



**DRAFT FYB2024 HUD PHA Annual Plan**  
**DRAFT FYB2024 MTW Supplement**

July 1, 2024 – June 30, 2025

HUD Submission



Resolution:  
Date:



**DRAFT**

**HUD FYB2024 Annual Plan and FYB2024 MTW Supplement**

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## Housing Authority Information

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

## **Section A**

### **Information Availability**



# **Draft FYB2024 HUD Annual Plan Draft FYB2024 MTW Supplement Public Review and Comment Period Notice**

## **Public Hearing**

**Date: March 25, 2024**

**Time: 10:00 AM (CT)**

**Location: Auburn Housing Authority, 931 Booker Street Auburn, AL 36832**

### **Public Comment Period**

The Auburn Housing Authority (AHA) is receiving public comments regarding the draft fiscal year beginning (FYB) 2024 HUD Annual Plan (Plan) and draft FYB2024 MTW Supplement (MTW-S). A Public Hearing will be held on March 25, 2024, 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 and MTW-S may be submitted at the Auburn Housing Authority during the Public Hearing or mailed. Written comments may be mailed to the Auburn Housing Authority, Attn: Tabitha Griffin, FYB2024 HUD Annual Plan and MTW Supplement Comments, 931 Booker Street, Auburn, AL 36832. The public review and comment period begins February 10, 2024 and ends on March 25, 2024 at 12:00 PM. Comments received after 12:00 PM on March 25, 2024 will not be accepted or considered.

### **Availability of Information**

A copy of the draft FYB2024 HUD Annual Plan draft FYB2024 MTW Supplement are available for public review as follows:

- **Auburn Housing Authority, 931 Booker Street, Auburn, AL 36830  
Monday – Thursday, 7:30 AM – 5:30 PM**

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



# Draft FYB2024 MTW Supplement Resident Meeting Notice

## Resident Meetings

The Auburn Housing Authority (AHA) is receiving resident comments regarding the draft FYB2024 MTW Supplement (MTW-S). AHA will have two (2) Resident Meetings to receive input regarding the draft MTW-S. The meetings will be held as follows:

Resident Meeting #1	Resident Meeting #2
Date: Monday, March 11, 2024 Time: 9:00 AM Location: Auburn Housing Authority, 931 Booker Street, Auburn, AL 36832	Date: Monday, March 18, 2024 Time: 5:00 PM Location: Auburn Housing Authority, 931 Booker Street, Auburn, AL 36832

## Comment Period

MTW-S comments may be submitted to the AHA at the Resident Meeting(s) or mailed. Written comments may be mailed to the following:

**Auburn Housing Authority**  
**Attn: Shannon Walters, HCV Manager, Resident Comments**  
**931 Booker Street**  
**Auburn, AL 36832**

The public review and comment period begins February 10, 2024 and ends on March 25, 2024 at 12:00 PM. Comments received after 12:00 PM on March 25, 2024 will not be accepted or considered.

## Availability of Information

A copy of the draft FYB2024 HUD Annual Plan draft FYB2024 MTW Supplement are available for public review as follows:

**Auburn Housing Authority, 931 Booker Street, Auburn, AL 36830**  
**Monday – Thursday, 7:30 AM – 5:30 PM**

For more information, please send an email to [sbarrios@auburnhousingauth.org](mailto:sbarrios@auburnhousingauth.org) or call (334) 821-2262, extension 233.

## **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**

<b>Streamlined Annual PHA Plan</b> <i>(HCV Only PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires 03/31/2024</b>
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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.

<b>A.</b>	<b>PHA Information.</b>				
<b>A.1</b>	<b>PHA Name:</b> <u>Auburn Housing Authority</u> <b>PHA Code:</b> <u>AL050</u> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>July 2024</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Housing Choice Vouchers (HCVs)</b> <u>781 (ACC: 290 TBV, 406 PBV, 18 VASH and 3 TP, 20 Mainstream, 44 EHV, and FYI (per referrals))</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <b>Availability of Information.</b> 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.  <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)				
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
	Lead HA:				

<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></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>B.2</b>	<b>New Activities.</b> – Not Applicable
<b>B.3</b>	<p><b>Progress Report.</b></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>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit? <b>FYE2023</b></p> <p>Y   N   N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: One (1) audit finding due to tenant files (eligibility and annual recertifications). The Corrective Action Plan attached.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan? <b>RAB meeting pending.</b></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>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <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>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></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><b>Challenged Elements.</b> 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>			
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>			
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 621 1453 1134"> <tr> <td> <p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>During FYB2024, 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:</p> <ol style="list-style-type: none"> <li>1. Maximize funding utilization.</li> <li>2. Administer the HCV Homeownership Program.</li> <li>3. Choice Mobility opportunities for eligible PBV participants.</li> <li>4. Implement the Family Self-Sufficiency Program.</li> <li>5. Administer the following Special Vouchers:               <ol style="list-style-type: none"> <li>a. Veterans Affairs Supportive Housing (VASH) Voucher</li> <li>b. Tenant Protection Vouchers</li> <li>c. Mainstream Vouchers</li> <li>d. Emergency Housing Vouchers</li> <li>e. Foster Youth to Independence Vouchers</li> </ol> </li> <li>6. Plan and/or implement Moving to Work Cohort 1 flexibilities.</li> <li>7. Partner with the City of Auburn related to its efforts in expanding affordable housing.</li> <li>8. Landlord outreach and recruitment.</li> </ol> <p>Other housing initiative to expand affordable housing opportunities for families in need.</p> </td></tr> </table> <table border="1" data-bbox="180 1157 1453 1570"> <tr> <td> <p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td></tr> </table> <table border="1" data-bbox="180 1593 1453 1631"> <tr> <td> <p><b>Fair Housing Goal:</b></p> </td></tr> </table>	<p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>During FYB2024, 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:</p> <ol style="list-style-type: none"> <li>1. Maximize funding utilization.</li> <li>2. Administer the HCV Homeownership Program.</li> <li>3. Choice Mobility opportunities for eligible PBV participants.</li> <li>4. Implement the Family Self-Sufficiency Program.</li> <li>5. Administer the following Special Vouchers:               <ol style="list-style-type: none"> <li>a. Veterans Affairs Supportive Housing (VASH) Voucher</li> <li>b. Tenant Protection Vouchers</li> <li>c. Mainstream Vouchers</li> <li>d. Emergency Housing Vouchers</li> <li>e. Foster Youth to Independence Vouchers</li> </ol> </li> <li>6. Plan and/or implement Moving to Work Cohort 1 flexibilities.</li> <li>7. Partner with the City of Auburn related to its efforts in expanding affordable housing.</li> <li>8. Landlord outreach and recruitment.</li> </ol> <p>Other housing initiative to expand affordable housing opportunities for families in need.</p>	<p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>	<p><b>Fair Housing Goal:</b></p>
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<p><b>Fair Housing Goal:</b></p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>				
<p><b>Fair Housing Goal:</b></p>				

Describe fair housing strategies and actions to achieve the goal

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

☒ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

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.

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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 FYB2024 HUD Annual Plan and MTW Supplement was made available for review during the 45-day comment period as follows:

- **Auburn Housing Authority (main office)**  
931 Booker Street  
Auburn, AL 36832  
Monday – Thursday, 7:30 am – 5:30 pm



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

**Housing Needs and Strategy for Addressing Housing Need**

During FYB2024, 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 2024 (information pending)**

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	477		
Extremely low-income Less than or = 30% MFI			
Very Low-income Greater than 30% but less than or = 50% of MFI			
Low income Greater than 50% but less than 80% of MFI			
Families with children			
Elderly families			
Families with disabilities			
Race/ethnicity (Black)			
Race/ethnicity (White)			
Race/ethnicity (Other)			

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

**Project-Based Voucher Wait List as of February 2024 (information ending)**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	3147		
Extremely low-income Less than or = 30% MFI			
Very Low-income Greater than 30% but less than or = 50% of MFI			
Low income Greater than 50% but less than 80% of MFI			
Families with children			
Elderly families			
Families with disabilities			
Race/ethnicity (Black)			
Race/ethnicity (White)			
Race/ethnicity (Other)			

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

There were no changes to policies that govern eligibility, selection, and admission since the FYB2023 HUD Annual Plan submission.

**Form HUD-50075-HCV**

**Section B.2**

**New Activities**

Not applicable.

**Form HUD-50075-HCV**  
**Section B.3**  
**FYB2023 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 FYB2023.

**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.

**FYB2023 Accomplishments**

**AHA maintained its FYE2019 High Performer rating due to HUD's COVID waivers for FYE2020 - FYE2022. AHA opted not to receive SEMAP scoring due to MTW Cohort 1 designation.**

**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.

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**Section B.3**  
**FYB2023 Progress Report**

**FYB2023 Accomplishments**

**AHA administered the following special purpose vouchers during FYB2023:**

- **Mainstream Vouchers (20 ACC)**
- **Emergency Housing Vouchers (44 ACC)**

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:** AHA expended its FSS2022 grant during FYB2022; there were 22 FSS participants enrolled and 17 (77%) with an escrow balance. The 2023 FSS grant was awarded during FYB2022.
- **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 (Section F) which includes self-sufficiency goals and objectives. Implementation is contingent on Board and HUD approval.

