeting
		14. Homeownership
		15. Summer Lunch Program

See the link below for additional services that were offered.

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

FYB2022 Accomplishments

- **RAB**
 - **AHA is recruiting new RAB members due to turnover. AHA staff will meet with RAB members to review and receive feedback regarding the FYB2022 HUD Annual Plan.**
- **Resident Commissioner**
 - **AHA had an active Resident Commissioner during FYB2021. The Commissioner attended the 2021 AAHRA Conference and made a presentation to the Board of what was learned.**
- **Resident Programs**
 - **Numerous resident programs were offered during the fiscal year to include: housekeeping, credit and housing counseling, domestic violence, college prep, block parties, school supply donations, etc. School laptop fees were paid for 145 students.**

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Section B.3
FYB2022 Progress Report

AHA Marketing Strategy

1. Goal: Desires to change the public's perception of subsidized housing.
2. Objective: Implement various marketing strategies:

FYB2020 – FYB2024 Estimated Outcome

- 1. Post 10 - 20 website and social media posts each month**
- 2. Publish 3 newsletters each fiscal year**
- 3. Push 5 - 10 electronic notifications via text and email each month**
- 4. Participate in 5 community events each fiscal year**
- 5. Participate in 2 public speaking engagements each fiscal year**
- 6. Develop 2 public and private partnerships**

FYB2021 Accomplishments

- Electronic communication
 - AHA utilizes its website, social media platforms, newsletters, and electronic notifications via text and email, to communicate with clients and the 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:
 1. City of Auburn
 2. AL Dept. of Public Health
 3. Auburn University
 4. 2020 Census Bureau
 5. BB&T
 6. Christian Women's Job Corp
 7. BBVA Compass
 8. Boys and Girls Club
 9. East AL Food Bank

FYB2021 Accomplishments

- Website and Social Media
 - AHA updated its website and social media platforms on a weekly basis. See links below for additional information:
 - Website <https://www.auburnhousingauth.org/news>
 - Social Media: Facebook
- Newsletters
 - Quarterly newsletters were published and distributed to all TBV and PBV participants, community partners, and posted on AHA's website. See link below:
<https://www.auburnhousingauth.org/e-news>
- Electronic Notifications
 - AHA's electronic notification system has been installed. Implementation is underway.
- Community Events
 - Participation in community events was minimal due to the pandemic.
- Public Speaking Engagements
 - The CEO made a presentation at the Northwest Auburn Taskforce meeting in August 2021.
- Develop public and private partnerships.
 - Public and private partnerships include but are not limited to the following:
 1. Local Governments
 2. State and Federal organizations
 3. College and University
 4. Financial Institutions
 5. Non-Profits

Form HUD-50075-HCV
Section B.3
FYB2022 Progress Report

FYB2022 Accomplishments

- **Website and Social Media**
 - **AHA updated its website and social media platforms on a weekly basis. See links below for additional information:**
 - **Website <https://www.auburnhousingauth.org/news>**
 - **Social Media: Facebook**
- **Newsletters**
 - **Quarterly newsletters were published and distributed to all TBV and PBV participants, community partners, and posted on AHA's website. See link below: <https://www.auburnhousingauth.org/e-news>**
- **Electronic Notifications**
 - **AHA's electronic notification system has been installed. Registrations are underway.**
- **Community Events**
 - **AHA hosted its Operation CommUNITY event on October 17th. The event was about unifying the community and developing new relationships. It was free and open to the public. Community partners were available and provided helpful information regarding resources, programs, and services. Attendees were able to meet and interact with local public safety and community officials.**
- **Public Speaking Engagements**
 - **AHA staff spoke with various news outlet during the fiscal year to promote its programs and services.**
- **Develop public and private partnerships.**
 - **Public and private partnerships include but are not limited to the following:**

6. Local Governments	8. College and University
7. State and Federal organizations	9. Financial Institutions
	10. Non-Profits

Form HUD-50075-HCV
Section B.4
Capital Improvements

Not applicable.

Form HUD-50075-HCV
Section B.5
Fiscal Year Audit

FYE2022 Audit

The FYE2022 is the most recent audit. There was one (1) finding. See attached.

