



MAY 23, 2019

2017 ONE-YEAR ACTION PLAN

SUBSTANTIAL AMENDMENT #1

JEFFERSON COUNTY OFFICE OF COMMUNITY SERVICES & WORKFORCE
DEVELOPMENT

JEFFERSON COUNTY, ALABAMA
716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203



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Substantial Amendment #1 to the 2017 One-Year Action Plan to cancel the Fair Housing Counseling Activity and reallocate those funds to the Emergency Housing Rehabilitation Activity, and to also add the Economic Development Assistance for a RLF activity.

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The United States Department of Housing and Urban Development requires that in order to receive funding under the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA), each entitlement city or urban county must prepare a Consolidated Plan. The Plan identifies housing and non-housing needs over a five year period; assigns priorities to each of the needs and a strategy for meeting those needs; and sets out a one year Action Plan establishing funding. The overall goal of the community development programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons.

The Jefferson County Consortium is made up of the unincorporated areas of Jefferson County, Alabama and 31 municipalities within the County. The Cities of County Line, Sumiton, Argo, Helena, Birmingham, Bessemer and Hoover the only cities in the County not participating in the Consortium. Birmingham, Bessemer, and Hoover are entitlement cities themselves. This Substantial Amendment #1 to the 2017-18 Action Plan was developed in cooperation with these cities and with the assistance of area agencies and the public.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Jefferson County expects to receive \$2,099,444.00 in CDBG funds; \$41,989.85 in CDBG Program Income; \$102,927.63 in RLF Income; \$741,823.00 in HOME funds; \$0.00 in County Match; \$54,691.13 in HOME Program Income; and \$184,084.00 in federal ESG, plus \$184,084.00 in ESG Match, making a total of \$3,409,043.61 in funds available for Program Year 2017-18. From those funds, Jefferson County plans to fund three (3) public facilities; emergency housing rehabilitation activities; the construction of rental housing units; and the rehabilitation of one (1) rental housing unit.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During Program Year 2015 Jefferson County expended more than \$1,000,000.00 in CDBG funds to provide a suitable, living environment and safe, decent, affordable housing to over 40,000 low to moderate income persons. These endeavors included the completion of nine (9) Public Facility activities funded through program years prior to the 2015 program year, and forty-one emergency housing rehabilitation cases. Also during Program Year 2015, Jefferson County completed construction of 56 units of Special Needs Rental Housing for the Elderly by leveraging more than \$10 Million in HOME funds. In Program Year 2016, Jefferson County obligated CDBG funds for a community center, a senior center, a park, sidewalks, emergency housing rehabilitation, and fair housing counseling. The program year 2016 CDBG activities are undergoing the completion of the environmental review and planning stages.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A public hearing for this Substantial Amendment #1 to the 2017 One-Year Action Plan was held on April 9, 2019 at 2:00 pm at the Jefferson County Courthouse-Downtown (716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203). Also, advertisements were placed in *The Birmingham News*, *The Latino News*, and *The Birmingham Times* to notify the public of the availability of the proposed Amended Plan for review and commenting.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received during the 30-day comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not accepted.

7. Summary

Jefferson County continues to work closely with local jurisdictions, service providers, civic/neighborhood leaders, local housing authorities and churches to provide access to services for low- and moderate-income residents of Jefferson County.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	JEFFERSON COUNTY	
CDBG Administrator	JEFFERSON COUNTY	Human-Community Services & Economic Development
HOPWA Administrator		
HOME Administrator	JEFFERSON COUNTY	Human-Community Services & Economic Development
ESG Administrator	JEFFERSON COUNTY	Human-Community Services & Economic Development
HOPWA-C Administrator		Jefferson County, Alabama Community & Economic Dev

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Jefferson County held two (2) Technical Advisory Committee meetings and a series of public hearings at six (6) different times during the Action Plan process. Information related to the meetings were advertised in *The Birmingham News* and *The Birmingham Times*. Details of each meeting and a copy of the proposed Action Plan were also placed on the County's webpage at <http://www.jccal.org/Default.asp?ID=604&pg=Non%2DHousing+Division>.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The Continuum of Care (One Roof) has developed a coordinated system of homeless services that includes 1) outreach and assessment, 2) emergency shelters, 3) transitional housing with supportive services, and 4) permanent housing/permanent supportive housing. Agencies included in this process are members of public housing authorities, private property owners, and mental health authorities and other social service organizations. By partnering with One Roof, Jefferson County ensures an easy entrance for homeless persons into a coordinated system of housing and service providers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

By partnering with the local Continuum of Care group lead by One Roof, Jefferson County ensures an easy entrance for homeless individuals/families into a coordinated system of housing and service providers. Jefferson County supports applications for funding by agencies that actively participate with One Roof events and activities designated to assist the chronically homeless. To help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless, Jefferson County will continue to identify those needs through the Open Season process; the Jefferson County Continuum of Care; and the funding of applications for homeless prevention programs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Jefferson County's Continuum of Care is convened by One Roof. The purpose of the membership is to create, maintain, and build community-wide inventory of housing and services for homeless individuals and families; identify their needs; and work to fill gaps in services. One Roof is also responsible for the

implementation of the Homeless Management Information System (HMIS) for the Continuum. Jefferson County is a consumer of the HMIS and provides financial assistance to One Roof for HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	One Roof, Inc
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One Roof was consulted through focus group, through emails, a public meeting, and through Continuum of Care meetings. The areas of improved coordination were for the coordinated assessment, reducing the number of homeless, and to improve upon services that benefit the homeless and those at risk of homelessness.
2	Agency/Group/Organization	Jefferson County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Jefferson County Housing Authority was consulted through phone calls and public meetings to discuss the needs of public housing and the improved coordination between the County and the involvement of public housing residents in Community Development-based programs.