**FYB2023 Accomplishments**

- **HCV Homeownership Program:** Budget and credit workshops were offered during FYB2023 to prepare families for homeownership opportunities.
- **FSS Program:** AHA expended its grant allocation during FYB2022. As of December 2023, there were 20 FSS participants enrolled and 13 (68%) with an escrow balance.
- **Employment Programs:** The AHA offered free transportation to residents/participants for employment and higher education purposes. Employment is highly encouraged for FSS participants that has resulted in 68% of its participants contributing to escrow accounts. A GED workshop was offered

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**FYB2023 Progress Report**

during the fiscal to better prepare residents for employment opportunities.

- **MTW: An overview of the proposed MTW Supplements is attached (Section F) which includes self-sufficiency goals and objectives. Implementation is contingent on Board and HUD approval.**

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

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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.

**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. Implementation underway. The portal is being used for online annual recertifications.
- Electronic Notification: Installation complete.
- Online Application: Installation complete. All applications are submitted online.

**FYB2023 Accomplishments**

- Prepaid Cards: No activity.
- Workshops were offered as follows (the list below is not all inclusive)
  - Budgeting
  - Credit and Savings
  - Credit Repair
- Briefing Video: Recording of briefing video began during FYB2023.
- Participant Brochure: Participant information provided in the quarterly newsletter, website, and social media.
- Online Participant Portal: Portal complete. The online annual re-exam portal has been implemented.
- Electronic Notification: Complete.
- Online Application: Complete and implemented.

**Landlord Services**

- a. Goal: AHA desires to enhance programs and services for HCV landlords.
- b. Objective: Implement various services in an effort to retain and recruit landlords.

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

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**FYB2023 Progress Report**

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. AHA desires to hire a Landlord Liaison to improve landlord relations.
- **Landlord Brochure:** Landlord information is provided in the quarterly newsletter, website, and social media.
- **Online Landlord Portal:** Implementation underway.

**FYB2023 Accomplishments**

- **Offer workshops/information sessions:** Monthly Lunch and Learn sessions are offered to landlord.
- **Landlord Outreach:** AHA outsourced a Landlord Liaison in hopes of increasing landlord participation and voucher utilization.
- **Landlord Brochure:** Landlord information is provided in the quarterly newsletter, website, and social media.
- **Online Landlord Portal:** Complete.

**VASH**

- Goal: AHA desires to enhance housing options for veterans.
- Objective: Increase voucher utilization.
- Objective: Continue partnership with the Veterans Administration (VA) in an effort to fund VASH vouchers at 100% utilization.
- Objective: 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 educate the public regarding the housing needs of veterans in hope of increasing VASH voucher utilization.



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- Vouchers were lost during the fiscal year due to low utilization rates in AHA's jurisdiction. AHA continues to explore options to increase utilization.

FYB2023 Accomplishments

- Staff attended the HUD-VASH In-Person Process Improvement Workshop in October 2023.

Voucher and Funding Utilization

- Goal: Increase housing options for low- income, very low- income, and extremely low- income families.
- 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.

FYB2022 Accomplishments

- **Auburn has a tight rental market. The following was implemented 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.**

FYB2023 Accomplishments

- **Auburn has a tight rental market. The following was implemented to increase voucher utilization.**
  - **Contracted with Signature Property Services for Landlord Liaison services to assist voucher holders to locate housing and to recruit and retain landlords.**
  - **Increased payment standards to 120% of FMRs.**
  - **EHV signing bonuses.**

AHA Affordable Housing

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

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

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**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 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).

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**Section B.3**  
**FYB2023 Progress Report**

- 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's affiliate, Auburn Community Development Corporation, is exploring housing acquisition options in hopes of expanding affordable housing opportunities.

**FYB2024 Accomplishments**

- **New development and redevelopment opportunities.**
  - **AHA and its co-developer will submit a 9% LIHTC during the 2024 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.**
  - **The FSS Coordinator encourages participants to pursue homeownership opportunities.**
- **AHA's affiliate, Auburn Community Development Corporation, continues to explore housing acquisition options in hopes of expanding affordable housing opportunities.**

**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
- 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

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**Section B.3**  
**FYB2023 Progress Report**

- 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
  - Three (3) HCV participants joined the RAB during FYB2022. AHA staff met with RAB members on March 6, 2023 to review and receive feedback regarding the FYB2023 HUD Annual Plan, FYB2023 MTW Supplement, and HCV Admin Plan revision.
- Resident Commissioner
  - AHA has an active Resident Commissioner; she attends Board meetings regularly. Further, the Resident Commissioner attended the 2022 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.

**FYB2023 Accomplishments**

- RAB
  - **The Resident Services Coordinator meets with the RAB monthly. Additional RAB members joined during the FY. The RAB will review the draft FYB2024 HUD Annual Plan and MTW Supplement before it is submitted for approval.**
- Resident Commissioner
  - **AHA has an active Resident Commissioner; she attends Board meetings regularly. Further, the Resident Commissioner attended the 2023 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**

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donations, etc. School laptop fees were paid for \_\_\_\_\_ students.

**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**

**FYB2020 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**  
**FYB2023 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. About thirty (30) organizations participated in the event.
- **Public Speaking Engagements**
  - AHA staff spoke with various news outlets 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:
    1. Local Governments
    2. State and Federal organizations
    3. College and University
    4. Financial Institutions
    5. Non-Profits
- 

**FYB2023 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>
- **Community Events**
  - AHA hosted its Operation CommUNITY event on October 2023. 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. About thirty (30) organizations participated in the event.
- **Public Speaking Engagements**
  - AHA staff spoke with various news outlets during the fiscal year to promote its programs and services.

**Form HUD-50075-HCV**  
**Section B.3**  
**FYB2023 Progress Report**

- **Develop public and private partnerships.**
  - **Public and private partnerships include but are not limited to the following:**

<b>1. Local Governments</b>	<b>3. College and University</b>
<b>2. State and Federal organizations</b>	<b>4. Financial Institutions</b>
	<b>5. Non-Profits</b>
-

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

Not applicable.



**Form HUD-50075-HCV**

**Section B.5**

**Fiscal Year Audit**

**FYE2023 Audit**

The FYE2023 is the most recent audit. There were no audit findings.

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

**DRAFT**

**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?	None reported

Type of report issued on the compliance for major programs:	Unmodified
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Any audit findings disclosed that are required to be reported under Uniform Guidance?	No
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Identification of major program(s):

- ALN 14.881 – MTW Demonstration Program

Dollar threshold used to distinguish between type A and type B programs:	\$750,000
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Low Risk Auditee under 2 CFR §200.520?	No
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**Section II – Financial Statement Findings**

***Findings related to financial statements in accordance with GAGAS:***

None reported

**Section III – Federal Award Findings and Questioned Costs**

***Findings and questioned costs for Federal Awards as defined in 2 CFR §200.516(a):***

None reported

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

The Resident Advisory Board (RAB) will review the draft FYB2024 HUD Annual Plan and MTW Supplement before it is submitted for approval.

**Form HUD-50075-HCV**

**Section C.2**

**Form HUD-50077-SL: Certification by State or Local Officials:**

**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 2024 and/or Annual PHA Plan for fiscal  
year \_\_\_\_\_ 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 § 903.15.

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

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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:

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** (attached)

<p><b>Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)</b></p>	<p><b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing <b>OMB No. 2577-0226</b> <b>Expires 3/31/2024</b></p>
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**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 X 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 2024, 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 2024

☐ 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:

Name Board Chairman

Signature

Date

Signature

Date



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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 10, 2024 and ends on March 25, 2023 at 12pm CST. The following was used to encourage public input:

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

*Form HUD-50075-HCV*

## **Section C.4**

### **Challenged Elements**

The 45-day public review and comment period began February 4, 2023 and ended March 21, 2023 at 5:00 pm CST. The following were used to encourage public input regarding the draft FYB2023 HUD Annual Plan and draft FYB2023 MTW Supplement:

- **Information Availability**
  - Information was posted at the Auburn Housing Authority's Administrative Office and website.
- **Public Hearing**
  - A Public Hearing was held on March 21, 2023 (see Section F, MTW Supplement).
- **Resident Meetings**
  - The MTW Supplement Resident Meeting Notice was mailed to all HCV participants (RAD PBV and TBV). Meetings were held March 9, 2023 and March 21, 2023 (see Section F, MTW Supplement).