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

STATUS OF PRIOR AUDIT FINDINGS

The audit for the period ended June 30, 2021, 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?	No
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?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	Yes
Type of report issued on the compliance for major programs:	Qualified
Any audit findings disclosed that are required to be reported under Uniform Guidance?	Yes
Identification of major program(s):	
- CFDA # 14.871 – Section 8 Housing Choice Vouchers (Cluster)	
- CFDA # 14.881 – MTW Demonstration Program	
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Low Risk Auditee under 2 CFR §200.520?	No

Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

None reported

Form HUD-50075-HCV
Section C1
Resident Advisory Board (RAB)

The Resident Advisory Board (RAB) will review the draft 2022 HUD PHA Annual Plan during the 45-day comment period. The RAB meeting is tentatively scheduled on March 6, 2022. The RAB's comments will be included in the final Plan.

Form HUD-50075-HCV
Section C.2
Form HUD-50077-SL: Certification by State or Local Officials:

Signed Form HUD-50077-SL attached.

**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 3/31/2024

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

I, Megan McGowen Crouch, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2023 of the Auburn Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

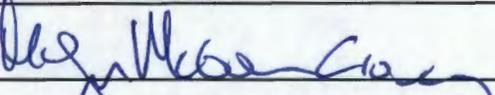
City of Auburn, Alabama

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

**Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.**

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: <u>Megan McGowen Crouch</u>	Title: <u>City Manager</u>
Signature: 	Date: <u>2/22/23</u>

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. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Form HUD-50075-HCV
Section C.3
Civil Rights Certification
Form HUD-50077-ST-HCV-HP

Form HUD-50077-ST-HCV-HP
Execution pending.

**Certifications of Compliance with
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or 2023 Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 2023, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - 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 2011-65);

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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).

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 23

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 Executive Director: Sharon Tolbert

Name Board Chairman: Robert Smith

Signature

Date

Signature

Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Form HUD-50075-HCV

Section C.4

Challenged Elements

The 45-day public review and comment period begins February 4, 2023 and ends on March 21, 2023 at 5pm CST. The following was used to encourage public input:

- Information was posted at the Administrative Office, newsletter, and website.
- Information will be made available and discussed during the Public Hearing.
- The Resident Meeting Notice regarding the proposed MTW Supplement was mailed to all HCV participants (RAD PBV and TBV).

Section D

Board Approval

Board of Commissioner's Approval

The FYB2023 HUD PHA Annual Plan will be forwarded to the Board of Commissioners for approval after the 45-day comment period.

Section E

HUD Submission and Approval

HUD Submission and Approval

The 2023 HUD PHA Annual Plan is due to HUD by April 15, 2023. The Annual Plan will be forwarded to HUD upon approval by the Auburn Housing Authority's Board of Commissioners.

Section F

HCV MTW Supplement



Draft HCV MTW Supplement Draft Admin Plan Revision

Resident/Participant Meeting #1

Date: March 9, 2023

Time: 3:00 pm (CT)

Location: Auburn Housing Authority, 931 Booker Streetm Auburn, AL 36832

Resident/Participant Meeting #2

Date: March 21, 2023

Time: 10:00 am (CT)

Location: Auburn Housing Authority, 931 Booker Streetm Auburn, AL 36832

Draft Housing Choice Voucher (HCV) MTW Supplement and Admin Plan Revision

The Auburn Housing Authority is receiving public comments regarding the proposed HCV MTW Supplement and Admin Plan revision (the revision includes adding the MTW Supplement). A Resident Meeting will be held on March 9, 2023, at 3pm and March 21, 2023 at 10am at the Auburn Housing Authority located at 931 Booker Street, Auburn, AL 36832 to receive comments regarding the proposed HCV MTW Supplement and Admin Plan revision.

Comments may be submitted at the Auburn Housing Authority's office, during the Resident/Participant Meetings or mailed. Written comments may be mailed to the Auburn Housing Authority, Attn: MTW Supplement and Admin Plan Revision Comments, 931 Booker Street, Auburn, AL 36832.

Availability of Information

A copy of the draft HCV MTW Supplement and draft Admin Plan Revision are available for public review as follows:

- Auburn Housing Authority, 931 Booker Street, Auburn, AL 36830
Monday – Thursday, 7:30 am – 5:30 pm
- Website <https://www.auburnhousingauth.org/upages.php?id=259>

For more information, please send an email to sbarrios@auburnhousingauth.org or call (334) 821-2262, extension 221.

MTW Supplement Strategic Plan

Objectives are subject to change and contingent on Board and HUD approval.

