



# **JEFFERSON COUNTY CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR PROGRAM YEAR 2024 (OCT. 1, 2024 – SEPT. 30, 2025)**

Prepared for submission to the U.S. Department of Housing and Urban Development (HUD).

The U.S. Department of Housing and Urban Development (HUD) requires that in order to receive funding under the Community Development Block Grant (CDBG); the Home Investment Partnerships program (HOME); and the Emergency Solutions Grant (ESG), each Entitlement City or Urban County must prepare a Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER, prepared by the Jefferson County Department of Community Services, is designed to provide information on how Jefferson County used its entitlement funds during its most recently completed program year (2024). Enclosed is a summary of the Proposed 2024 CAPER for Community Development Programs for Jefferson County.



## Contents

CR-05 - Goals and Outcomes .....	3
CR-10 - Racial and Ethnic composition of families assisted .....	10
CR-15 - Resources and Investments 91.520(a) .....	12
CR-20 - Affordable Housing 91.520(b) .....	18
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	21
CR-30 - Public Housing 91.220(h); 91.320(j) .....	24
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) .....	25
CR-40 - Monitoring 91.220 and 91.230 .....	28
<b>CR-45 - CDBG 91.520(c)</b> .....	<b>30</b>
CR-50 - HOME 24 CFR 91.520(d) .....	31
CR-58 – Section 3 .....	32

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Jefferson County made substantial progress in meeting its strategic plan and action plan goals during the 2024 Program Year.

CDBG funds were expended to improve various streets in the cities of Brighton (population of 2,845 and low and moderate income (LMI) of 68.4%) and Lipscomb (population of 2,050, and LMI of 67.1%). Renovations were completed at recreational/community centers in the cities of Center Point and Graysville.

New fire equipment was purchased to service residents living within the Minor Heights Fire District.

These public facilities/improvements benefited approximately 25,441 Jefferson County Consortium residents, including a substantial number of LMI households.

Other projects outlined in the PY24 Action Plan were either in the initial phases of development or under review at the close of the program year, to include the following:

- Renovations to Hillcrest-Manor in the City of Center Point.
- Expansion and enhancement of the parking for senior clients at the Leeds Senior Activity Center.
- Revitalization of the Mulga Mines Park.

Some 43 households, including a substantial number of seniors, were assisted in PY 24 as part of the County's CDBG-funded housing rehabilitation program.

Collaboration with Public Service providers were aimed at homelessness prevention and addressing the needs of Jefferson

County's homeless population and at-risk persons, including assisting women and children who are at-risk of homelessness.

For the Home Investment Partnerships Program (HOME), construction was completed for the 52-unit Villas at York senior rental housing development in the unincorporated Grayson Valley area of Jefferson County. This development consists of six (6) HOME-assisted units. Jefferson County committed \$1,146,056 of permanent loan funds for this project. At the close of PY 24, the development had achieved 100% occupancy. Permanent closing will take place in PY 25.

Progress was also made on development plans for The Bridges at Hastings during PY 24. Environmental review was completed for the proposed 56-unit development for which HOME investment will result in the availability of an additional 11 units of affordable housing for eligible low-income seniors in Jefferson County. The Bridges at Hastings will be in the City of Pinson, and construction is scheduled to begin PY 25. Jefferson County plans to invest \$3,018,087 of HOME funds for permanent financing of this project. Total development costs are anticipated to be approximately \$19,645,508.

Funding for both Villas at York and The Bridges at Hastings leveraged Low Income Housing Tax Credits as well as private loan funds.

Jefferson County continues to focus on assisting low-income families with the goal of homeownership. Development delays and significant changes to the housing market that occurred during the height of the COVID-19 pandemic resulted in evaluation of this activity to determine how best to serve families going forward. Near the close of PY 24, an Environmental Review and Development Agreement were completed for the proposed construction of seven (7) single-family homes in unincorporated western Jefferson County. Termed the Hopewell Crossings – Phase II development, this project is made possible by partnership with a local Community Housing Development Organization (CHDO). An investment of \$530,000 of HOME/CHDO funds was committed by Jefferson County towards a total estimated project cost of \$1,918,800. Construction of homes will be completed in PY25.