**Form HUD-50075-HCV**  
**Section D.1**  
**Affirmatively Furthering Fair Housing**

**Fair Housing Goal: During FYB2024, the AHA anticipates developing a strategy to expand affordable housing options for low-income families to include but not limited to the following:**

- Maximize funding utilization.
- Administer the HCV Homeownership Program.
- Choice Mobility opportunities for eligible PBV participants.
- Implement the Family Self-Sufficiency Program.
- Administer the following Special Vouchers:
  - Veterans Affairs Supportive Housing (VASH) Voucher
  - Tenant Protection Vouchers
  - Mainstream Vouchers
  - Emergency Housing Vouchers
  - Foster Youth to Independence Vouchers
- Plan and/or implement Moving to Work Cohort 1 flexibilities.
- Partner with the City of Auburn related to its efforts in expanding affordable housing.
- Landlord outreach and recruitment.
- Other housing initiative to expand affordable housing opportunities for families in need.

## **Section D**

### **Board Approval**

## **Board of Commissioner's Approval**

The draft FYB2024 HUD PHA Annual Plan and draft FYB2024 MTW Supplement 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 FYB2024 HUD PHA Annual Plan and MTW Supplement was submitted to HUD on April 15, 2024.



## **Section F**

### **HCV MTW Supplement**

# MTW Documents

1. MTW Certifications of Compliance
2. MTW Supplement
3. MTW Hardship Policy
4. MTW Resident Meetings
  - a. Flyer (*Mailed to all HCV participants (TBV and PBV)*)
  - b. Resident Meeting #1
  - c. Resident Meeting #2
5. MTW Impact Analysis

**MTW Certifications of Compliance**  
**Form HUD-50075-MTW**

**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.

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**MTW PHA NAME**


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**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).*

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**NAME OF AUTHORIZED OFFICIAL**


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**TITLE**


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**SIGNATURE**


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**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.*

**PHA Name :** Auburn

**PHA Code :** AL050

**MTW Supplement for PHA Fiscal Year Beginning :** (MM/DD/YYYY): 7/1/2024

**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.**

As part of the Moving-to-Work (MTW) Cohort 1 Expansion, the Housing Authority of the City of Auburn (AHA) plans to implement innovative housing and self-sufficiency strategies for low-income families without the limitations of existing Housing Choice Voucher (HCV) program rules. By participating in the MTW Demonstration Program, AHA can utilize current funding more flexibly and receive certain exemptions from existing HCV program rules, as approved by HUD. AHA will utilize MTW funding and regulatory flexibilities to implement initiatives that will address the three statutory objectives of Cost Effectiveness, Self-Sufficiency, and Housing Choice.

AHA's overall vision for the MTW program is focused on three MTW statutory objectives: 1) to reduce cost and achieve greater cost effectiveness in federal expenditures; 2) to give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and 3) to increase housing choices for low-income families.

AHA plans to focus on the regulatory flexibilities related to increasing Payment Standards, Landlord leasing incentives, and affordable housing development and homeownership activities. AHA intends to utilize the fungibility MTW allows by using HAP funding for Administrative Fee expenses, using Administrative Fee funding for HAP expenses, and using both funding sources for affordable housing development and homeownership initiatives.

**Cost Effectiveness:** In an effort to streamline the lease-up process, the HA will utilize fungibility between HAP and Administrative Fees and use HAP and/or Administrative Fees for affordable housing and homeownership initiatives and landlord incentives. AHA plans to utilize HAP and/or Administrative Funds to offer landlord incentives in the form of referral fees, signing bonuses, vacancy payments, and limited damage claims and enact programs designed to recruit and retain landlords. AHA also envisions the addition of the Landlord Liaison role funded through HAP and/or Administrative Fees. The Landlord Liaison will assist in landlord outreach, landlord education, housing search for families, and serve as mediator between the landlords and families when issues arise. In addition, Payment Standards will be increased to 120% of the published Fair Market Rents (FMRs) in areas where the FMR is greater than the Small Area Fair Market Rents (SAFMRs). In zip code areas where the SAFMR is greater than the FMR, the HA will implement exception Payment Standards at 120% of the SAFMR for each zip code area. These initiatives will increase the success rate for families finding suitable housing and decrease the time needed to process voucher extensions, multiple Requests for Tenancy Approval (RFTA) submissions, decrease required inspections due to initial failures, and result in higher Administrative Fees earned with greater lease up rates improving the cost effectiveness of the program.

**Self-Sufficiency:** To increase housing opportunities in higher opportunity neighborhoods, AHA plans to utilize fungibility between HAP and Admin Fees and use HAP and/or Admin Fees for affordable housing and homeownership initiatives and landlord incentives. AHA plans to utilize HAP and/or Administrative Funds to offer landlord incentives in the form of referral fees, signing bonuses, vacancy payments, and limited damage claims and enact programs designed to recruit and retain landlords. AHA also envisions the addition of the Landlord Liaison role funded through HAP and/or Administrative Fees. The Landlord Liaison will assist in landlord outreach, landlord education, housing search for families, and serve as mediator between the landlords and families when issues arise. In addition, Payment Standards will be increased to 120% of the published Fair Market Rents (FMRs) in areas where the FMR is greater than the Small Area Fair Market Rents (SAFMRs). In zip code areas where the SAFMR is greater than the FMR, the HA will implement exception Payment Standards at 120% of the SAFMR for each zip code area. By increasing the housing opportunities in higher opportunity neighborhoods, families with children will have opportunities to attend schools with high ratings and increased opportunities for learning and family members working, seeking work, or involved in educational or job training programs will have better access to transportation services, availability of job opportunities, healthcare, and other factors promoting economic self-sufficiency.

**Housing Choice:** To increase housing choice for AHA families, AHA plans to utilize fungibility between HAP and Administrative Fees and use HAP and/or Administrative Fees for affordable housing and homeownership initiatives and landlord incentives. AHA intends to utilize HAP and/or Administrative Fees as financing for Tax Credit Partnerships and affordable housing development initiatives to include but not limited to redeveloping RAD converted PBV properties, Homeownership grants and/or loans, and property acquisition. As RAD converted PBV properties are redeveloped, AHA may increase PBV rent to the owner, based on FMRs, and no longer tie the rents to annual OCAF rent adjustments. AHA plans to utilize HAP and/or Administrative Funds to offer landlord incentives in the form of referral fees, signing bonuses, vacancy payments, and limited damage claims and enact programs designed to recruit and retain landlords. AHA also envisions the addition of the Landlord Liaison role funded through HAP and/or Administrative Fees. The Landlord Liaison will assist in landlord outreach, landlord education, housing search for families, and serve as mediator between the landlords and families when issues arise. In addition, Payment Standards will be increased to 120% of the published Fair Market Rents (FMRs) in areas where the FMR is greater than the Small Area Fair Market Rents (SAFMRs). In zip code areas where the SAFMR is greater than the FMR, the HA will implement exception Payment Standards at 120% of the SAFMR for each zip code area. Implementation of these initiatives will increase available housing choice for AHA families and increase housing opportunities in higher opportunity neighborhoods providing access to jobs, good schools, healthcare, transportation services, and safe

neighborhoods.



**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).**

<b>1. Tenant Rent Policies</b>	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
<b>2. Payment Standards and Rent Reasonableness</b>	
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
<b>3. Reexaminations</b>	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
<b>4. Landlord Leasing Incentives</b>	
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
<b>5. Housing Quality Standards (HQS)</b>	
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
<b>6. Short-Term Assistance</b>	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
<b>7. Term-Limited Assistance</b>	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
<b>8. Increase Elderly Age (PH &amp; HCV)</b>	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
<b>9. Project-Based Voucher Program Flexibilities</b>	
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)	Plan to Implement in the Submission Year
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
<b>10. Family Self-Sufficiency Program with MTW Flexibility</b>	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
<b>11. MTW Self-Sufficiency Program</b>	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
<b>12. Work Requirement</b>	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
<b>13. Use of Public Housing as an Incentive for Economic Progress (PH)</b>	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
<b>14. Moving on Policy</b>	
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
<b>15. Acquisition without Prior HUD Approval (PH)</b>	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
<b>16. Deconcentration of Poverty in Public Housing Policy (PH)</b>	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
<b>17. Local, Non-Traditional Activities</b>	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented
c. Housing Development Programs	Plan to Implement in the Submission Year

**C. MTW Activities Plan that Auburn Plans to Implement in the Submission Year or Is Currently Implementing****2.a. - Payment Standards- Small Area Fair Market Rents (HCV)****Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

Payment Standards will be increased to 120% of the published Fair Market Rents (FMRs) in areas where the FMR is greater than the Small Area Fair Market Rents (SAFMRs). In zip code areas where the SAFMR is greater than the FMR, the HA will implement exception Payment Standards at 120% of the SAFMR for each zip code area. This initiative will improve cost-effectiveness by streamlining the lease-up process due to increased success rate for families finding suitable housing and decreased time needed to process voucher extensions, multiple Requests for Tenancy Approval (RFTA) submissions, decreased required inspections due to initial failures, and result in higher Administrative Fees earned with greater lease up rates. By increasing the housing opportunities in higher opportunity neighborhoods, families with children will have opportunities to attend schools with high ratings and increased opportunities for learning and family members working, seeking work, or involved in educational or job training programs will have better access to transportation, availability of job opportunities, and other factors promoting economic self-sufficiency. Implementation of these initiatives will increase available housing choice for AHA families and increase housing opportunities in higher opportunity neighborhoods.