Proposed activities **must** meet one (1) of the following three (3) statutory objectives:

1. **Cost Effectiveness** 2. **Housing Choice** 3. **Self-Sufficiency**

Cost Effectiveness

Proposed Activity/Flexibility	Objective	FYB2023	FYB2024	FYB2025
Utility Allowance Calculation Modification A. Calculate UA by bedroom or voucher size (whichever is lower) instead of building type.	Cost Effectiveness		X	
Streamline Recertifications A. Biennial recerts for non-elderly and non-disabled. B. Triennial recerts for elderly and disabled.	Cost Effectiveness	X		
Minimum Rent Increase A. Increase from \$50 to \$100 B. Will not phase in but given ample notice before increase is implemented.	Cost Effectiveness	X		
Income and Rent Share Calculation Modification A. Calculate income based on net income as opposed to adjusted income B. <u>Net income</u> : 1) gross income minus payroll taxes; 2) employee benefit deductions counted as income C. <u>Adjusted Income</u> : income-allowances D. Eliminate regulatory allowances for dependents, elderly/disabled, childcare, medical, etc. and replace with flat allowance for working, elderly, and disabled HOH	Cost Effectiveness		X	
Self-Certification of Assets A. Self-certify assets up to \$50,000 B. 6-month bank statements no longer required	Cost Effectiveness	X		
Operational Efficiency Through Information Technology A. Online applications B. Online recertifications/interims C. Virtual briefings D. Virtual inspections	Cost Effectiveness	X		
Fungibility: HAP and Admin Fees (AF) A. Option to use HAP funding for AF expenses. B. Option to use AP funding for HAP expenses. C. Option to use HAP and/or AF for affordable housing/homeownership initiatives. D. Option to use HAP and/o AF for landlord incentives	Cost Effective & Housing Choice	X		
HCV Admin Plan Modifications A. Eliminate the public comment period or reduce from 45 days to 10.	Cost Effective		X	

MTW Supplement Strategic Plan

Objectives are subject to change and contingent on Board and HUD approval.

Proposed activities must meet one (1) of the following three (3) statutory objectives:

1. Cost Effectiveness 2. Housing Choice 3. Self-Sufficiency

Housing Choice

Proposed Activity/Flexibility	Objective	FYB2023	FYB2024	FYB2025
<b style="color: #4F81BD;">Initial Rent Burden A. Initial rent burden calculation changed from 40% to 50%	Housing Choice			X
<b style="color: #4F81BD;">Landlord incentives A. Repairs B. Vacancy payments C. Signing bonus D. Landlord Liaison position E. Programs to recruit and retain landlords	Housing Choice	X		
<b style="color: #4F81BD;">Affordable Housing Development/Homeownership A. Utilize HAP and/or Admin Fees as gap financing for affordable housing development initiatives to include but not limited to: 1) Redevelop RAD PBV properties; 2) Homeownership grant and/or loans; 3) Property acquisition	Housing Choice	X		
<b style="color: #4F81BD;">Increase Payment Standards A. Utilize up to 120% of FMRs for TBV, RAD PBV, and traditional PBV units B. Utilize small area FMRs	Housing Choice	X		
<b style="color: #4F81BD;">Ready to Rent Certification A. Required to utilize Choice Mobility and HCV Homeownership Program	Housing Choice		X	
<b style="color: #4F81BD;">Voucher Term A. Extend initial voucher term from 60 days to 120 days due to Auburn’s tight rental market	Housing Choice & Cost Effectiveness	X		
<b style="color: #4F81BD;">Jurisdictional Agreement A. Expands jurisdiction B. MOU with neighboring PHAs	Housing Choice			X
<b style="color: #4F81BD;">Portability Jurisdictional Exemption No longer require participant to stay in AHA’s jurisdiction during the first year of receiving a voucher to be eligible to port.	Housing Choice			

MTW Supplement Strategic Plan

Objectives are subject to change and contingent on Board and HUD approval.

Proposed activities must meet one (1) of the following three (3) statutory objectives:

1. **Cost Effectiveness** 2. **Housing Choice** 3. **Self-Sufficiency**

Self-Sufficiency

Proposed Activity/Flexibility	Objective	FYB2023	FYB2024	FYB2025
<p>FSS Program</p> <p>A. FSS participants whose income reaches 30% of FMR will be granted a six (6) month extension instead of termination??</p>	Self Sufficiency	X		
<p>Employment and Educational Requirements</p> <p>C. HOH and members of household that are working age must document employment (full or part-time), pursuing GED or higher education</p> <p>D. AHA anticipates partnering with AHS, SUSCC, and other organizations that offer Job Readiness Programs.</p> <p>E. Unemployed HOH or members of household that are working age are required to participant in Job Readiness Programs in hopes of gaining employment.</p> <p>F. Elderly and disabled exempt</p>	Self Sufficiency		X (planning)	X (implement)

PHA Name : Auburn

PHA Code : AL050

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 7/1/2023

PHA Program Type: Housing Choice Voucher (HCV) only

MTW Cohort Number: MTW Flexibility for Smaller PHAs

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

Auburn Housing Authority will utilize MTW funding and regulatory flexibilities to implement the following initiatives that will address the three statutory objectives to include: Cost Effectiveness, Self-Sufficiency, and Housing Choice.

