

**JEFFERSON COUNTY, ALABAMA
2015 ONE-YEAR ACTION PLAN**

**October 1, 2015 – September 30, 2016
Amendment #2**

Submitted _____

JEFFERSON COUNTY COMMISSION



**James A. "Jimmie" Stephens, President
Lashunda Scales, President Pro Tempore
Sheila Tyson
Joe Knight
Steve Ammons**

**JEFFERSON COUNTY OFFICE OF COMMUNITY SERVICES & WORKFORCE
DEVELOPMENT**

Frederick L. Hamilton, Director

Distributed March 22, 2019 for public review and comment until 5:00 pm, April 21, 2019.

BASIC GRANT 2015 - 2016

	<u>Original</u>	<u>Amend #1</u>	<u>Amend #2</u>	<u>Change</u>	<u>Public Facilities</u>	<u>Amend #1</u>	<u>Amend #2</u>	<u>Change</u>
BASIC GRANT 2015 - 2016	1,724,446.00	1,724,446.00	1,724,446.00	0.00	Graysville Ball Park	0.00	30,000.00	30,000.00
Program Income	0.00	0.00	4,317.50	4,317.50	Irondale Sr. Center Expansion	74,913.00	74,913.00	0.00
RLF Income	0.00	0.00	72,094.06	72,094.06	Marfintown Sr. Center II	168,911.00	125,048.10	(43,862.90)
	1,724,446.00	1,724,446.00	1,800,857.56	76,411.56		243,824.00	229,961.10	(13,862.90)
Public Facilities	243,824.00	243,824.00	229,961.10	(13,862.90)				
Infrastructure	600,733.00	600,733.00	587,970.71	(12,762.29)	<u>Infrastructure Improvements</u>			
Public Services	35,000.00	35,000.00	10,000.00	(25,000.00)	Jett Road Water	168,911.00	0.00	0.00
Housing	500,000.00	500,000.00	555,942.69	55,942.69	Fairfield Sidewalks III	168,911.00	168,911.00	0.00
Economic Development	0.00	0.00	72,094.06	72,094.06	Leeds Demolition Project	94,000.00	94,000.00	0.00
Planning & Administration	344,889.00	344,889.00	344,889.00	0.00	Rosedale Sidewalk V	168,911.00	168,911.00	0.00
Available to Commit	0.00	0.00	0.00	0.00	Tarrant Water	0.00	156,148.71	(12,762.29)
	1,724,446.00	1,724,446.00	1,800,857.56	76,411.56		600,733.00	587,970.71	(12,762.29)

Public Services

The People Development Center	10,000.00	10,000.00	10,000.00	0.00
Fair Housing Counseling	25,000.00	25,000.00	0.00	(25,000.00)
	35,000.00	35,000.00	10,000.00	(25,000.00)

Housing

Program Delivery	100,000.00	100,000.00	23,364.98	(76,635.02)
Emergency Housing Grant	400,000.00	400,000.00	532,577.71	132,577.71
	500,000.00	500,000.00	555,942.69	55,942.69

Economic Development

Ec. Dev. Business Activity	0.00	0.00	42,830.79	42,830.79
Ec. Dev. Business Activity	0.00	0.00	29,263.27	29,263.27
	0.00	0.00	72,094.06	72,094.06

Planning & Program Admin

General Admin.	344,889.00	344,889.00	344,889.00	0.00
	344,889.00	344,889.00	344,889.00	0.00

Available to Commit

	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	1,724,446.00	1,724,446.00	1,800,857.56	76,411.56

Contents

Expected Resources.....	6
AP-15 Expected Resources – 91.220(c)(1,2).....	6
Annual Goals and Objectives.....	10
Projects.....	16
AP-35 Projects – 91.220(d).....	16
AP-38 Project Summary	17
AP-50 Geographic Distribution – 91.220(f)	24
Affordable Housing.....	26
AP-55 Affordable Housing – 91.220(g).....	26
AP-60 Public Housing – 91.220(h)	27
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	28
AP-75 Barriers to affordable housing – 91.220(j).....	31
AP-85 Other Actions – 91.220(k).....	32
Program Specific Requirements	35

Executive Summary
(Includes PY 2015 Amendment #2)

Jefferson County, Alabama
Office of Community Services & Workforce Development
Amended Final Statement of Community Development Objectives and Projected Use of Funds

Program Years 2015 through 2017

Jefferson County, Alabama, and a consortium of municipalities located within the County (excluding Birmingham, Bessemer, County Line, Sumiton, Argo, and Helena), received from the U.S. Department of Housing and Urban Development annual grants for the 2015 and 2016 Program Years from the Annual Action Plans of the 2015 Five-Year Consolidated Plan. These are the 41st through 43rd years of the Consolidated Plan Annual Action Plans that include the Community Development Block Grant Program (CDBG), The Emergency Shelter/Emergency Solutions Grant Program (ESG), and the HOME Program (HOME).