For 2024, zip code areas of 36830 and 36849 will implement exception Payment Standards based on 120% of the 2024 SAFMR as follows:

Zip Code 36830 0 Br/Efficiency 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom

HUD Final 2024 SAFMRs \$870 \$980 \$1,200 \$1,620 \$1,770

AHA Exception Payment Standards \$1,044 \$1,176 \$1,440 \$1,944 \$2,124

AHA Approved 2024 Payment Standards \$961 \$1,081 \$1,319 \$1,784 \$1,940

Zip Code 36849 0 Br/Efficiency 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom

HUD Final 2024 SAFMRs \$820 \$930 \$1,140 \$1,540 \$1,670

AHA Exception Payment Standards \$984 \$1,116 \$1,368 \$1,848 \$2,004

AHA Approved 2024 Payment Standards \$961 \$1,081 \$1,319 \$1,784 \$1,940

Statutes and Regulations Waived: Payment Standards—Small Area Fair Market Rents (HCV)—Certain provisions of section 8(o)(1)(B) and 8(o)(13)(H) of the 1937 Act and 24 CFR 982.503–505 and 983.301.

Safe Harbor(s): i. Payment standard must be between 80% and 150% of the SAFMR.

ii. The payment standard in effect for each grouped ZIP code area must be within the basic range of the SAFMR for each ZIP code area in the group.\*

iii. Agency must implement an impact analysis.\*

iv. Agency must implement a hardship policy.\*

**Which of the MTW statutory objectives does this MTW activity serve?**

Cost effectiveness; Self-sufficiency; Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased revenue; Increased expenditures; Decreased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of 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.**

Not applicable.

**Does this MTW activity require a hardship policy?**

<p>Yes</p> <p>This document is attached.</p>
<p><b>Does the hardship policy apply to more than this MTW activity?</b></p> <p>Yes</p>
<p><b>Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)</b></p> <p>2.a. - Payment Standards- Small Area Fair Market Rents (HCV); 2.b. - Payment Standards- Fair Market Rents (HCV)</p>
<p><b>Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?</b></p> <p>No</p>
<p><b>How many hardship requests have been received associated with this activity in the past year?</b></p> <p>No hardship were requested in the most recent fiscal year.</p>
<p><b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b></p> <p>No</p>
<p><b>Does the MTW activity require an impact analysis?</b></p> <p>Yes</p> <p>This document is attached.</p>
<p><b>Does the impact analysis apply to more than this MTW activity?</b></p> <p>Yes</p>
<p><b>Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)</b></p> <p>2.a. - Payment Standards- Small Area Fair Market Rents (HCV); 2.b. - Payment Standards- Fair Market Rents (HCV)</p>
<p><b>Please explain the payment standards by ZIP code or "grouped" ZIP codes:</b></p> <p>Payment Standards will be increased to 120% of the published Fair Market Rents (FMRs) in areas where the FMR is greater than the Small Area Fair Market Rents (SAFMRs). In zip code areas where the SAFMR is greater than the FMR, the HA will establish an Exception Payment Standard and increase Payment Standards to 120% of the SAFMR allowing families to afford homes in areas of high opportunity.</p> <p>For 2024, zip code areas of 36830 and 36849 will implement exception Payment Standards based on 120% of the 2024 SAFMR as follows:</p> <p>Zip Code 36830 0 Br/Efficiency 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom          HUD Final 2024 SAFMRs \$870 \$980 \$1,200 \$1,620 \$1,770          AHA Exception Payment Standards \$1,044 \$1,176 \$1,440 \$1,944 \$2,124          AHA Approved 2024 Payment Standards \$961 \$1,081 \$1,319 \$1,784 \$1,940</p> <p>Zip Code 36849 0 Br/Efficiency 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom          HUD Final 2024 SAFMRs \$820 \$930 \$1,140 \$1,540 \$1,670          AHA Exception Payment Standards \$984 \$1,116 \$1,368 \$1,848 \$2,004</p> <p>AHA Approved 2024 Payment Standards \$961 \$1,081 \$1,319 \$1,784 \$1,940</p>

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

Payment Standards will be increased to 120% of the published Fair Market Rents (FMRs) in areas where the FMR is greater than the Small Area Fair Market Rents (SAFMRs). In zip code areas where the SAFMR is greater than the FMR, the HA will implement exception Payment Standards at 120% of the SAFMR for each zip code area. This initiative will improve cost-effectiveness by streamlining the lease-up process due to increased success rate for families finding suitable housing and decreased time needed to process voucher extensions, multiple Requests for Tenancy Approval (RFTA) submissions, decreased required inspections due to initial failures, and result in higher Administrative Fees earned with greater lease up rates. By increasing the housing opportunities in higher opportunity neighborhoods, families with children will have opportunities to attend schools with high ratings and increased opportunities for learning and family members working, seeking work, or involved in educational or job training programs will have better access to transportation, availability of job opportunities, and other factors promoting economic self-sufficiency. Implementation of these initiatives will increase available housing choice for AHA families and increase housing opportunities in higher opportunity neighborhoods.

For 2024, in zip code areas where the FMR is greater than the SAFMR, Payment Standards will be implemented at 120% of the 2024 FMR rate as follows:

Auburn-Opelika MSA 0 Br/Efficiency 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom  
HUD Final 2024 FMRs \$801 \$901 \$1,099 \$1,487 \$1,617  
AHA Approved 2024 Payment Standards \$961 \$1,081 \$1,318 \$1,784 \$1,940

Chambers County 0 Br/Efficiency 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom  
HUD Final 2024 FMRs \$814 \$820 \$1,077 \$1,302 \$1,434  
AHA Approved 2024 Payment Standards \$976 \$984 \$1,292 \$1,562 \$1,720

Statutes and Regulations Waived: Payment Standards—Fair Market Rents (HCV—Tenant-Based Assistance)—Certain provisions of section 8(o)(1)(B) and 8(o)(13)(H) of the 1937 Act and 24 CFR 982.503–505 and 983.301.

Safe Harbor(s): i. Payment standard must be between 80% and 120% of the FMR.

ii. Agency must implement an impact analysis.\*

iii. Agency must implement a hardship policy.\*

**Which of the MTW statutory objectives does this MTW activity serve?**

Cost effectiveness; Self-sufficiency; Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased revenue; Increased expenditures; Decreased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of 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.**

Not applicable.

**Does this MTW activity require a hardship policy?**

Yes

This document is attached.

**Does the hardship policy apply to more than this MTW activity?**

Yes

**Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)**

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

**Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?**

No

**How many hardship requests have been received associated with this activity in the past year?**

No hardship were requested in the most recent fiscal year.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does the MTW activity require an impact analysis?**

Yes

This document is attached.

**Does the impact analysis apply to more than this MTW activity?**

Yes

**Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)**

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

**Please explain the payment standards by FMR:**

Payment Standards will be increased to 120% of the published Fair Market Rents (FMRs) in areas where the FMR is greater than the Small Area Fair Market Rents (SAFMRs). In zip code areas where the SAFMR is greater than the FMR, the HA will establish an Exception Payment Standard and increase Payment Standards to 120% of the SAFMR allowing families to afford homes in areas of high opportunity.

For 2024, in zip code areas where the FMR is greater than the SAFMR, Payment Standards will be implemented at 120% of the 2024 FMR rate as follows:

Auburn-Opelika MSA 0 Br/Efficiency 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom  
HUD Final 2024 FMRs \$801 \$901 \$1,099 \$1,487 \$1,617  
AHA Approved 2024 Payment Standards \$961 \$1,081 \$1,318 \$1,784 \$1,940

Chambers County 0 Br/Efficiency 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom  
HUD Final 2024 FMRs \$814 \$820 \$1,077 \$1,302 \$1,434

AHA Approved 2024 Payment Standards \$976 \$984 \$1,292 \$1,562 \$1,720

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

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

In order to incentivize landlords to participate in the HCV program, AHA plans to utilize HAP and/or Administrative Funds to offer landlord incentives in the form of vacancy payments in combination with other landlord incentives to recruit new landlords and retain current landlords. When an assisted unit becomes vacant and is rented by another assisted family, the landlord is eligible for a vacancy payment for the time the unit is vacant beginning the first day of the month following the move-out, not to exceed one month of contract rent. This initiative will increase the success rate for families finding suitable housing and decrease the time needed to process voucher extensions, multiple Requests for Tenancy Approval (RFTA) submissions, decrease required inspections due to initial failures, and result in higher Administrative Fees earned with greater lease up rates improving the cost effectiveness of the program. By increasing the housing opportunities in higher opportunity neighborhoods, families with children will have opportunities to attend schools with high ratings and

increased opportunities for learning and family members working, seeking work, or involved in educational or job training programs will have better access to transportation services, availability of job opportunities, healthcare, and other factors promoting economic self-sufficiency. Implementation of this initiative will increase available housing choice for AHA families and increase housing opportunities in higher opportunity neighborhoods providing access to jobs, good schools, healthcare, transportation services, and safe neighborhoods.