Cost Effectiveness: The HA will streamline recertifications by conducting biennial recertifications for non-elderly and non-disabled families and triennial recertifications for elderly, disabled families, and fixed income families. Minimum rent will be increased from \$50 to \$100. A phase in rent option will not be provided, as participants will be given ample notice before the increase is implemented. Participants will self-certify assets up to \$50,000. The HA will provide operation efficiency through information technology (IT) by providing online applications, online recertifications, virtual briefings and virtual inspections. The HA will utilize fungibility between HAP and Admin Fees and use HAP and/or Admin Fees for affordable housing and homeownership initiatives and landlord incentives. AHA will be expanding its efforts to streamline the rent calculation and reexamination process.

Self-Sufficiency: The AHA participates in HUD's Family Self Sufficiency Program. As an MTW agency, AHA will have the financial flexibility and opportunity to create community partnerships and ensure HCV participants are provided supportive services and the means to become self-sufficient. The agency may develop its own recruitment and selection procedures for its MTW FSS Program. FSS participants whose income reaches 30% of FMR will be provided a six-month extension instead of termination. We would like Promoting stability for targeted households with specific needs that may be underserved or not well served by traditional HCV programs.

Increase Housing Choice: Provide landlord incentives to encourage new landlords. Use HAP and Admin Fees as gap financing for affordable housing development initiatives to include but not limited to: Redevelopment of the RAD PBV properties and property acquisition; Homeownership grant and/or loans; and Property acquisition. Utilize up to 120% of FMR's for TBV, RAD PBV, and traditional PBV units. The AHA may utilize small area FMR's. Extend initial voucher term from 60 days to 120 days due to Auburn's tight rental market.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
b. Tiered Rent (HCV)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
f. Minimum Rent (HCV)	Plan to Implement in the Submission Year
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Plan to Implement in the Submission Year
q. Imputed Income (HCV)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Plan to Implement in the Submission Year
b. Payment Standards- Fair Market Rents (HCV)	Plan to Implement in the Submission Year
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
b. Alternative Reexamination Schedule for Households (HCV)	Plan to Implement in the Submission Year
d. Self-Certification of Assets (HCV)	Plan to Implement in the Submission Year
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Plan to Implement in the Submission Year
b. Damage Claims (HCV-Tenant-based Assistance)	Plan to Implement in the Submission Year
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Plan to Implement in the Submission Year
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	
Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a. HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program	

Coordinating Committee (HCV)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
16. Deconcentration of Poverty in Public Housing Policy (PH)	
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented
c. Housing Development Programs	Not Currently Implemented

C. MTW Activities Plan that Auburn Plans to Implement in the Submission Year or Is Currently Implementing

1.f. - Minimum Rent (HCV)
Voucher holders are required to pay minimum rent of \$50 per month. AHA intends to increase the minimum rent to \$100 per month. Increasing minimum rent incentivize participants that have earned income. An increase in minimum rent results in a reduction in HAP which allows AHA to assist more families.
This MTW activity serves the following statutory objectives:
Cost effectiveness;Self-sufficiency
This MTW activity has the following cost implications:
Increased revenue;Decreased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.
The MTW activity applies to all assisted households
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.
N/A
This MTW activity requires a Hardship Policy. The Hardship Policy is attached.
Attached Hardship policy applies to:
1.f. - Minimum Rent (HCV);2.a. - Payment Standards- Small Area Fair Market Rents (HCV);2.b. - Payment Standards- Fair Market Rents (HCV);3.b. - Alternative Reexamination Schedule for Households (HCV)}
No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

minimum rent or minimum Total Tenant Payment (TTP) -

\$50

1.o. - Initial Rent Burden (HCV)

AHA desires to change the initial rent burden calculation from 40% to 50%. AHA will waive the maximum family share at the initial occupancy of 40% of a family's monthly net income. By increasing the initial rent burden coupled with the other AHA planned initiatives, AHA believes the change will increase affordable housing options for the families we service. It will allow families to have more equitable housing opportunities in thriving and deconcentrated neighborhoods.

This MTW activity serves the following statutory objectives:

Cost effectiveness;Self-sufficiency;Housing choice

This MTW activity has the following cost implications:

Increased revenue;Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.