Pursuant to the requirements of the Housing and Community Development Act of 1974, as amended, Jefferson County, Alabama is hereby publishing the Final Amended Statement of Objectives and Projected Use of Funds for these years of the Program (October 1, 2015 to September 30, 2019). This Final Amended Statement will be developed after receiving citizen comments and views at a public hearing to be held on April 9, 2019 at 2:00 p.m. at the Jefferson County Office of Community Services & Workforce Development 716 Richard Arrington Jr. Blvd. North, Suite A-430, Birmingham, Alabama.

Special accommodations are available, upon request, for those with disabilities and those with limited English proficiency. Those requiring special accommodations or questions regarding the Plan, should call 325-5761 in advance for assistance.

AVAILABILITY OF THE PROPOSED AMENDMENTS

This is a summary of the proposed amendments for Community Development Programs. Copies of this summary may also be reviewed at the Jefferson County Office of Community Services & Workforce Development, 716 Richard Arrington Jr. Blvd. North – Suite A430, Birmingham, AL 35203, or by calling 325-5761. Arrangements can also be made to meet the Special Needs Requirements of those with disabilities as well as those with limited English proficiency. Those in this category should contact the Office of Community Services & Workforce Development at the above address and telephone number. Copies may also be viewed at the following Public Libraries:

Adamsville Public Library
4825 Main Street
Adamsville, AL 35005

Fairfield Public Library
4615 Gary Avenue
Fairfield, AL 35064

Fultondale Public Library
500 Byrd Lane
Fultondale, AL 35068

Homewood Public Library
1721 Oxmoor Road
Homewood, AL 35209

Irondale Public Library
105 20th Street, South
Irondale, AL 35210

Leeds Public Library
8104 Parkway Drive
Leeds, AL 35094

Midfield Public Library
400 Breland Drive
Midfield, AL 35228

Trussville Public Library
201 Parkway Drive
Trussville, AL 35173

Tarrant Public Library
1143 Ford Avenue
Tarrant, AL 35217

Warrior Public Library
10 First Street East
Warrior, AL 35180

Hueytown Public Library
1372 Hueytown Road
Hueytown, AL 35023

Comments must be submitted prior to 5:00 p.m. on April 21, 2019. Written comments must be submitted to the following:

Jefferson County Office of Community Services & Workforce Development
716 Richard Arrington Jr Blvd N, Ste. A-430
Birmingham, AL 35203
Attn: Amendment Comments

The Final Amended Use of Funds stated herein has been developed so as to give maximum feasible priority to activities which will principally benefit low and moderate income persons and families. In addition, the projected use of funds is consistent with Jefferson County's goal of:

- a) Stabilizing low and moderate income neighborhoods located in consortium cities and unincorporated Jefferson County;
- b) Providing safe and affordable housing;
- c) Providing jobs for low and moderate income persons and families; and
- d) Improving the economic life in Jefferson County by encouraging business development.

The purpose of this Amendment is to add one (1) activity and also to cancel three (3) activities for reprogramming those unexpended funds to other activities in these program years. The following are the activities to be changed:

PROGRAM YEAR 2015 (41st)

CDBG

Cancel the Following Activity:

Fair Housing Counseling, \$25,000.00

Reduce Funding in the Following Activities:

Martintown Senior Center from \$168,911.00 to \$125,048.10

Tarrant Water from \$168,911.00 to \$156,148.71

Housing Program Delivery from \$100,000.00 to \$23,364.98

Increase Funding in the Following Activity:

Emergency Housing Rehabilitation from \$400,000.00 to \$532,577.71 of which \$4,317.50 is Program Income.

Add the Following Activities:

Graysville Ball Park, \$30,000.00

Add Funding in the Following Activities:

Economic Development Business Activity, \$42,830.79 (Revolving Loan Funds)

Economic Development Business Activity, \$29,263.27 (Revolving Loan Funds)

PROGRAM YEAR 2016 (42nd)

CDBG

Cancel the Following Activity:

Fair Housing Counseling, \$25,000.00

Increase Funding in the Following Activities:

Center Point Senior Citizens' Center from \$252,746.00 to \$277,746.00

Emergency Housing Rehabilitation from \$400,000.00 to \$403,946.50 of which \$3,946.50 is program income.