Statutes and Regulations Waived: Landlord Voucher Leasing Incentives (HCV—Tenant-Based Assistance)—Certain provisions of section 8(o)(9) of the 1937 Act, and 24 CFR 982.311 and 982.352(c).

- Safe Harbor(s): i. Payments made to the landlord must be equal to no more than one month of the contract rent.  
ii. The payment must be made to the landlord when the next HAP contract is executed between the owner and the PHA.\*  
iii. The agency must update its Administrative Plan to reflect the vacancy loss policy.\*

**Which of the MTW statutory objectives does this MTW activity serve?**

Cost effectiveness; Self-sufficiency; Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased revenue; Increased expenditures; Decreased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of 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.**

Not Applicable.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?**

To all units

**What is the maximum payment that can be made to a landlord under this policy?**

Landlord will receive the lessor of \$2,500 or one month's rent.

**How many payments were issued under this policy in the most recently completed PHA fiscal year?**

0

**What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?**

\$0

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

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

In order to incentivize landlords to participate in the HCV program, AHA plans to utilize HAP and/or Administrative Funds to offer landlord incentives in the form of damage claim payments in combination with other landlord incentives to recruit new landlords and retain current landlords. When an assisted unit becomes vacant and sustains tenant-related damages

and an assisted family moves into the unit, at the time the next HAP contract is executed, the landlord may be eligible to request reimbursement for damages not exceeding the lesser of the cost of repairs or two months of contract rent. The security deposit must first be used to cover damages and AHA may provide up to two months of contract rent minus the security deposit to cover remaining repairs. This initiative will increase the success rate for families finding suitable housing and decrease the time needed to process voucher extensions, multiple Requests for Tenancy Approval (RFTA) submissions, decrease required inspections due to initial failures, and result in higher Administrative Fees earned with greater lease up rates improving the cost effectiveness of the program. By increasing the housing opportunities in higher opportunity neighborhoods, families with children will have opportunities to attend schools with high ratings and increased opportunities for learning and family members working, seeking work, or involved in educational or job training programs will have better access to transportation services, availability of job opportunities, healthcare, and other factors promoting economic self-sufficiency. Implementation of this initiative will increase available housing choice for AHA families and increase housing opportunities in higher opportunity neighborhoods providing access to jobs, good schools, healthcare, transportation services, and safe neighborhoods.

Statutes and Regulations Waived: Landlord Voucher Leasing Incentives (HCV—Tenant-Based Assistance)—Certain provisions of section 8(o)(9) of the 1937 Act, and 24 CFR 982.311 and 982.352(c).

- Safe Harbor(s):
- i. If the tenant leaves the unit damaged, the amount of damage claims must not exceed the lesser of the cost of repairs or two months of contract rent.
  - ii. In implementing this activity, the participant's security deposit must first be used to cover damages and the agency may provide up to two months of contract rent minus the security deposit to cover remaining repairs.
  - iii. The payment must be made to a landlord when the next HAP contract is executed between the owner and PHA.\*
  - iv. The agency must update its Administrative Plan to reflect the damage claim policy.\*

**Which of the MTW statutory objectives does this MTW activity serve?**

Cost effectiveness; Self-sufficiency; Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased revenue; Increased expenditures; Decreased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of 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.**

Not applicable.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?**

To all units

**What is the maximum payment that can be made to a landlord under this policy?**

The lesser of the cost of repairs, one month of contract rent minus the security deposit, or \$2,500.

**How many payments were issued under this policy in the most recently completed PHA fiscal year?**

0

**What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?**



**4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)****Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

In order to incentivize landlords to participate in the HCV program, AHA plans to utilize HAP and/or Administrative Funds to fund the role of Landlord Liaison, present educational workshops for participants and landlords, and conduct Ready to Rent workshops for participants to certify to potential owners the participants understand what is needed to be good renters. First time referral fees/rental signing bonuses and returning landlord signing bonuses, in combination with other landlord incentives, will be used to recruit new landlords and retain current landlords. The Landlord Liaison will assist in landlord outreach, landlord education, housing search for families, and serve as mediator between the landlords and families when issues arise. Educational workshops will be held for current and future landlords to educate on program requirements and benefits of participating in the HCV program. Ready to Rent Certification classes will be offered to participants to obtain certification they have completed training on what it means to be good renters. Agencies that refer a new landlord resulting in a new property being added to the program are eligible for a Referral Fee equal to the lesser of \$500 or one month's rent. A landlord that is adding a unit that has never been leased under the HCV program will be eligible for a First Time Rental Signing Bonus equal to the lesser of \$500 or one month's rent. A landlord adding a unit that was previously on the HCV program but has not been leased by an assisted family within the three concurrent years preceding the signing of a HAP contract may be eligible for a Returning Landlord Signing Bonus lessor of \$500 or one month's rent. These initiatives will increase the success rate for families finding suitable housing and decrease the time needed to process voucher extensions, multiple Requests for Tenancy Approval (RFTA) submissions, decrease required inspections due to initial failures, and result in higher Administrative Fees earned with greater lease up rates improving the cost effectiveness of the program. By increasing the housing opportunities in higher opportunity neighborhoods, families with children will have opportunities to attend schools with high ratings and increased opportunities for learning and family members working, seeking work, or involved in educational or job training programs will have better access to transportation services, availability of job opportunities, healthcare, and other factors promoting economic self-sufficiency. Implementation of this initiative will increase available housing choice for AHA families and increase housing opportunities in higher opportunity neighborhoods providing access to jobs, good schools, healthcare, transportation services, and safe neighborhoods.

Statutes and Regulations Waived: Landlord Voucher Leasing Incentives (HCV—Tenant-Based Assistance)—Certain provisions of section 8(o)(9) of the 1937 Act, and 24 CFR 982.311 and 982.352(c).

Safe Harbor(s): i. Payments made to the landlord must be equal to no more than one month of the contract rent.

ii. The payment must be made to the landlord when the HAP contract is executed between the owner and the PHA.\*

**Which of the MTW statutory objectives does this MTW activity serve?**

Cost effectiveness; Self-sufficiency; Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased revenue; Increased expenditures; Decreased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of 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.**

Not applicable.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

**Does this policy apply to certain types of units or to all units all HCV units or only certain types of units (for example, accessible units, units in a low-poverty neighborhood, or units/landlords new to the HCV program?)**

To all units

**What is the maximum payment that can be made to a landlord under this policy?**

Payments made to the landlord will be the lesser of \$500 or one month's rent.

**How many payments were issued under this policy in the most recently completed PHA fiscal year?**

0

**What is the total dollar value of payments issued under this policy in the most recently completed PHA fiscal year?**

\$0

**9.g. - Increase PBV Rent to Owner (HCV)**

**Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative**

To increase housing choice for AHA families, AHA plans to utilize fungibility between HAP and Administrative Fees and use HAP and/or Administrative as gap financing for affordable housing development initiatives to include but not limited to redeveloping RAD converted PBV properties, Homeownership grants and/or loans, and property acquisition. As RAD converted PBV properties are redeveloped, AHA may increase PBV rent to the owner, based on FMRs, and no longer tie the rents to annual OCAF rent adjustments. The current PBV rents are less than the payment standards in the AHA jurisdiction. AHA is looking to change the rent from RAD PBV Contract Rent to HUD approved payment standards as the properties are redeveloped. The current PBV contract rents increased annually by the allowable OCAF adjustment and are not in line with comparable rents of redeveloped properties. Implementation of these initiatives will increase available housing choice for AHA families.

Statutes and Regulations Waived: Increase Rent to Owner (HCV)—See MTW Waiver #2.a. and 2.b. "Payment Standards" and associated activities, statutes and regulations waived, and safe harbors.

Safe Harbor(s): i. Any policy must comply with rent reasonableness, unless modified by waiver(s) 2.c. and/or 2.d.\*

**Which of the MTW statutory objectives does this MTW activity serve?**

Housing choice

**What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.**

Increased expenditures

**Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of 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.**

Not applicable.

**Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?**

No

<b>17.c. - Housing Development Programs</b>
<p><b>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</b></p> <p>To increase housing choice for AHA families, AHA plans to utilize fungibility between HAP and Administrative Fees and use HAP and/or Administrative Fees for affordable housing and homeownership initiatives. AHA intends to utilize HAP and/or Administrative Fees as financing for Tax Credit Partnerships and affordable housing development initiatives to include but not limited to redeveloping RAD converted PBV properties, Homeownership grants and/or loans, and property acquisition. As RAD converted PBV properties are redeveloped, AHA may increase PBV rent to the owner, based on FMRs, and no longer tie the rents to annual OCAF rent adjustments. The initial phase of redevelopment is planned for the Ridgcrest Development and AHA is proposing to base rents for the redeveloped units at between 70% and 80% of the 2024 FMRs, depending on funding availability, not to exceed 10% of the available HAP Budget. Families receiving housing or services through local, non-traditional activities must meet the HUD definition of low-income. Implementation of these initiatives will increase available housing choice for AHA families.</p> <p>Statutes and Regulations Waived: Local, Non-Traditional Activities—MTW Funding can be utilized per statute and regulation for the eligible activities listed at sections 8(o), 9(d)(1), and 9(e)(1) of the 1937 Act. Any authorized use of these funds outside of the allowable uses listed in the 1937 Act constitutes a local, non-traditional activity.</p> <p>Safe Harbor(s): i. The agency must not spend more than 10% of its HAP budget on local, non-traditional activities.  ii. Families receiving housing or services through local, non-traditional activities must meet the HUD definition of low-income.*  iii. The agency is subject to Notice PIH 2011–45 or any successor notice and/or guidance.*  iv. Agency must comply with section 30 of the 1937 Housing Act.*  v. Any MTW Funding awarded to a third-party provider must be competitively bid.*</p>
<p><b>Which of the MTW statutory objectives does this MTW activity serve?</b></p> <p>Housing choice</p>
<p><b>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</b></p> <p>Increased expenditures</p>
<p><b>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</b></p> <p>The MTW activity applies to all assisted households</p>
<p><b>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.</b></p> <p>Not applicable.</p>
<p><b>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</b></p> <p>No</p>

**Table 17.c.1 - Housing Development Programs that the MTW Agency plans to commit Funds to in Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
Ridgecrest Site	Rehabilitation	Tax Credit Partnership Financing	62.00	62.00	3.00	7.00	51.00	1.00

**Housing Development Programs that the MTW Agency plans to spend funds on in the Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
N/A	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00
N/A	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00

**Table 17.c.2 - Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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**Housing Development Programs that the MTW Agency spent funds on in prior Fiscal Year**

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00

<b>D.</b>	<b>Safe Harbor Waivers.</b>
<b>D.1</b>	<p><b>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</b></p> <p>No Safe Harbor Waivers are being requested.</p>

<b>E.</b>	<b>Agency-Specific Waiver(s).</b>
<b>E.1</b>	<p><b>Agency-Specific Waiver(s) for HUD Approval:</b></p> <p>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, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p><b>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</b></p> <p>No Agency-Specific Waivers are being requested.</p>
<b>E.2</b>	<p><b>Agency-Specific Waiver(s) for which HUD Approval has been Received:</b></p> <p><b>Does the MTW agency have any approved Agency-Specific Waivers?</b></p> <p>MTW Agency does not have approved Agency-Specific Waivers</p>

<b>F.</b>	<b>Public Housing Operating Subsidy Grant Reporting.</b>
<b>F.1</b>	<p>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.</p>

<b>Federal Fiscal Year (FFY)</b>	<b>Total Operating Subsidy Authorized Amount</b>	<b>How Much PHA Disbursed by the 9/30 Reporting Period</b>	<b>Remaining Not Yet Disbursed</b>	<b>Deadline</b>
	\$0	\$0	\$0	
	\$0	\$0	\$0	
	\$0	\$0	\$0	
	\$0	\$0	\$0	
	\$0	\$0	\$0	

<b>G.</b>	<b>MTW Statutory Requirements.</b>
<b>G.1</b>	<p><b>75% Very Low Income – Local, Non-Traditional.</b></p> <p>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.</p>
<b>Income Level</b>	<b>Number of Local, Non-Traditional Households Admitted in the Fiscal Year*</b>
80%-50% Area Median Income	0
49%-30% Area Median Income	0
Below 30% Area Median Income	0
Total Local, Non-Traditional Households	<b>0</b>

\*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.

<b>G.2</b>	<b>Establishing Reasonable Rent Policy.</b>
<p><b>Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency?</b> No</p> <p><b>Please describe the MTW agency's plans for its future rent reform activity and the implementation timeline.</b> AHA plans to implement an increase in minimum rent and streamline recertifications in FYB2024. AHA also plans to implement in FYB2025 utility allowance calculation modifications, income and rent share calculation modifications, increase the initial rent burden allowance, extension of grace period for FSS participants whose income reaches 30% of FMR by 6-months before termination, and implementing employment and/or educational requirements for eligible HOH and members of household that are working age.</p>	

<b>G.3</b>	<b>Substantially the Same (STS) – Local, Non-Traditional.</b>
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?
N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	0.00		0.00
Totals	0	0	0	0	0	0	0			0	0		

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.	
Family Size:	Occupied Number of Local, Non-Traditional units by 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.	
Please see attached for an additional public hearing held for Agency-Specific Waiver(s) and/or Safe Harbor Waiver(s)	

I.	Evaluations.
No known evaluations.	

# **MTW Hardship Policy**



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.

# **MTW Resident Meetings**

The attached flyer was mailed to all HCV participants [TBV (traditional Section 8 and special vouchers) and PBV].



# Draft FYB2024 MTW Supplement Resident Meeting Notice

## Resident Meetings

The Auburn Housing Authority (AHA) is receiving resident comments regarding the draft FYB2024 MTW Supplement (MTW-S). AHA will have two (2) Resident Meetings to receive input regarding the draft MTW-S. The meetings will be held as follows:

Resident Meeting #1	Resident Meeting #2
Date: Monday, March 11, 2024 Time: 9:00 AM Location: Auburn Housing Authority, 931 Booker Street, Auburn, AL 36832	Date: Monday, March 18, 2024 Time: 5:00 PM Location: Auburn Housing Authority, 931 Booker Street, Auburn, AL 36832

## Comment Period

MTW-S comments may be submitted to the AHA at the Resident Meeting(s) or mailed. Written comments may be mailed to the following:

**Auburn Housing Authority**  
**Attn: Shannon Walters, HCV Manager, Resident Comments**  
**931 Booker Street**  
**Auburn, AL 36832**

The public review and comment period begins February 10, 2024 and ends on March 25, 2024 at 12:00 PM. Comments received after 12:00 PM on March 25, 2024 will not be accepted or considered.

## Availability of Information

A copy of the draft FYB2024 HUD Annual Plan draft FYB2024 MTW Supplement are available for public review as follows:

**Auburn Housing Authority, 931 Booker Street, Auburn, AL 36830**  
**Monday – Thursday, 7:30 AM – 5:30 PM**

For more information, please send an email to [sbarrios@auburnhousingauth.org](mailto:sbarrios@auburnhousingauth.org) or call (334) 821-2262, extension 233.



# **MTW Impact Analysis**

# Impact Analysis for Waiver 1.f Minimum Rent (HCV)

April 29, 2023

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## Description of the Waiver

The Auburn Housing Authority (AHA) proposes to change its minimum rent from \$50 to \$100 for all households in its tenant-based and project-based HCV program. Under this waiver, all households will be subject to a \$100 minimum rent.

## Impact Analysis Method

The team used VIA, an impact analysis tool for MTW agencies, to perform its analysis. VIA uses demographic and rent calculation data from the 50058 to compare the rent and HAP expenditures for each household before and after the given policy change. In the case of the minimum rent change, VIA calculated the future rent for each household using a \$100 minimum rent and compared that to the household's current rent, including negative rents or utility allowance payments. This work included the following analyses:

1. Financial impact to the agency
2. Disparate impact to certain demographic groups.



## Results

### Financial Impact to the Agency

The chart below shows a summary of the financial impact to the agency for the minimum rent change. Based on this analysis, these changes will save the Auburn Housing Authority \$109,704 per year, enabling it to serve an additional 18 household(s) or use its savings to offset other costs.