The Impact Analysis that applies to this MTW activity also applies to the following MTW activities:

1.f. - Minimum Rent (HCV);2.a. - Payment Standards- Small Area Fair Market Rents (HCV);3.b. - Alternative

Reexamination Schedule for Households (HCV)

Maximum income-based rent percentage

50.00%

2.a. - Payment Standards- Small Area Fair Market Rents (HCV)

Under MTW flexibility the AHA is authorized to adopt and implement any reasonable policy to establish payment standards that differ from the currently mandated program requirements. The AHA has previously been approved for Exception Payment Standards and will use the higher of the Small Area Fair Market Rent (SAFMR) and/or the Fair Market Rents (FMR). The AHA's 2022 Exception Payment Standards were based on HUD's 2022 SAFMR and based on zip codes (36830, 36832, and 36865) within AHA jurisdiction. The AHA's current 2023 Payment Standards are based on 120% of HUD's FMRs.

This MTW activity serves the following statutory objectives:

Self-sufficiency;Housing choice

This MTW activity has the following cost implications:

Increased revenue;Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

This MTW activity requires a Hardship Policy. The Hardship Policy is attached.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.

The following describes the payment standards by ZIP code or "grouped" ZIP codes: The agency is authorized to adopt and implement any reasonable policy to establish payment standards or rent reasonableness that differ from the currently mandated program requirements. The AHA 2023 Exception Payment Standards are based on 120% of HUD's 2023 Fair Market Rents. The 2022 AHA Rents are determined by SAFMR and by Zip Code 36830, 36832, and 36865.

2.b. - Payment Standards- Fair Market Rents (HCV)

Under MTW flexibility the AHA is authorized to adopt and implement any reasonable policy to establish payment standards that differ from the currently mandated program requirements. The AHA has previously been approved for Exception Payment Standards and will use the higher of the Small Area Fair Market Rent (SAFMR) and/or the Fair Market Rents (FMR). The AHA's current 2023 Payment Standards are based on 120% of HUD's FMRs.

The current Auburn Housing Authority 2023 Payment Standards are based on 120% of HUD's Fair Market Rents (FMR).

This MTW activity serves the following statutory objectives:

Cost effectiveness;Self-sufficiency;Housing choice

This MTW activity has the following cost implications:

Increased revenue;Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

This MTW activity requires a Hardship Policy. The Hardship Policy is attached.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.

Following will explain the payment standards by FMR:

Increased payments standards are needed to compete with SRO student housing. Limited rental properties within the jurisdiction and student housing increases landlords rent potential.

3.b. - Alternative Reexamination Schedule for Households (HCV)

AHA plans to implement biennial recertifications for non-elderly and non-disabled HCV households; triennial recertifications will be used for elderly, disabled, and fixed income families resulting in a reduction of staff collecting, verifying, and processing data. Streamlined recertifications will also save participants time and cost in regards to complying with the annual recertification documentation requirements.

This MTW activity serves the following statutory objectives:

Cost effectiveness;Self-sufficiency

This MTW activity has the following cost implications:

Increased revenue;Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

This MTW activity requires a Hardship Policy. The Hardship Policy is attached.

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This MTW activity requires an Impact Analysis. The Impact Analysis is attached.

Recertification Schedule is

Other

Biennial recertifications will be conducted for non-elderly and non-disabled families . Triennial recertifications will be conducted for elderly, disabled, and fixed income families.

Household may request 1 interim recertifications per year.

A family may request an interim once per year based on a 10% increase on approved expenses and deductions and/or a 10% decrease in annualized income.

3.d. - Self-Certification of Assets (HCV)

Families self-certify assets received up to \$50,000. This change will decrease the reporting burden on families by no longer requesting bank statements, or verifying stocks and bonds, \$50,000 or less. This change will also significantly reduce AHA's staff administrative burden in collecting and processing data and eliminating the participant from having to pay bank charges for bank statements. The waiver will improve cost effectiveness in our effort to reduce administrative burden while still maintaining the integrity of the rent calculation process.

This MTW activity serves the following statutory objectives:

Cost effectiveness

This MTW activity has the following cost implications:

Decreased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about

what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

The dollar threshold for the self-certification of assets is

\$50,000.

4.a. - Vacancy Loss (HCV-Tenant-based Assistance)

AHA's current Landlord Incentive Program is funded through limited funds awarded through the CARES Act and Emergency Housing Vouchers. AHA desires to continue the Landlord Incentive Program in an effort to recruit new landlords and retain landlord participation in the HCV program.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity has the following cost implications:

Increased revenue

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This policy applies to

To all units

The types of units policy applies to:

Maximum payment to the landlord is

\$Payments equal to no more than one month of the contract rent..