Add Funding in the Following Activity:

Economic Development Business Activity, \$29,343.80 (Revolving Loan Funds)

PROGRAM YEAR 2017 (43rd)

CDBG

Cancel the Following Activity:

Fair Housing Counseling, \$25,000.00

Increase Funding in the Following Activities:

Emergency Housing Rehabilitation from \$400,000.00 to \$466,689.85.

Add Funding in the Following Activity:

Economic Development Business Activity, \$102,892.93 (Revolving Loan Funds)

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Jefferson County expects to receive \$1,724,446.00 in CDBG funds, \$4,317.50 in CDBG program income; \$579,144.00 in HOME funds, \$0.00 in County match (In-Kind), and \$250,000.00 in HOME program income; \$155,686.00 in federal ESG funds, and \$155,686.00 in ESG Match funds, making a total of \$2,864,962.00 in funds available for Program Year 2015-16.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,724,446	4,317.50	0	1,728,763.50	Jefferson County's projected use of CDBG funds has been developed so as to give maximum feasible priority to activities which will carry out one of the national objectives of benefit to low- and moderate-income families or aid in the prevention or elimination of slums or blight. The projected use of funds may also include activities that the recipient certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	579,144	250,000	0	829,144	Jefferson County's projected use of HOME funds is consistent with the HOME Program goal of providing decent affordable housing to lower-income households.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,686	0	0	155,686	Jefferson County's projected use of ESG funds is consistent with the rehabilitation or conversion of buildings for use as emergency shelter for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal HOME funds will be leveraged primarily through the County's affordable housing programs and economic development activity programs to maximize the impact of federal resources. In the past for example, Jefferson County has leverage millions of dollars in Federal Low Income Housing Tax Credits (LIHTC), private grants from non-profits, loans from private financial institution, and various affordable housing loan and grant products from the Federal

Home Loan Bank. Jefferson County will continue to seek these and other sources of private, state and local funds during the 2015-2019 Consolidated Plan period to stretch our limited federal dollars and make the greatest impact possible.

Jefferson County has exceeded the matching requirement for the HOME Program and does not anticipate a matching funds shortfall during the 2015-2019 Consolidated Plan period. Additional match will, however, continue to be sought and logged in the Match Report as received.

Emergency Solutions Grant (ESG) funds will be matched by Jefferson County, Alabama or sub-recipients through matching contributions obtained from any source, including Federal source other than the ESG program, as well as state, local, and private sources. All sources used as match will meet the requirements as set forth in 24 CFR Part 576.201.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

From time to time Jefferson County may use publically owned land or property to address the needs identified in the plan such as the development of public facilities (parks, senior centers, neighborhood facilities) and infrastructure improvements (street and drainage, water/sewer improvements).

Annual Goals and Objectives

AP-20 Annual Goals and Objectives Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities	2015	2020	Non-Housing Community Development	Consortium-Wide and Unincorporated Areas	Public Facilities	CDBG: \$750,555	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
2	Clearance and Remediation Activities	2015	2020	Non-Housing Community Development	Consortium-Wide and Unincorporated Areas	Clearance and Remediation	CDBG: \$94,000	Buildings Demolished: 5 Buildings
3	Public Services	2015	2020	Non-Housing Community Development	Consortium-Wide and Unincorporated Areas	Public Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Rehab of Homeowner Housing: Emergency Repairs	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	CDBG: \$400,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
8	Construction of Rental Units	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	HOME: \$630,406	Rental units constructed: 40 Household Housing Unit
9	CHDO Set-Aside	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	HOME: \$86,867	Homeowner Housing Added: 1 Household Housing Unit
11	CDBG General Administration	2015	2016	Administration	Consortium-Wide and Unincorporated Areas	CDBG General Admin	CDBG: \$344,889	Other: 12 Other
12	Housing Program Delivery	2015	2016	Housing Program Delivery	Consortium-Wide and Unincorporated Areas	Housing Program Delivery	CDBG: \$100,000	Other: 4 Other
13	HOME Administration	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality HOME Administration	HOME: \$82,914	Rental units constructed: 40 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	CHDO Administration	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality CHDO Administration	HOME: \$28,957	Homeowner Housing Added: 1 Household Housing Unit
15	HESG15	2015	2017	Homeless	Consortium-Wide and Unincorporated Areas	HESG15	ESG: \$155,686	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Homeless Person Overnight Shelter: 20 Persons Assisted Homelessness Prevention: 5 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	The acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements.
2	Goal Name	Clearance and Remediation Activities
	Goal Description	Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites and remediation of known or suspected environmental contamination.