Metric	Result
Current HAP to Owner Expenditures	\$4,647,888
Future HAP to Owner Expenditures	\$4,639,500
Difference	\$ (8,388)
Current Utility Reimbursements	\$264,072
Future Utility Reimbursements	\$162,756
Difference	\$(101,316)
Total Difference in Expenditures	\$(109,704)
Current Number of Households Served	771
Future Number of Households Served	789
Difference	18

### Demographic Impact

The chart below shows the demographic impact of these changes:

Metric	All HH's	African American	Asian	Native HI/Pacific	Native Amer.	White	Hispanic	Non-Hispanic	Large Family	Disabled	Elderly	Work Able	ELI	VLI	LI
a. - Control (# households in the group)	771	732	0	37	0	2	10	761	195	180	97	536	573	94	86
b. Current Average Rent	\$ 177.48	\$ 178.19	\$-	\$ 165.27	\$ -	\$141.50	\$262.60	\$ 176.36	\$ 174.67	\$188.83	\$ 196.12	\$ 171.11	\$ 70.27	\$358.50	\$580.43
c. Future Average Rent	\$ 189.21	\$ 190.11	\$-	\$ 174.00	\$ -	\$141.50	\$278.10	\$ 188.04	\$ 190.48	\$190.79	\$ 197.57	\$ 187.09	\$ 85.92	\$359.17	\$580.56
d. Difference	\$ 11.73	\$ 11.92	\$-	\$ 8.73	\$ -	\$ -	\$ 15.50	\$ 11.68	\$ 15.81	\$ 1.96	\$ 1.44	\$ 15.98	\$ 15.66	\$ 0.67	\$ 0.13
e. Number of Households with a Rent Increase	221	211	0	10	0	0	4	217	72	23	10	191	211	1	0
f. Percent of Households with a Rent Increase	29%	29%	0%	27%	0%	0%	40%	29%	37%	13%	10%	36%	37%	1%	0%
g. Maximum Rent Increase	\$ 121.00	\$ 121.00	\$-	\$ 64.00	\$ -	\$ -	\$ 71.00	\$ 121.00	\$ 121.00	\$ 71.00	\$ 63.00	\$ 121.00	\$121.00	\$ 27.00	\$ -
h. Average Rent Increase*	\$ 40.94	\$ 41.35	\$-	\$ 32.30	\$ -	\$ -	\$ 38.75	\$ 40.98	\$ 42.82	\$ 15.35	\$ 14.00	\$ 44.84	\$ 42.53	\$ 27.00	\$ -

\* For those households who had an increase

The results shown in this chart confirm the assumptions made by the team:

1. Due to higher contract rents and utility allowances, large households will be more likely to see a rent increase.
2. Due to their fixed incomes, elderly and disabled households will be impacted significantly less than work able households.
3. Because of the small number of households in the minority groups, neither the measure of race nor ethnicity is meaningful.
4. Extremely Low Income households would be the primary group to see an increase in their rent due to this policy change.

## Conclusions

The Auburn Housing Authority's main purposes of increasing the minimum rent are to encourage households to increase their income and to offset the increase in HAP expenditures due to other policy changes. This waiver and the triennial/biennial reexamination waiver work together in this regard, setting minimum rents at \$100 while allowing work able households to increase their income over a two-year period without seeing an increase in the rent they need to pay. Based on the overall analysis of the activity, the agency hopes that these changes will have a positive impact on the population it serves.

# Impact Analysis for Waiver 3.b Alternative Reexamination Schedule for Households (HCV)

April 29, 2023

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<b>DESCRIPTION OF THE WAIVER .....</b>	<b>1</b>
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<b>CONCLUSIONS.....</b>	<b>5</b>

## Description of the Waiver

The Auburn Housing Authority (AHA) proposes to implement a triennial reexamination schedule for all elderly, disabled, and fixed-income Housing Choice Voucher (HCV) households and a biennial reexamination schedule for all other (“work able”) households. Under this waiver, households in the HCV program will have a reexamination once every two (2) or three (3) years unless their household income decreases more than ten (10) percent or their approved expenses or deductions increase more than ten (10) percent.

## Impact Analysis Method

The team first selected the metrics to review based on anticipated impact of the waiver. The chart below shows the metrics and the method for analysis.

Data Point	Data Analysis Method
Number of fixed income households	Review most recent 50058 data
Number of work able households	Review most recent 50058 data
Number of near-elderly households (will turn 62 in next three years)	Review most recent 50058 data
Average number of interims due to decrease in income over last (2 or 3) years.	Review of last 3 years of 50058 data
Average number of interims due to decrease in income over last (2 or 3) years for fixed income households. Decreased in income or increase in expenses.	Review of last 3 years of 50058 data
Number of zero-income households	Review most recent 50058 data
Number of work able households with no earned income	Review most recent 50058 data
Number of households with 1 or more members who will turn 18 within the next 2 years	Review most recent 50058 data

These metrics were gathered and analyzed. No deviations to the policy were made based on this data.

Next, an in-depth analysis was performed using 50058 data for the last three (3) years. The goal of the analysis is to identify the following:

1. Financial impact to the agency
2. Disparate impact to certain demographic groups.

Note that AHA does not anticipate the policy changes to have a negative impact on any specific households, but instead measured the positive impact to identify cases where certain groups were impacted more positively than others.

## Results

### Straight Results by Data Point

The chart below shows the results for the original data points measured.

Data Point	Result
Number of fixed income households	238
Number of work able households	533
Number of near-elderly households (will turn 62 in next three years)	11
Average number of interims due to decrease in income over last (2 or 3) years.	270

Data Point	Result
Average number of interims due to decrease in income over last (2 or 3) years for fixed income households. Decreased in income or increase in expenses.	46
Number of zero-income households	19
Number of households with 1 or more members who will turn 18 within the next 2 years	89

### Financial Impact to the Agency

The chart below shows a summary of the financial impact to the agency for the biennial and triennial groups.

Metric	Biennial Reexams (2 years)	Triennial Reexams (3 years)	Total Impact
Control: Number of Annuals Last (2 or 3) Years	830	560	1,390
Avg Increase in Income Last (2 or 3) Years	\$8,440	\$2,210	\$5,730
Number of Households with Increase in Income Last (2 or 3) Years	213	164	377
Reduction in HAP due to Income Increases Last (2 or 3) Years	\$370,860	\$65,064	\$435,924
Number of Interim Ups Last (2 or 3) Years	258	112	370
Avg Cost to Process Interim	\$42	\$42	\$42
Avg Cost to Process Annual	\$127	\$127	\$127
Total Annual Cost to Process Interim Ups	\$5,418	\$1,568	\$6,986
Number of Interim Downs Last (2 or 3) Years	224	46	270
Average Number of Interims Last (2 or 3) Years	263	108	371
Estimated Number of Interims Under New Policy	75	15	90
Average Number of Annuals Last (2 or 3) Years	245	179	424
Estimated Number of Annuals Under New Policy	82	60	142
Total Annual Reduction in Number of Reviews Under New Policy	352	212	564
Cost Savings Due to Reduction in Reviews	\$35,233	\$19,019	\$54,252
Total Annual Cost Savings (Loss)	(\$150,197)	(\$2,669)	(\$152,866)

### Demographic Impact

To measure the demographic impact, AHA looked at the number of amount of income increases over the last two (2) years and three (3) years by demographic group, including race, ethnicity, large families, elderly, income level, and disabled households. Race and ethnicity data is based on the head of household only. This assessment was done for all HCV households, work able households with

an increase in any time of income, and work able households with an increase in earned income. The results shown in the two charts below confirm the assumptions made by the team:

1. Large households would have more increases in income and those increases would be larger than other groups since there are more household members to earn income and a larger household to sustain;
2. Elderly and disabled households saw increases in income, but this was mainly due to fixed income increases and the amounts were marginal;
3. There was not a significant difference in the impact on households based on ethnicity.
4. For the impact based on race, other than the “Black/African American” racial group, the population sizes are too small to measure any meaningful impact.
5. The higher a household’s income is, the more likely they are to have an increase in income and higher the increase in income is likely to be.

#### Biennial Reexaminations for Work Able Households:

Metric	African American	Asian	Native HI/Pacific	Native Amer.	White	Hispanic	Non-Hispanic	Large Family	Disabled	Elderly	ELI	VLI	LI	Formula
a. Total Population (# annuals/move-ins last 2 years)	1,144	0	57	2	4	13	1,186	283	282	157	964	128	87	
b. Households with Increase in Income Last 2 Years	354	0	17	1	3	2	370	69	125	63	261	59	41	
c. Percent of Population with Increase	31%	0%	30%	50%	75%	15%	31%	24%	44%	40%	27%	46%	47%	b / a
d. Average Income Increase	\$5,950	\$0	\$2,813	\$2,436	\$1,636	\$2,309	\$5,811	\$10,015	\$2,197	\$2,042	\$3,352.70	\$6,770.56	\$13,318.80	
e. Total Work Able Population (# annuals/move-ins last 2 years)	801	0	57	0	0	11	819	258	0	3	662	79	73	
f. Work Able Households with Increase in Income Last 2 Years	206	0	17	0	0	1	212	61	0	0	140	32	32	
g. Percent of Population with Increase - Work Able	26%	0%	30%	0%	0%	9%	26%	24%	0%	0%	21%	41%	44%	f / e
h. Average Income Increase - Work Able	\$8,607	\$0	\$2,813	\$0	\$0	\$2,113	\$8,470	\$9,985	\$0	\$0	\$5,092	\$9,932	\$14,962	
j. Work Able Households with Increase in Earned Income Last 2 Years	0	0	0	0	0	0	0	0	0	0	0	0	0	
k. Percent of Work Able HH's with Increase in Earned Income	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	j / e