No activities were undertaken with use of HOME-ARP funds during the Program Year. Pending plans for use of this funding will be reviewed in PY 24.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4	4	100.00%			
CDBG General Administration	Administration	CDBG: \$	Other	Other	12	12	100.00%	14	14	100.00%
CHDO Administration	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	4	1	25.00%			
CHDO Set-Aside	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0		2	0	0.00%
Clearance and Remediation Activities	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	1	0	0.00%			

Construction of Rental Units	Affordable Housing	CDBG: \$ / HOME: \$597918	Rental units constructed	Household Housing Unit	40	16	40.00%	5	6	120.00%
Down Payment Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
Economic Development Assistance	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	5	59	1,180.00%			
Economic Development Assistance	Non-Housing Community Development	CDBG: \$	Other	Other	0	0				
HESG Admin	Homeless	ESG: \$	Other	Other	15	8	53.33%	3	3	100.00%
HESG HMIS	Homeless	CDBG: \$5000 / ESG: \$	Other	Other	5	5	100.00%	1	1	100.00%
HESG Homeless Prevention	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	15	47	313.33%			
HESG Rapid Re-Housing	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	15	4	26.67%	4	0	0.00%
HESG Shelter	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	2000	9809	490.45%	100	100	100.00%
HESG Street Outreach	Homeless	CDBG: \$16922 / ESG: \$	Other	Other	25	47	188.00%	3	3	100.00%

HOME Administration	Affordable Housing	CDBG: \$79722 / HOME: \$	Other	Other	73	45	61.64%	7	7	100.00%
Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	20	2	10.00%			
Housing Program Delivery	Affordable Housing	CDBG: \$	Other	Other	4	4	100.00%	7	3	42.86%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	800	68681	8,585.13%	22000	25441	115.64%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Public Facilities	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0		10	0	0.00%



Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	400	10034	2,508.50%	6500	4100	63.08%
Rehab of Homeowner Housing: Emergency Repairs	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	140	700.00%	20	43	215.00%
Rehabilitation of Rental Housing Units	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	5	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Jefferson County's use of CDBG funds during PY 24 addressed priorities and specific objectives identified in the Annual Action Plan and Strategic Plan. The CDBG Housing Rehabilitation program was a high priority for Jefferson County due to the high

demand for such assistance from LMI homeowners throughout the Consortium, including many seniors. Housing rehabilitation and housing rehabilitation administration accounted for 27% of all CDBG spending. Non-housing public facility and improvement projects accounted for 52% of all Jefferson County's CDBG expenditures and addressed a priority need among Consortium members to improve infrastructure and community facilities, especially in communities with high concentrations of LMI households.

Use of HOME funds during PY 24 addressed priorities of affordable and fair housing. Jefferson County's goal for construction of rental units was exceeded, and considerable progress was made on meeting the goal for homeowner housing added. It is expected that the latter goal will be exceeded in PY 25. Senior rental developments not only provide more affordable housing options for eligible senior residents but also meet HUD and local standards for accessible units as well as providing adequate units at each development for the audio and/or visually impaired.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>
White	943	0
Black or African American	2,689	10
Asian	6	0
American Indian or American Native	17	0
Native Hawaiian or Other Pacific Islander	4	0
<b>Total</b>	<b>3,659</b>	<b>10</b>
Hispanic	217	0
Not Hispanic	3,883	10

**Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)**

	<b>HESG</b>
American Indian, Alaska Native, or Indigenous	6
Asian or Asian American	4
Black, African American, or African	1,026
Hispanic/Latina/e/o	20
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	1
White	536
Multiracial	104
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>1,697</b>

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

## Narrative

During the reporting period, the Community Development Block Grant (CDBG) and HOME programs served a combined total of 3,669 clients in Jefferson County. Of these, approximately 73.3% identified as Black or African American, 25.7% as White, and the remaining 1% were distributed among Asian (0.2%), American Indian or Alaska Native (0.5%), and Native Hawaiian or Other Pacific Islander (0.1%). All 10 clients served under the HOME program were Black or African American. In terms of ethnicity, 5.9% of clients identified as Hispanic, while 94.1% identified as Not Hispanic.

The Emergency Solutions Grant (ESG) program assisted 1,697 individuals. The majority, 60.5%, identified as Black, African American, or African, followed by White (31.6%), Multiracial (6.1%), American Indian or Alaska Native (0.4%), Asian (0.2%), and Native Hawaiian or Pacific Islander (0.1%). No clients identified as Middle Eastern or North African, and there were no unreported or unknown responses. In terms of ethnicity, 1.2% of ESG clients identified as Hispanic/Latina/e/o, while the remaining 98.8% did not.