3	Goal Name	Public Services
	Goal Description	Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 24 CFR Part 570.207(b)(4).
7	Goal Name	Rehab of Homeowner Housing: Emergency Repairs
	Goal Description	Emergency rehabilitation to owner-occupied housing.
8	Goal Name	Construction of Rental Units
	Goal Description	Special needs housing includes the construction of rental units for the elderly.
9	Goal Name	CHDO Set-Aside
	Goal Description	

11	<p>Goal Name</p> <p>Goal Description</p>	<p>CDBG General Administration</p> <p>Reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include, but are not necessarily limited to, necessary expenditures for the following:</p> <p>(1) Salaries, wages, and related costs of the recipient's staff, the staff of local public agencies, or other staff engaged in program administration. In charging costs to this category the recipient may either include the entire salary, wages, and related costs allocable to the program of each person whose primary responsibilities with regard to the program involve program administration assignments, or the pro rata share of the salary, wages, and related costs of each person whose job includes any program administration assignments. The recipient may use only one of these methods during the program year (or the grant period for grants under subpart F). Program administration includes the following types of assignments:</p> <ul style="list-style-type: none"> (i) Providing local officials and citizens with information about the program; (ii) Preparing program budgets and schedules, and amendments thereto; (iii) Developing systems for assuring compliance with program requirements; (iv) Developing interagency agreements and agreements with sub-recipients and contractors to carry out program activities; (v) Monitoring program activities for progress and compliance with program requirements; (vi) Preparing reports and other documents related to the program for submission to HUD; (vii) Coordinating the resolution of audit and monitoring findings; (viii) Evaluating program results against stated objectives; and (ix) Managing or supervising persons whose primary responsibilities with regard to the program include such assignments as those described in paragraph (a)(1)(i) through (viii) of this section. <p>(2) Travel costs incurred for official business in carrying out the program;</p> <p>(3) Administrative services performed under third party contracts or agreements, including such services as general legal services, accounting services, and audit services; and</p> <p>(4) Other costs for goods and services required for administration of the program, including such goods and services as rental or purchase of equipment, insurance, utilities, office supplies, and rental and maintenance (but not purchase) of office space.</p>
----	--	--

12	Goal Name	Housing Program Delivery
	Goal Description	Eligible costs associated with carrying out CDBG Housing related activities.
13	Goal Name	HOME Administration
	Goal Description	
14	Goal Name	CHDO Administration
	Goal Description	
15	Goal Name	HESG15
	Goal Description	Activities associated with the Emergency Solutions Grant such as HMIS, Emergency Shelter, Administration, Homelessness Prevention and Rapid Re-Housing.

Projects

AP-35 Projects – 91.220(d)

Introduction

Jefferson County expects to receive \$1,724,446.00 in CDBG funds, \$4,317.50 in CDBG program income; \$579,144.00 in HOME funds, \$0.00 in County match and \$250,000 in HOME program income; and \$155,686.00 in federal ESG funds plus \$155,686 in ESG Match, making a total of \$2,869,279.50 in funds available for Program Year 2015-2016. Funds will be used CDBG General Administration, CDBG Housing Program Delivery, ESG Administration, HOME Administration, CDBG: Public Facilities, Public Services, and Emergency Housing Rehabilitation, ESG: Homeless Prevention, Rapid Re-Housing, Emergency Shelter, and HMIS.

Projects

#	Project Name
1	CD15-03-Public Facilities
2	CD15-Clearance/Demolition
3	CD15-Public Services
4	CD15-Emergency Housing Rehabilitation
5	CD15-General Administration
6	CD15-Housing Program Delivery
7	HESG15-ESG
8	HOME15-Administration
9	HOME15-CHDO Administration
10	HOME15-CHDO Activities
11	HOME15-Special Needs Housing

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

All HOME and CDBG housing rehabilitation programs and public service programs are county-wide. All non-housing, non-homeless projects are approved based on the low/mod percentage for the service area of the project either based on the U.S. Census data or the results of door to door surveys. The biggest obstacle to meeting underserved needs is the lack of funding sources to meet those needs as well as meeting the eligibility guidelines for available funding sources.