0 payments were issued under this policy y in the most recently completed PHA fiscal year.

\$0 issued under this policy in the most recently completed PHA fiscal year.

4.b. - Damage Claims (HCV-Tenant-based Assistance)

The AHA seeks to increase landlord participation and provide increased housing choice for our participants. To incentivize a landlord's continued participants in the HCV program, the agency may provide compensation for damage claims . AHA will develop policies and procedures where as the landlord may collect for damages not exceeding the lesser of the cost of repairs or two months contract rent.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity has the following cost implications:

Increased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is/lare hardship requests pending.

This policy applies to

To all units

The types of units policy applies to:

Maximum payment to the landlord is

\$The AHA will create a policy and have procedures in place prior to implementing and the damage claims must not exceed

the cost of repairs or two months of contract rent..

0 payments were issued under this policy y in the most recently completed PHA fiscal year.

\$0 issued under this policy in the most recently completed PHA fiscal year.

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)

AHA plans to address housing barriers within our community by utilizing MTW flexibilities and encouraging landlord participation. We hope to create programs to recruit and retain landlords, issue new landlords sign on bonuses, and fill our Landlord Liaison position within the HCV Department.

This MTW activity serves the following statutory objectives:

Self-sufficiency;Housing choice

This MTW activity has the following cost implications:

Increased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Auburn MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This policy applies to To all units (Display selected and additional Pop up is complex logic.)

The types of units policy applies to:

Maximum payment to the landlord is

\$The AHA will create a policy and have procedures in place prior to implementation. Payments made to the landlord must be equal to no more than one month of the contract rent..

0 payments were issued under this policy y in the most recently completed PHA fiscal year.

\$0 issued under this policy in the most recently completed PHA fiscal year.

D.	Safe Harbor Waivers.
D.1	Safe Harbor Waivers seeking HUD Approval: No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested. No Agency-Specific Waivers are being requested.
E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: MTW Agency does not have approved Agency-Specific Waivers

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
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G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
	Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
	80%-50% Area Median Income	0
	49%-30% Area Median Income	0
	Below 30% Area Median Income	0
	Total Local, Non-Traditional Households	0

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.

G.3	Substantially the Same (STS) – Local, Non-Traditional.	
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	0 # of unit months	
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months	

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	If Population Type is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	
Occupied Number of Local, Non-Traditional units by	

Family Size:	Household Size
1 Person	0
2 Person	0
3 Person	0
4 Person	0
5 Person	0
6+ Person	0
Totals	0

H.	Public Comment
	Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.

I.	Evaluations.
	No known evaluations.

MTW CERTIFICATIONS OF COMPLIANCE**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (_____), hereinafter referred to as "the MTW Supplement", 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 MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement 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 MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement 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 MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW 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.
- (11) The MTW 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.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW 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.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

MTW PHA NAME

MTW PHA NUMBER/HA CODE

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

SIGNATURE

DATE

** Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

Auburn Housing Authority

MTW Hardship Policy

Draft

This AHA Hardship Policy applies to the following MTW activities:

1. Tenant Rent Policy – the entire package of changes affecting minimum rent and/or total tenant payment.
2. Payment Standards
3. Initial Rent Burden
4. Biennial and Triennial Recertifications and Interims.

MTW Activities

1. Tenant Rent Policy & Minimum Rent

Minimum rent will increase from \$50.00 to \$100.00. If the minimum rent and/or paying 30% of the household's monthly-adjusted income creates a hardship, households may pay reduced rent for the period specified according to the policies and guidelines established for Hardship Types determined by AHA.

2. Payment Standards

For Tenant Based Vouchers, RAD Project Based Vouchers, and traditional Project Based Vouchers, AHA is raising the payment standard to 120% of the published Fair Market Rent (FMR) or the Small Area FMR's where exception payment standards have been established. Where payment standards cause a household hardship, AHA will apply its Reasonable Accommodation Policy.

3. Initial Rent Burden

The AHA initial rent burden calculation is increasing from 40% to 50% of the family's monthly adjusted income.

4. Biennial Certification and Triennial Recertifications and Interims

The new recertification schedule will be once every two or three years. Biennial recertifications will be completed for non-elderly and non-disabled households. Triennial recertifications will be completed for elderly and disabled families and fixed income families.

Households may request one interim recertification per year if they have a 10% or more decrease in total household income. Households reporting zero income will have an interim certification when new income begins or after three (3) months of zero income, an interim will be completed with income from previous certification.