**CR-15 - Resources and Investments 91.520(a)****Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,118,218	3,052,162.89
HOME	public - federal	797,223	174,143
ESG	public - federal	214,965	5,547

**Table 3 - Resources Made Available****Narrative**

Jefferson County used CDBG funds from the PY 24 grant year and unexpended funds from prior years to finance activities. A total of \$2,118,218 was made available, in addition to committed funds from prior years. A substantial amendment was authorized to move funding as needed to cover the cost of activities.

No CDBG-CV activities were undertaken, but \$218,711.18 is available for activities to prevent, prepare for and respond to coronavirus.

The County spent \$174,142.98 in HOME funds and \$5547.34 in ESG funds during the Program Year.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments****Narrative**

During the period of October 1, 2024, through September 30, 2025, Jefferson County continued to fund activities Consortium-wide as needed for LMI beneficiaries eligible for CDBG Housing Rehabilitation, HOME Program activities, Public Service Programs, and for the homeless or other at-risk of homelessness beneficiaries with ESG funds. Funds expended during the Program Year included prior year funding available to complete housing and non-housing CDBG projects.

Funds for other CDBG Non-Housing Projects were based on the request for assistance from municipalities within the Consortium. Cities and communities such as Brighton, Center Point, Gardendale, Graysville, the Jefferson County Housing Authority, Leeds, Lipscomb and the Minor Heights Fire District all received some level of support, and several projects are continuing into PY 25.

Although there are currently no target areas for funding, investments of federal funds by Jefferson County demonstrate a commitment to addressing housing and non-housing needs of low-and-moderate income households throughout the various communities within the Consortium.

There were no CDBG-CV funds expended during the program year.

HOME funds were expended during the reporting period to support activity delivery costs for The Villas at York development located in unincorporated Jefferson County. HOME Program funds, specifically CHDO funds, were also drawn in support of construction of seven (7) single-family homes for low- to moderate-income families. It is expected that additional funds will be expended for permanent financing of the Villas at York, which added six (6) HOME-assisted affordable rental units for senior residents of Jefferson County.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

#### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income



Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	1,676,056	0	0	0	0	1,676,056
Number	2	0	0	0	0	2
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	1,676,056	0	1,676,056			
Number	2	0	2			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	0	0	2
Dollar Amount	1,676,056	0	0	0	0	1,676,056

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	1
Number of Non-Homeless households to be provided affordable housing units	2	6
Number of Special-Needs households to be provided affordable housing units	5	6
<b>Total</b>	<b>7</b>	<b>13</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	7	6
Number of households supported through Rehab of Existing Units	20	43
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>27</b>	<b>49</b>

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Jefferson County assisted a total of 43 households with housing rehabilitation with CDBG funds during PY 24. Assistance was available throughout the 33-member County Consortium. Jefferson County expected to assist 20 total homeowners during the program year and exceeded the goal. Homeowners of numerous cities and communities were assisted, ranging from unincorporated areas such as Adger and Edgewater to Consortium cities such as Brighton, Center Point, Hueytown, Midfield, Mount Olive and Trussville.

The County exceeded its goals with respect to the number of households assisted in various categories, including rehab of existing units, support for those with special needs and providing affordable housing to the homeless.

There were no problems encountered in meeting goals.

**Discuss how these outcomes will impact future annual action plans.**

The outcomes show a continued need for affordable housing initiatives across the Jefferson County Consortium. Such needs will continue to be addressed in future annual action plans.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	30	0
Low-income	11	6
Moderate-income	2	0
<b>Total</b>	<b>43</b>	<b>6</b>

Table 13 – Number of Households Served

**Narrative Information**

During the reporting period, Jefferson County provided housing assistance to a total of 49 households through activities funded by the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. These activities required income verification by family size to determine eligibility, and the households served were categorized by income level.

The CDBG program served 43 households, with a high number being extremely low-income households, while the HOME program served 6 low-income households, further contributing

to Jefferson County's affordable housing goals. These efforts reflect Jefferson County's commitment to prioritizing assistance for those with the greatest need.

DRAFT

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Jefferson County continued to coordinate closely with One Roof, the local Continuum of Care (CoC) in outreach to homeless persons, especially the unsheltered. CDBG funds of \$25,000 were expended to support the HUD-required Coordinated Entry (CE) system by One Roof. Since its inception, CE has improved collaboration with people and entities who work to address the needs of homeless and/or LMI persons in Jefferson County. Additionally, ESG funds were committed in the final quarter of PY24 to further support continued Street Outreach and CE efforts.