AP-38 Project Summary
Project Summary Information

1	Project Name	CD15-03-Public Facilities
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$817,931.81
	Description	Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements; the removal of architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low/mod income families will benefit from the proposed activities.
	Location Description	Activities will be carried out in the municipalities of Graysville, Fairfield, Irondale, Tarrant and the Rosedale community located in the city of Homewood, Alabama, as well as the unincorporated communities of Martintown.
Planned Activities	Graysville Ball Park, Fairfield Sidewalks, Martintown Senior Center, Tarrant Water, Irondale Senior Center, Rosedale Sidewalks.	
2	Project Name	CD15-Clearance/Demolition
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Clearance and Remediation Activities
	Needs Addressed	Clearance and Remediation
	Funding	CDBG: \$94,000
	Description	Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites and remediation of know or suspected environmental contamination.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 housing will be demolished.

	Location Description	Leeds, Alabama
	Planned Activities	Leeds Demolition
3	Project Name	CD15-Public Services
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Funding for public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 24 CFR Part 570.207(b)(4)).
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	100% of the beneficiaries from public services must meet the low/mod income guidelines.
	Location Description	County-Wide
	Planned Activities	The People Development Center
4	Project Name	CD15-Emergency Housing Rehabilitation
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Rehab of Homeowner Housing: Emergency Repairs
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	CDBG: \$532,577.71
	Description	Funds will be used to provide emergency rehabilitation to owner-occupied housing units.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	25 owner-occupied housing units are expected to receive emergency housing rehabilitation.
Location Description	County-Wide	

	Planned Activities	Emergency Housing Rehabilitation
5	Project Name	CD15-General Administration
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	CDBG General Administration
	Needs Addressed	CDBG General Admin
	Funding	CDBG: \$344,889
	Description	Overall program administration, including (but not limited to) salaries, wages, and related costs of staff or others engaged in program management, monitoring, and evaluation.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203
	Planned Activities	General Administration
6	Project Name	CD15-Housing Program Delivery
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Housing Program Delivery
	Needs Addressed	Housing Program Delivery
	Funding	CDBG: \$23,364.98
	Description	Housing program administration.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203
	Planned Activities	Housing Program Delivery
7	Project Name	HESG15-ESG
	Target Area	Consortium-Wide and Unincorporated Areas

	Goals Supported	HESG15
	Needs Addressed	HESG15
	Funding	ESG: \$155,686
	Description	HESG program administration, emergency shelter, rapid re-housing (housing relocation and stabilization services and tenant-based rental assistance), HMIS, and homeless prevention (housing relocation and stabilization services and tenant-based rental assistance).
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	20 persons who are homeless (may be individuals or families) and 10 persons who are at risk of homelessness (may be individuals or families).
	Location Description	County-Wide through sub-recipients and Jefferson County (716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203).
	Planned Activities	Administration, Emergency Shelter, Street Outreach, HMIS, and Homeless Prevention (housing relocation & stabilization and tenant-based rental assistance).
8	Project Name	HOME15-Administration
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Construction of Rental Units CHDO Set-Aside
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$82,914
	Description	Administrative costs for HOME Program activities.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203.
	Planned Activities	HOME Administration
9	Project Name	HOME15-CHDO Administration
	Target Area	Consortium-Wide and Unincorporated Areas

	Goals Supported	CHDO Set-Aside
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$28,957
	Description	Administrative costs associated with carrying out HOME CHDO Program activities.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	716 Richard Arrington Jr Blvd North, Birmingham, AL 35203
	Planned Activities	HOME CHDO Administration
10	Project Name	HOME15-CHDO Activities
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	CHDO Set-Aside
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$86,867
	Description	HOME CHDO Activities
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	HOME15-Special Needs Housing
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Construction of Rental Units
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$630,406
	Description	HOME funded special needs housing activities.
	Target Date	9/30/2016

Estimate the number and type of families that will benefit from the proposed activities	40 Elderly Tenants
Location Description	Request for Proposals taken consortium-wide and in unincorporated areas.
Planned Activities	Special Needs Housing

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funds for the 2015 One-Year Action Plan will be directed County-Wide as needed for low/mod-income beneficiaries eligible for CDBG Emergency Housing Rehabilitation, Public Service Programs and for the homeless or those at risk of homelessness as beneficiaries for ESG programs. Funds for other CDBG Non-Housing Projects such as Public Facilities and Clearance and Demolition will be directed to the following municipal areas of the Jefferson County Consortium: Fairfield, Leeds, Tarrant Irondale, Graysville, and the Rosedale Community located within Homewood, Alabama. Additional geographic areas include the Martintown Community located in an unincorporated area of Jefferson County.