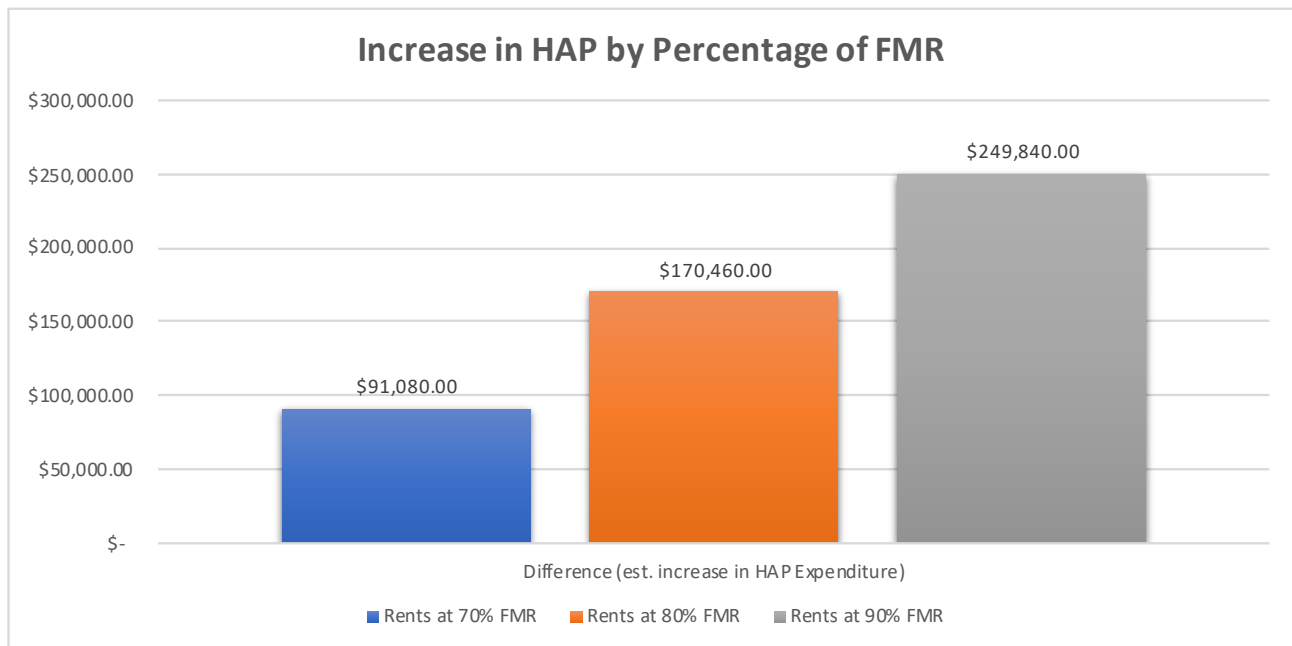
#### Triennial Reexaminations for Elderly/Disabled/Fixed Income Households:

Metric	African American	Asian	Native HI/Pacific	Native Amer.	White	Hispanic	Non-Hispanic	Large Family	Disabled	Elderly	ELI	VLI	LI	Formula
a. Total Population (# annuals/move-ins last 3 years)	1,752	0	86	2	6	17	1,817	428	424	236	1,512	184	113	
b. Households with Increase in Income Last 3 Years	366	0	17	1	3	2	382	72	128	66	267	61	44	
c. Percent of Population with Increase	21%	0%	20%	50%	50%	12%	21%	17%	30%	28%	18%	33%	39%	b / a
d. Average Income Increase	\$5,978	\$0	\$2,813	\$2,436	\$1,636	\$2,309	\$5,843	\$9,785	\$2,155	\$2,015	\$3,326.54	\$6,878.10	\$12,749.32	
e. Total Elderly/Disabled Population (# annuals/move-ins last 3 years)	521	0	36	0	6	3	557	34	424	233	462	74	19	
f. Eld/Dis Households with Increase in Income Last 3 Years	153	0	10	0	3	1	163	9	128	66	124	27	11	
g. Percent of Population with Increase - Elderly/Disabled	29%	0%	28%	0%	50%	33%	29%	26%	0%	0%	27%	36%	58%	f / e
h. Average Income Increase - Elderly/Disabled	\$2,212	\$0	\$2,307	\$0	\$1,636	\$2,504	\$2,208	\$9,166	\$2,155	\$2,015	\$1,314	\$3,023	\$6,540	

## Conclusions

The Auburn Housing Authority analyzed the impact to both the agency finances and the demographic groups of households it serves. While the policy change will increase its HAP expenditures, the agency feels confident in its ability to offset this increase in cost by reducing the administrative burden for processing annual reviews and the changes to minimum rents. AHA may also look at other cost-saving activities in the future, such as rent reform waivers that will result in reduction in HAP expenditures.

AGENCY IMPACT	Rents at 70% FMR	Rents at 80% FMR	Rents at 90% FMR
a. Current Average Contract Rent Equivalent	\$ 630.06	\$ 630.06	\$ 630.06
b. Future Average Contract Rent	\$ 826.66	\$ 944.79	\$ 1,062.91
c. Difference (increase in average contract rent)	\$ 196.60	\$ 314.72	\$ 432.85
d. Current Annual HAP Equivalent	\$ 353,316.00	\$ 353,316.00	\$ 353,316.00
e. Future Annual HAP Estimate	\$ 444,396.00	\$ 523,776.00	\$ 603,156.00
f. Difference (est. increase in HAP Expenditure)	\$ 91,080.00	\$ 170,460.00	\$ 249,840.00



### Definitions

**Current Average Contract Rent Equivalent** is calculated by multiplying the current average contract rent for each unit size by the current number of the same size units.

**Future Average Contract Rent** is calculated by multiplying the future average contract rent for each unit size by the future number of the same size units.

**Current Annual HAP Equivalent** is calculated by multiplying the average current HAP for each unit size by the current number of the same size units.

**Future Annual HAP Expenditure** is calculated by multiplying the average future HAP for each unit size by the future number of the same size units.





## **DRAFT FYB2024 HUD PHA Annual Plan DRAFT FYB2024 HCV MTW Supplement**

July 1, 2024 – June 30, 2025

### **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
<b>Section 1</b>	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
<b>Section 2</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
<b>Section 3</b>	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
<b>Section 4</b>	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
<b>Section 5</b>	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
<b>Section 6</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>Section 7</b>	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
<b>Section 8</b>	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
<b>Section 9</b>	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
<b>Section 10</b>	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.	
<b>Section 11</b>	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 Certification of Compliance**

# 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 \_\_\_ 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 2024, 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).

**Auburn Housing Authority**  
PHA Name

**AL050**  
PHA Number/HA Code

\_\_\_\_\_ Annual PHA Plan for Fiscal Year 20 24

\_\_\_\_\_ 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           	Name Board Chairman           
Signature _____ Date _____	Signature _____ Date _____

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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**

### **Form 50077-SL Consistency with Consolidated Plan**



**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 2024 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

\_\_\_\_\_  
*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:

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.*

### **Tenant-Based Voucher/Section 8 Wait List**

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	415	100%	18
Extremely low-income Less than or = 30% MFI	352	85%	N/A
Very Low-income Greater than 30% but less than or = 50% of MFI	58	14%	N/A
Low income Greater than 50% but less than 80% of MFI	5	1%	N/A
Families with children	403	97	94%
Elderly families	7	2	5%
Families with disabilities	13	3%	N/A
Race/ethnicity (Black)	389	94%	N/A
Race/ethnicity (White)	25	6%	N/A
Race/ethnicity (Other)	1	0.2%	N/A

### **Project-Based Voucher Wait List**

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	433	100%	40
Extremely low-income Less than or = 30% MFI	359	83%	N/A
Very Low-income Greater than 30% but less than or = 50% of MFI	55	13%	N/A
Low income Greater than 50% but less than 80% of MFI	16	4%	N/A
Families with children	425	98%	90%
Elderly families	2	0.4%	10%
Families with disabilities	5	1.15%	N/A
Race/ethnicity (Black)	335	77%	N/A
Race/ethnicity (White)	77	18%	N/A
Race/ethnicity (Other)	5	1.2%	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. The Auburn Housing Authority is exempt from SEMAP scoring due to its MTW Cohort 1 designation.*





**U. S. Department of Housing and Urban Development**  
Birmingham Office  
Region IV  
Medical Forum Building, Suite 900  
950 22<sup>nd</sup> 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](mailto: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**

### **FYE2023 Audit**

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

**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?	None reported
Type of report issued on the compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported under Uniform Guidance?	No
Identification of major program(s):	
- ALN 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

**Section III – Federal Award Findings and Questioned Costs**

***Findings and questioned costs for Federal Awards as defined in 2 CFR §200.516(a):***

None reported