The commitment of funds shows continued progress in outreach to homeless persons, connecting them with supporting services, and helping the County reduce its homeless population.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Jefferson County has maintained an interactive approach in the coordination of services with the local CoC to address emergency shelter and transitional housing needs of homeless individuals and families. The needs, availability and gaps are submitted to Jefferson County by One Roof. During the 2024 Program Year Jefferson County continued support of agencies that provided transitional supportive housing and permanent housing to homeless individuals; shelter to homeless families with minor children; day shelters and transitional housing programs for women and children; transitional housing for single women; daycare for homeless children; after-school activities for homeless children of school age; and services to homeless families.

Some 1,083 persons, including 512 adults with children, were assisted through Coordinated Assessment efforts by One Roof during PY 24. These efforts will help the county address its emergency shelter and transitional housing needs for the homeless and contribute to continued efforts to reduce homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Jefferson County assisted low-income, especially extremely low-income individuals and families avoid becoming homeless by providing homeless prevention services to qualified applicants. Jefferson County has continued to work closely with the CoC in the coordination of prevention programs in implementing discharge coordination policies for foster care, healthcare, mental health, and the correction system.

**Child Welfare:** The State of Alabama Department of Human Resources developed policy mandates that all youth in care of the State of Alabama through the Department of Human Resources (foster care) are evaluated by their case managers at high school graduation or upon aging out of the system, whichever comes first, for placement in transitional housing programs.

**Physical Health Institutions:** Despite years of work on a coordinated system of discharge from health care, there is no policy in place.

**Mental Health Institutions:** State policy prohibits discharge of clients into homelessness. The Alabama Department of Mental Health (DMH) policy for state facilities mandates that discharge planning is performed by case workers with consumer involvement and input. Patients are discharged to family, certified group homes or permitted boarding homes.

**Juvenile and Adult Corrections:** AIDS Alabama, a CoC member, works with receptive local, state and federal correctional facilities to provide discharge services.

**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 assisted homeless persons, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, make the transition to permanent and independent living. This assistance included shortening the 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 by making Homelessness Prevention and Rapid Re-Housing funds available to local service providers. Local service providers must submit annual applications for Emergency Solutions Grant (ESG) funding which is awarded on a complete and competitive basis within the categories allocated within the current Annual Action Plan.



## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Jefferson County continues to support the efforts of the Consortium Public Housing Authorities (PHA's) to address the needs of public housing and public housing activities through the execution of Letters of Consistency supporting their funding initiatives. Jefferson County partnered with the Jefferson County Housing Authority (JCHA) to make improvements to the quality of life at four public housing sites in PY 24 through the purchase of playground equipment to be installed at the sites in PY 25. Jefferson County further supported the efforts of the Consortium PHA's to encourage public housing residents to become more involved in facilities management and encouraged the interest and efforts of residents to move to homeownership by working with them through the HOME homeownership assistance program. Jefferson County also enlists the help and support of Consortium PHA's during the Open Season period. Jefferson County also continued to encourage public housing residents to participate in employment and training opportunities provided by construction activities under Section 3 and other available programs.

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

The JCHA continues to collaborate with local banks and mortgage lenders to provide homeownership and credit information to its public housing residents. JCHA periodically holds homebuyer workshops, financial literacy seminars, and self-empowerment seminars. Primary homeownership focus is given to available mortgage products, lending practices, fair housing practices, how to secure a mortgage through credit worthiness, the importance of obtaining a home inspection, insurance, and the importance of obtaining a realtor.

### **Actions taken to provide assistance to troubled PHAs**

There are currently no troubled PHAs in Jefferson County, Alabama for which assistance is needed.

**CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

Actions taken 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. 91.220 (j); 91.320 (i)

Jefferson County did not take any actions to remove or ameliorate land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment because those potential barriers did not affect housing activities during the Program Year.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Jefferson County continued to seek additional funding sources to address underserved needs, including using other sources of federal funding, such as American Rescue Plan Act (or ARPA), to meet housing demands and through partnering with public service agencies who could bring additional resources to the table.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All HOME and CDBG Program agreements prohibit the use of lead-based paint. Additionally, units assisted with CDBG funds must comply with Lead-based paint policies, standards, visual lead-based paint inspections, and remediation or alternative actions to reduce lead-based paint hazards.