Geographic Distribution

Target Area	Percentage of Funds
County-Wide (CDBG)	31%
Irondale	4%
Martintown	7%
Fairfield	10%
Leeds	5%
Homewood	10%
Tarrant	9%
Graysville	2%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All HOME and CDBG housing rehabilitation, homeless and public service programs are county-wide excluding the areas of Birmingham, Bessemer, Hoover, County Line, Sumiton, Argo and Helena. Birmingham, Bessemer, and Hoover are excluded because they are entitlements. County Line, Sumiton, Argo and Helena are excluded because they are not participants of the Jefferson County Consortium. All non-housing projects are approved based upon the low/mod percentage for the service area of the project either based on the U.S. Census data or the results of door-to-door surveys.

Discussion

The Jefferson County Consortium consists of the following thirty-one municipalities: Adamsville, Brighton, Brookside, Cardiff, Center Point, Clay, Fairfield, Fultondale, Gardendale, Graysville, Homewood, Hueytown, Irondale, Kimberly, Leeds, Lipscomb, Maytown, Midfield, Morris, Mountain Brook, Mulga, North Johns, Pinson, Pleasant Grove, Sylvan Springs, Tarrant, Trafford, Trussville, Vestavia Hills, Warrior, and West Jefferson.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The information below relates to the affordable housing goals provided in Section AP-20. For the purpose of this section, the term "affordable housing" is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	1
Special-Needs	40
Total	41

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	40
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	41

Table 6 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

There are four housing authorities responsible for the administration and operations of public housing developments in Jefferson County. They include the Jefferson County Housing Authority (JCHA), Leeds Housing Authority, Tarrant Housing Authority and Fairfield Housing Authority. JCHA is the largest of the four.

Actions planned during the next year to address the needs to public housing

Jefferson County will encourage public housing residents to participate in employment and training opportunities provided by construction activities under Section 3 and other available programs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Actions to encourage public housing residents to become more involved in management include representation on the housing authority board, a Community Action Committee, Senior Companions, computer centers and surveys. Public housing residents are encouraged to participate in homeownership through voluntary participation in a Family Self Sufficiency program to become self-sufficient within five years. It is to be hoped that counseling and linkages to area agencies will enable earned income to increase and allow for the resident/tenant to qualify for an affordable mortgage. Housing counseling services include financial literacy, budgeting, credit repair, homeownership education, and fair housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Jefferson County has developed one-year goals and specific actions steps for reducing and ending homelessness through:

(i) Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs;

(ii) Addressing the emergency shelter and transitional housing needs of homeless persons; and

(iii) Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again; and

(iv) Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are:

(A) Being discharged from publicly funded institutions and systems of care, such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions; or

(B) Receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Jefferson County's original one-year goal and action for reducing and ending homelessness by reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs included providing \$5,000.00 funding for street outreach activities. However, no applications were received from homeless service providers to provide street outreach activities through Jefferson County's ESG program. Therefore the Street Outreach activity is changed to Rapid Re-Housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Jefferson County's one-year goal and action for reducing and ending homelessness by addressing the emergency shelter and transitional housing needs of homeless persons includes providing \$88,411.00 in funding for emergency shelter activities. Eligible activities include case management, child care, education services, employment assistance and job training, outpatient health services, legal services (with limitations), life skills training, mental health services (with limitations), substance abuse treatment services (with limitations), transportation (with limitations), services for special populations (homeless youth, victim services, services for people living with HIV/AIDS), renovation, and shelter operations.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Jefferson County's one-year goal and action for reducing and ending homelessness by helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to afford housing units, and preventing individuals and families who were recently homeless from becoming homeless again by extending the availability of unspent Program Year 2014 ESG Rapid Re-Housing funds through to August 30, 2016.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Jefferson County's one-year goal and action for reducing and ending homelessness by helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs includes providing \$35,597.95 in funding for homeless prevention activities. Eligible activities

may include housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the “homeless” definition in 24 CFR Part §576.2. This assistance, referred to as homelessness prevention, may be provided to individuals and families who meet the criteria under the “at risk of homelessness” definition, or who meet the criteria in paragraph (2), (3), or (4) of the “homeless” definition in §576.2 and have an annual income below 30 percent of median family income for the area, as determined by HUD. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Jefferson County is engaged in a Comprehensive Planning process looking at the county on a watershed by watershed basis. This process has been temporarily slowed due to funding restraints, but it is anticipated that over the next 5 years plans for all the county watersheds will be adopted. Elements of the completed Plan include land use, sewer, water supply, mining issues, transit, and housing among others in the unincorporated areas of the county.

AP-85 Other Actions – 91.220(k)

Introduction:

Over the period of the 2015 One-Year Action Plan, Jefferson County plans to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Addressing “Underserved Needs” is one of the most trying and difficult areas addressed in Jefferson County’s housing strategies, homeless strategies, and non-housing strategies. The main reason for this difficulty is a lack of available funding to meet those needs.

