



**FUTURE PLANS  
OF THE  
AUBURN HOUSING AUTHORITY**

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JANUARY 31, 2019**

# Why Are We Here?



- General information about the Auburn Housing Authority (AHA)
- Future Plans of AHA
  - 5-Year Strategic Plan

# Mission Statement



- Auburn Housing Authority's mission is to provide safe, decent, and sanitary housing conditions for individuals and families within the Auburn Housing Authority (AHA), LaFayette Housing Authority (LHA), and Roanoke Housing Authority (RHA). The objective is to provide personal, economic, and social upward mobility to offer individuals and families the opportunity to make the transition from subsidized to non-subsidized housing.
- Approved November 2016

# Board of Commissioners



- AHA is governed by a five-member Board of Commissioners, representing a cross section of the community.
  - Appoints the Chief Executive Officer (CEO) to oversee the daily operations of AHA (Sharon N. Tolbert appointed January 2015)
  - Oversees the fiscal management of AHA
  - Reviews and approves all policies pertaining to the AHA and its managed agencies
- **Robert Smith, Chairperson**
- **Nolan Torbert, Sr., Vice Chairperson**
- **Deborah Hand, Resident Commissioner**
- **John Saidla, Commissioner**
- **Marguerite White, Commissioner**

# Resident Representation



- Resident Commissioner
  - Serves on the Board of Commissioners for a 5-year term
  - Current resident or participant of the AHA
  - **Deborah Hand**
- Resident Advisory Board (RAB)
  - The role of the RAB is to review AHA's proposed HUD Annual Plan and members are considered the spokesperson for the residents served by the AHA.
  - **Lydia Carlisle**
  - **Marquitta Floyd**
  - **Tielmanac Drake**

# Overview



- Housing Choice Vouchers
  - AHA is a voucher only housing authority
  - Tenant Based Vouchers (TBV)/Section 8 Vouchers: 280 ACC (issue an average of 230 due to HUD funding)
  - Veterans Affairs Supportive Housing (VASH): 18 ACC
  - Public Housing (PH) converted to Project-Based Vouchers (PBV)
    - ✦ 304 units/6 developments
    - ✦ Converted to stabilize funding (20 years), AHA maintains ownership of the units, and more flexibilities to develop properties
- Management Agreements
  - LaFayette Housing Authority = 102 units
  - Roanoke Housing Authority = 50 units

# Future Plans of AHA



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

# 5-Year Strategic Plan



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



# 5-Year Strategic Plan Categories



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

# Project-Based Voucher Unit *(formerly known as PH)*



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

# Housing Choice Voucher Program



- Administration
  - HUD SEMAP score = 90% or higher
  - HCV Investigator
- Participants
  - Homeownership Program – anticipate implementation by June 30, 2019
  - FSS Program – 2018 funding pending
  - Apply for various HUD voucher programs
- Landlords
  - Workshops
  - New landlord orientations

# Information Technology



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

# Affordable Housing



- Property Management
- Property acquisition for low-income housing development
- Homeownership Program
  - HCV Homeownership Program – **anticipate** implementation by June 30, 2019
  - FSS Program – 2018 funding pending
  - Used to purchase a home in the open market
  - North Auburn Housing Development Corporation (NAHDC) development
    - ✦ **Funded by the City of Auburn's CDBG program**

# Other Initiatives



- Auburn Community Development Corporation (ACDC)
- AHA Redevelopment Plan

# ACDC



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

# AHA Redevelopment Plan



- Goal: Redevelop All Sites
- Ridgecrest Redevelopment Plan (106 units) & ADCC
  - Co-Developer: The Bennett Group (Grace Ridge, Grace Point, Shephard's Cove, etc.) *Procurement March 2018; MDA January 29, 2019*
  - Goal: Demolish and rebuild or substantial rehabilitation (contingent on funding)
  - Apply for 9% LIHTC during the 2020 funding cycle
    - ✦ VERY COMPETITIVE
    - ✦ Application process for HAs is more restrictive than other properties
  - Master Planning Phase: LIHTC scoring analysis, construction cost, design, community meetings, etc.
  - Redevelop in phases
  - **Residents may be temporarily relocated (at the AHA's expense) due to construction; residents will return to their unit upon construction completion!**
  - **RESIDENTS WILL NOT BE DISPLACED – AHA WILL SERVE THE SAME RESIDENTS – RENT CALCULATION WILL NOT CHANGE!!!!**