For households experiencing a hardship beyond these parameters, AHA will consider classifying it as a long-term hardship according to the established policies and guidelines.

Hardship Limitation

Each household is eligible for only one (1) term of relief for each rent reform initiative. If the household qualifies for more than one relief at any given recertification (annual or interim), the reliefs will be calculated concurrently.

Definition of Hardship Types

The Auburn Housing Authority (AHA) will determine what constitutes financial hardship. A family may request a hardship for the following circumstances.

A Hardship exists when:

1. Loss of income due to death of the head, spouse, or co-head.
2. The family has experienced a 10% decrease in annualized income because of changed circumstances, including loss or reduction of employment or loss of earnings or other benefit assistance.
3. Awaiting approval for benefit income or eligibility determination for a federal, state, or local assistance program.
4. The family has experienced a 10% or more increase in monthly expenses because of changed circumstances, such as for medical costs, childcare, transportation, education, or similar items.
5. The family would be evicted because of the imposition of MTW activities.
6. Such other situations and factors as determined by the agency to be appropriate based on a case-by-case basis.

No Hardship exists when:

1. The AHA determines there is no qualifying hardship.
2. MTW activities will be reinstated, including requiring back payment of minimum rent and other costs or fees to the AHA for the time of suspension.

Temporary Hardship exists when:

1. AHA determines that there is a qualifying hardship but that it is of a temporary nature and less than 90 days.

AHA Temporary Hardship Procedure: The MTW activity will not be imposed for a period of 90 days from the date of the family's requests. At the end of the 90-day period, the MTW activity will be imposed retroactively to the time of suspension. AHA will offer a reasonable repayment agreement for any minimum rent back payment and any other costs and fees paid by AHA on the family's behalf during the suspension.

Long Term Hardship exists when:

1. The AHA determines there is a long-term hardship.
2. The family will be exempt from the MTW activity until the hardship no longer exists.

The AHA Hardship Policy allows AHA the flexibility to address unique, unforeseeable circumstances that may occur and to protect families in crisis. To be considered for a hardship extension, the household must apply for all benefits for which it may be eligible. Family's completing a Zero Income Questionnaire must report income changes when the income begins.

Until income is restored to the household, households must continue to meet the definitions of hardship types provided above and meet all the following criteria:

1. Remain in compliance with all program requirements.
2. Not owe AHA any money or be current with a repayment agreement.
3. Continued lack of income has not been created through the fault of the household.
4. Have applied for financial resources it may be eligible for but has been unsuccessful in securing.
5. Request the hardship waiver within the deadline set by AHA. Households have a minimum of 10 business days from the date of their "Notice of Rent Change" letter to request an Informal Hearing.
6. Have not received hardship relief for the same MTW activity previously.

Requesting a Hardship Exception

The family must complete a Request for Hardship Exemption Form and submit to the HCV Department. Forms received in the office will be date and time stamped upon receiving. Forms are available on the AHA website or upon request at Auburn Housing Authority, 931 Booker Street, Auburn, AL 36832.

If a family requests a hardship exemption, AHA will suspend the MTW activity beginning the month following the family's hardship request. The suspension will continue until AHA can determine whether hardship exists and whether the hardship is of a temporary or long-term nature. During suspension, the family will not be required to participate in relevant MTW activities and support will be adjusted accordingly.

Determination of Hardship

Determination will be made within 30 calendar days. This means the AHA will conduct a reexamination and recalculate the family's portion of rent based on current circumstances until the determination of the hardship is determined.

If the AHA requests information from the family and it is not received within the 30 days after the original request was made, the AHA may deny the requests and require the family to repay the additional assistance paid during the suspension of the MTW activity period.

If AHA determines there is a minimal or no financial hardship, AHA will reinstate the family's previously calculated rent share and require the family to repay the additional assistance paid during the suspension of the MTW activity period. AHA will offer a reasonable repayment agreement.+

If the hardship request does meet the hardship requirements, AHA will continue to provide an exemption from the MTW activity at a reasonable level and duration in accordance with its MTW policies.

Appeals

The family may request a second level review of the denied hardship by submitting a written appeal to the HCV Department. The appeal should contain any information the family would like to be considered during the appeal review including why the family believes the incorrect determination was made. A different staff member than the one making the original denial determination will review the appeal and make determination. The appeal will be reviewed and responded to within 14 days of the receipt of the second level appeal.

If the second review results in the same decision as the original request, the family may request an Informal Hearing according to the AHA's Information Hearing Procedures.