The CDBG Housing Rehabilitation program utilizes a State licensed and accredited third-party firm to perform all lead-based paint testing. The Housing Division tests all areas within the homes where rehabilitation work could possibly disturb lead-based paint in pre-1978 target housing. Any lead-based paint is to be abated by the homeowner prior to federal funds being committed to rehabilitation.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Jefferson County provided funding to local agencies to reduce the number of poverty-level families. The County partnered with Childcare Resources and Girls, Inc. to assist working mothers and families with childcare costs and educational advancement. A lack of childcare has been identified as a contributing factor to families, especially those female head of households, remaining in poverty. Funding provided to First Light and Pathways Inc. assisted those agencies in delivering programs aimed at childcare services and self-sufficiency programs, in addition to battling homelessness and those at-risk of homelessness. Wrap-around services were provided to help families battle cycles of poverty.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Jefferson County's HOME Program has successfully solicited outside sources of funds through both public and private sectors including Low Income Housing Tax Credits, private loans and private grants.

The Community Development Block Grant and Emergency Solutions Grant programs have continued to work with the local Continuum of Care and a variety of local non-profit entities to support initiatives to benefit the homeless, those at-risk of homelessness, and low- to moderate-income individuals and families of Jefferson County.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Jefferson County continued partnerships with multiple public and private housing and social service agencies in PY 24 to enhance coordination. These efforts included inviting such agencies to comment on the development of the 2025-29 HUD Consolidated Plan and Annual Action Plan (AAP) and serving on the County's Technical Advisory Committee. Finally, Jefferson County Community Service maintained an active role in the County's CoC, including aiding and support in funding applications by the CoC.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

During the reporting period of October 1, 2024 - September 30, 2025, Jefferson County undertook the following actions to overcome the effects of impediments identified the Analysis of Impediments to Fair Housing choice:

1. Addressed the Cost Burden of lower income households by using CDBG funds for homeowner rehabilitation cases.
2. Placed Fair Housing posters and educational materials at public events to help increase public awareness of housing options available to lower income households and individual rights are under the law. Jefferson County further incorporated the Fair Housing logo in all housing promotional materials.
3. Committed HOME Program funds and completed the environmental review process for the development of an additional 52 units of Special Needs Rental Housing for the elderly during the reporting period.
4. The lack of accessible housing was addressed by incorporating fully accessible and sensory impaired units into the construction plans of a new rental housing development for which HOME Program funding will be used in the next Program Year.

#### **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Jefferson County, through its Department of Community Services, continued in PY 24 to implement its standards and procedures to monitor activities carried out in furtherance of the plan. Procedures that involve long-term compliance with the requirements of the Consolidated Plan and Annual Action Plans have included obligatory contractual language, regular on-site monitoring of activities, and may also include desk monitoring which included, but was not limited to fair housing, civil rights, and minority business outreach.

#### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Jefferson County remains committed to ensuring citizens have access to all CDBG-related information through evaluation of its Citizen Participation Plan (CPP), including the annual performance report.

The County followed its CPP in providing citizens with reasonable notice and an opportunity to comment on the Annual Performance Report.

Notice of an opportunity to comment on the CAPER was provided to citizens in the following ways:

- A 14-day notice of the upcoming 15-day comment period was advertised in *The Birmingham Times*, *The Alabama Messenger*, and *The Latino-News* in accordance with the CPP, beginning on November 19, 2025. The notice was posted to the Jefferson County Community Services Department website at [jccal.org](http://jccal.org).
- A 15-day comment period was held between December 4-19, 2025.

- A public hearing was scheduled and held on Friday, December 19, 2025, at 10 a.m. in the Pre-Commission Chambers on the Second floor of the Jefferson County Courthouse, located at 716 Richard Arrington Jr. Blvd. North in Birmingham.
- Copies of the CAPER were provided to the Consortium municipalities located throughout Jefferson County. A copy of the CAPER was made available for review at the Jefferson County Community Services Department offices, located at A-430 at the Courthouse.
- Moreover, a copy of the CAPER was made available on the County's website at [www.jccal.org](http://www.jccal.org).

Citizens were informed of the deadline for submission of written and verbal comments regarding the CAPER. The deadline was 5 p.m. on Friday, December 19, 2025.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Jefferson County has not made any changes to program objectives and does not recommend any changes currently.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

**CR-50 - HOME 24 CFR 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

All senior rental projects and three (3) rental home projects are scheduled to be inspected in the first quarter of PY25.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

No Program Income was used for projects.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Not applicable.



### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	1	0	0	0
Total Labor Hours		16,026			
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					

Assisted residents with finding child care.	44				
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## Narrative