Actions planned to foster and maintain affordable housing

Jefferson County will continue to use its limited HUD Community Planning and Development (CPD) funds to support activities across the housing needs spectrum to foster and maintain affordable housing. Programs to address this issue under CDBG include owner-occupied rehabilitation, and housing counseling. The HOME Program may address new construction of single-family and rental housing, acquisition and/or rehabilitation of single-family and rental housing, and homebuyer assistance. The ESG Program may utilize rapid re-housing and homeless prevention programs to foster and maintain affordable housing for families and individuals who have become or are at risk of becoming homeless.

Actions planned to reduce lead-based paint hazards

Jefferson County has two Lead-Based Paint Inspectors and Lead-Based Paint Risk Assessors certified by the University of Alabama's Safe States Environmental Program on staff as Senior Housing Rehabilitation Specialists. Training and licensing are kept current and are registered with the Alabama Department of Public Health.

Under the HOME Program, the use of lead-based paint (LBP) is prohibited in all new construction. Any pre-1978 existing units to be rehabilitated and sold to homebuyers is tested for LBP prior to acquisition. If LBP is found, the unit is not acquired. Under the CDBG Program, all pre-1978 owner-occupied units are tested for LBP prior to rehabilitation. None of the County's housing programs include activities that are expected to disturb lead painted surfaces except volunteer programs which are under the allowable threshold and are exempt. The County requires all projects to be compliant with all Federal and State laws and regulations.

Actions planned to reduce the number of poverty-level families

1. Coordination of activities undertaken by Jefferson County which improve or alter the living situation of persons whose incomes are below the poverty level and/or contribute to the reduction in the number of persons living in poverty. Targeted areas for concentration include:

A. Economic Development - search for programs and funds to provide jobs and essential service initiatives to elevate and expand economic opportunities that will allow for suitable living environments.

B. Improvement of the educational system.

C. Support and/or coordinate County's goals, policies, and programs with services provided by private and public social service agencies which are willing to join in cooperative planning and joint programs.

D. Actions to expand the use of federal resources available for affordable housing.

E. Coordination of existing housing programs with housing counseling and educational opportunities for acquiring the knowledge and skills for responsible home ownership and tenancy.

F. Actions to nurture and strengthen existing community based housing development corporations and to encourage the development of additional non-profits.

G. Exploration of new initiatives for affordable housing

Actions planned to develop institutional structure

Jefferson County will implement its Consolidated Plan through its Office of Community and Economic Development which will serve as lead agency. Jefferson County works with a number of agencies both public and non-profit in delivering services to the residents of the County. Jefferson County's HOME Program further solicits outside sources of funds through both public and private sectors including Low Income Housing Tax Credits. The CDBG funded Housing Rehabilitation programs further work with volunteer and faith based entities where possible. The ESG program works through a variety of non-profit entities to support their Continuum of Care initiatives.

Actions planned to enhance coordination between public and private housing and social service agencies

There are four Public Housing Authorities within the Jefferson County Community Development Consortium. These are the Fairfield, Tarrant, Leeds and Jefferson County Public Housing Authorities (PHA's). The Jefferson County Commission appoints board members to the Jefferson County Public Housing Authority only. All other Authorities operate independently of the Jefferson County Commission. Jefferson County works closely with local PHA's in supporting their efforts to improve the housing stock and quality of life of their beneficiaries. When requested, Jefferson County reviews proposed capital improvements as well as proposed development, demolition or disposition of public housing development. Jefferson County does not fund any Authority and has no involvement in procurement and hiring. This is done through the local Authority under plans approved by HUD.

Public Institutions and Private Organizations: Historically public institutions and private organizations have worked well together to provide housing and community development programs and services to the people of Jefferson County. Various resources are coordinated to help the County's families and individuals in need of housing assistance, elderly, low and very low income, and special needs populations.

Jefferson County, Alabama has operated the Community Development Block Grant (CDBG) program for many years as a HUD entitlement community. The County, in working with a variety of community agencies, has a well-established structure for implementing its programs. Jefferson County has in the past and presently continues to maintain extensive contracts and coordination with a broad variety of community organizations.