Notification of Residents

AHA will notify residents of the MTW Hardship Policy at the following occurrences:

1. Briefing
2. Intake
3. Recertification
4. If a resident qualifies for a hardship exemption when assistance is to be terminated due to an MTW activity.

Record Keeping

AHA will maintain all records of hardship requests, determinations, and appeals for the duration of its MTW participation.

Records will be maintained in the SACS Database at Tenant Services and Counseling Sessions. Copies of all relevant forms shall be attached to the Counseling Session Attachment Tab. Records will be available for public review and inspection at the AHA Administrative Office and supplied to HUD if requested.

If you have any questions or require a reasonable accommodation in order to fully utilize Auburn Housing Authority's programs and services, please call (334) 811-1161, extension 111.



DRAFT
FYB2023 HUD PHA Annual Plan
July 1, 2023 – June 30, 2024

DRAFT
HCV MTW Supplement
July 1, 2023 – June 30, 2024

**Listing of Supporting Documents
Available for Local Review**



Resolution:
Date:

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

The form will be signed upon Board approval.

**Certifications of Compliance with
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or 2023 Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 2023, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - 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 2011-65);

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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).

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 23

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 Executive Director: Sharon Tolbert

Name Board Chairman: Robert Smith

Signature

Date

Signature

Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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 3/31/2024

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

I, Megan McGowen Crouch, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2023 of the Auburn Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Auburn, Alabama

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

**Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.**

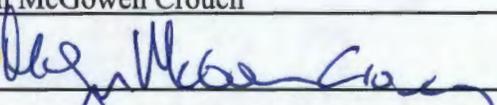
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Name of Authorized Official:

Megan McGowen Crouch

Title:

City Manager

Signature: 

Date: 2/22/23

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. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

Section 3

Fair Housing

The Auburn Housing Authority (AHA) works cooperatively with HUD, City of Auburn, etc. 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 Voucher/Section 8 Wait List as of January 30, 2023

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	408	100%	20
Extremely low-income Less than or = 30% MFI	319	78%	N/A
Very Low-income Greater than 30% but less than or = 50% of MFI	79	19%	N/A
Low income Greater than 50% but less than 80% of MFI	9	2%	N/A
Families with children	302	74%	N/A
Elderly families	6	2%	N/A
Families with disabilities	5	1%	N/A
Race/ethnicity (Black)	392	96%	N/A
Race/ethnicity (White)	15	4%	N/A
Race/ethnicity (Other)	1	0.2%	N/A

Project-Based Voucher Wait List as of January 30, 2023

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	1872	100%	15
Extremely low-income Less than or = 30% MFI	1649	88%	N/A
Very Low-income Greater than 30% but less than or = 50% of MFI	161	9%	N/A
Low income Greater than 50% but less than 80% of MFI	48	3%	N/A
Families with children	1543	82%	N/A
Elderly families	26	1%	N/A
Families with disabilities	14	0.74%	N/A
Race/ethnicity (Black)	1610	86%	N/A
Race/ethnicity (White)	247	13%	N/A
Race/ethnicity (Other)	15	0.08%	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-administrative-plan>

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-administrative-plan>

Section 8

SEMAP

The FYE2019 SEMAP report is attached. HUD did not issue FYE2020 and FYE2021 SEMAP scores due to HUD COVID19 waivers.

AHA opted not to be scored during FYE2022 due to backlog because of COVID waivers and barriers. HUD approved AHA's Expedited Regulatory Waivers for the Public Housing and Housing Choice Voucher (including Mainstream and Mod Rehab) Program per Notice PIH 2021-34. Therefore, AHA is exempt from FYE2022 SEMAP scoring.



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.

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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

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

<https://www.auburnhousingauth.org/hcv-homeownership-program>

Section 10

Family Self Sufficiency (FSS)

The Family Self Sufficiency Action Plan is available for review on the Auburn Housing Authority's website (see the link below).

<https://www.auburnhousingauth.org/fss-program>

Section 11

FYE2022 Audit

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

STATUS OF PRIOR AUDIT FINDINGS

The audit for the period ended June 30, 2021, 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?	No
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?	No
Significant deficiency(ies) identified not considered to be material weaknesses?	Yes
Type of report issued on the compliance for major programs:	Qualified
Any audit findings disclosed that are required to be reported under Uniform Guidance?	Yes
Identification of major program(s):	
- CFDA # 14.871 – Section 8 Housing Choice Vouchers (Cluster)	
- CFDA # 14.881 – MTW Demonstration Program	
Dollar threshold used to distinguish between type A and type B programs:	\$750,000
Low Risk Auditee under 2 CFR §200.520?	No

Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

None reported