To increase the availability of affordable housing units to residents in Jefferson County, the County partners with CHDOs, non-profit organizations, community development corporations, and private developers as well as with private lenders, the Alabama Housing Finance Authority, the Jefferson County Department of Health and the Alabama Department of Human Resources.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Jefferson County expects to receive \$1,724,446.00 in CDBG funds. Jefferson County does not expect to receive any program income during the period of this One-Year Action Plan PY 2015 (October 1, 2015-September 30, 2016).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Jefferson County does not plan to provide other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Jefferson County will use the Recapture option should the debtor decide to sell their home within the Affordability Period. Under the Recapture option, the County may require the debtor to repay all of the HOME Program subsidy to the County or a reduced amount on a prorata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period. The debtor is then able to sell his/her home to any buyer at whatever price the market will bear. The County will require full repayment of outstanding HOME Program funds as described above at the time of resale or, if the net proceeds of a sale are less than the full amount of the HOME Program subsidy, recapture of the net proceeds. The net proceeds of a sale are the sales price minus any non-HOME Program loan repayments and closing costs. These funds will be reinvested into HOME Program funded activities. In those cases where the real estate does not appreciate sufficiently to allow a full recapture, the County will reduce the repayment of the HOME Program subsidy to allow the original purchaser to resell the unit without incurring a loss. Jefferson County may, at its option, permit the subsequent homebuyer to assume the HOME assistance (subject to the HOME requirements for the remainder of the period of affordability) if the subsequent homebuyer is low-income, and no additional HOME assistance is provided.

The Period of Affordability will be suspended upon foreclosure by a superior lender or other transfer in lieu of foreclosure. However, if at any time following foreclosure or other transfer in lieu of foreclosure by such lender, but still during the Period of Affordability, the owner of record prior to the foreclosure or transfer in lieu of foreclosure, or any newly formed entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains and ownership interest in the property, the Period of Affordability shall be revived according to its original terms. In the event of a foreclosure of the property by the County or a superior lender, then the recapture shall be limited to the net proceeds received by the County as described above. Jefferson County will also retain a first right of refusal on the property.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Jefferson County will use mortgage liens and restrictive covenants running with the land filled of record with the Jefferson County Judge of Probate to ensure the affordability of units acquired with HOME funds remain affordable for the applicable period of affordability. The applicable period of affordability shall be as follows:

- Under \$15,000 - 5 years
- \$15,000 - \$40,000 - 10 years
- Over \$40,000 - 15 years

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Jefferson County has no plans to use funds for this purpose.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

All applicants must be evaluated for program eligibility and needs.

The standard for calculating annual income under 24CFR 5.609 must be used when determining the annual income of an individual or family.

All clients must receive housing stability case management.

Jefferson County's policy for termination of assistance must be explained to and distributed to the client.

All shelters and housing must meet HUD's shelter and housing standards.

All agencies receiving Jefferson County ESG funds must adhere to the Conflict of Interest and Privacy Policies as set forth by Jefferson County.

To the maximum extent possible, all sub-recipients must involve a homeless individuals or families in constructing, renovating, maintaining, and operating facilities assisted, in providing services, and in providing services under

the ESG Program. This may include employment or volunteer services.

Faith-based organizations are eligible, on the same basis as any other organization, to receive ESG funds.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

While One Roof (Lead Agency for the Local Continuum of Care) planned to have a complete operating Coordinated Assessment by mid-January 2015, there were multiple barriers to implementation including the move of the One Roof office. Policies are in the final stages of development and One Roof is expected to hire the first dedicated staff member soon.

All calls related to homelessness or homeless prevention will be referred to the One Roof office number and staff will go through a brief assessment with callers to determine the level of homelessness or risk of homelessness. If the client appears to be eligible for any service available in the CoC, Coordinated Assessment staff will go through a more extensive assessment including some pieces of Vulnerability Index. Clients will then be referred to the appropriate resource according to resource availability and level of vulnerability.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Jefferson County holds a competitive application period for each program year's allocation of ESG funds. Applications are made available to private nonprofit organizations including faith-based organizations at the same period. Applications are rated and ranked from highest points to lowest points with the categories of ESG budgeted funds being allocated to the highest ranked organizations based on the funds available in that category of assistance.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

All of Jefferson County's sub-recipients have had volunteers and/or staff members who meet the homeless participation requirement in 24 CFR 576.405 (a). If Jefferson County is unable to meet the requirement, a plan is in place where the sub-recipient cannot receive ESG funding until the homeless participation requirement is met and verified.

5. Describe performance standards for evaluating ESG.

Jefferson County will review the performance of each sub-recipient in carrying out its responsibilities no less than annually. In conducting performance reviews, the County will rely primarily on information obtained from the records and reports from the sub-recipient and, when appropriate, its partners, as well as information from onsite monitoring, audit reports, and information from HMIS. Where applicable, the County may also consider relevant information pertaining to the sub-recipient's performance gained from other sources, including citizen comments, complaint determinations, and litigation.