3	Agency/Group/Organization	PATHWAYS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pathways was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit homeless families with children.
4	Agency/Group/Organization	BRIDGE MINISTRIES, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bridge Ministries was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons at risk of homelessness.
5	Agency/Group/Organization	YWCA CENTRAL ALABAMA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The YWCA was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit homeless families with children and victims of domestic violence.
6	Agency/Group/Organization	FIRST LIGHT, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	First Light was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit homeless families with children.
7	Agency/Group/Organization	City of Fairfield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fairfield was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the City who are low-/moderate-income and at-risk of homelessness.

8	Agency/Group/Organization	City of Lipscomb
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Lipscomb was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the City who are low-/moderate-income and at-risk of homelessness.
10	Agency/Group/Organization	City of Center Point
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Center Point was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the City who are low-/moderate-income, including the elderly and at-risk of homelessness.
11	Agency/Group/Organization	City of Gardendale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Gardendale was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the City who are low-/moderate-income and at-risk of homelessness.

12	Agency/Group/Organization	City of Irondale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Irondale was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the City who are low-/moderate-income, including the elderly and at-risk of homelessness.
13	Agency/Group/Organization	Martintown Elra Heights Civic League
	Agency/Group/Organization Type	Services-Elderly Persons Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Martintown Elra Heights Civic League was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of low-/moderate-income, senior citizens and persons at-risk of homelessness.
14	Agency/Group/Organization	City of Midfield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Midfield was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the City who are low-/moderate-income and at-risk of homelessness.

15	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Brighton was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the City who are low-/moderate-income, senior citizens, and persons at-risk of homelessness.
16	Agency/Group/Organization	Muscoda Improvement Association
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Muscoda neighborhood organization was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the community who are low-/moderate-income, senior citizens, and persons at-risk of homelessness.
17	Agency/Group/Organization	City of Graysville
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Graysville was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of the City who are low-/moderate-income, senior citizens, and persons at-risk of homelessness.

18	Agency/Group/Organization	Legal Services Alabama, Inc.
	Agency/Group/Organization Type	Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Services was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons at-risk of homelessness, fair housing, and anti-poverty strategies related to legal housing matters.
19	Agency/Group/Organization	Fair Housing Center of Northern Alabama
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Fair Housing Center was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons of Jefferson County who need fair housing counseling to remain stably housed, or to obtain stable housing.
20	Agency/Group/Organization	GREATER BIRMINGHAM HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Greater Birmingham Habitat was consulted through a focus group and public meeting. The areas of improved coordination were for the services related to providing affordable housing.
21	Agency/Group/Organization	Firehouse Shelter
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Firehouse Shelter was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons who are experiencing homelessness.
22	Agency/Group/Organization	CONSUMER CREDIT COUNSELING SERVICE OF CENTRAL ALABAMA-GATEWAY
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consumer Credit Counseling was consulted through a focus group and public meeting. The areas of improved coordination were for the services that benefit persons who are unable to obtain housing due to credit issues, especially those who are experiencing homelessness, or are at-risk of homelessness.

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were excluded from contributing to the plan or from commenting on the proposed plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	One Roof	The goals of the Strategic Plan are consistent with the goals of the Continuum of Care's plan. This effort was reached through successful planning meetings held between the County and the local Continuum of Care prior to the development of each plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Jefferson County will continue to follow the Citizens' Participation Plan in the event of any Amendments to this Action Plan.

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Jefferson County held six (6) public meetings to gather information from the community to gather input regarding the needs for the PY 2017 One-Year Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	More than thirty people attended the public meetings.	Applications were accepted for CDBG and ESG funds.	There were no applications from these public meetings that were not accepted.	
2	Newspaper Ad	Non-targeted/broad community	More than thirty people attended the public meetings.	Applications were accepted for CDBG and ESG funds.	There were no applications from these public meetings that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities	There were no applications from these public meetings that were not accepted.	There were no applications from these public meetings that were not accepted.	There were no applications from these public meetings that were not accepted.	
4	Internet Outreach	Non-targeted/broad community	There were no applications from these public meetings that were not accepted.	There were no applications from these public meetings that were not accepted.	There were no applications from these public meetings that were not accepted.	http://www.jccal.org

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Jefferson County expects to receive \$2,099,444.00 in CDBG funds; \$41,989.85 in CDBG Program Income; \$102,927.63 in Revolving Loan Funds; \$741,823.00 in HOME funds; \$0.00 in County Match; \$54,691.13 in HOME Program Income; and \$184,084.00 in federal ESG, plus \$184,084.00 in ESG Match, making a total of \$3,264,126.13 in funds available for Program Year 2017-18.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,099,444	41,990	102,928	2,244,362	0	Jefferson County's projected use of CDBG funds has been developed as to give the maximum feasible priority to activities which will carry out one of the national objectives of benefitting low- and moderate-income individuals/families or aid in the elimination of slums or blight. The projected use of funds may also include activities that 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				Expected Amount Available Remainder of ConPlan \$	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	741,823	54,691	0	796,514	0	Jefferson County's projected use of HOME funds is consistent with the HOME program goal of providing decent, affordable housing to low- and moderate-income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	184,084	0	0	184,084	0	Emergency Solutions Grant (ESG) funds may be used for costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelters for homeless families and individuals, and operating emergency shelters. ESG funds may also be used for providing Street Outreach, Homelessness Prevention, and Rapid Re-Housing activities. Homeless Management Information System (HMIS) activities are also eligible.

Table 5 - 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 leveraged millions of dollars in Federal Low Income Housing Tax Credits (LIHTC), private grants from non-profits, loans from private financial institutions, 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 make the greatest impact possible.

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).

Discussion

Jefferson County will continue to seek other funding sources to meet needs unmet by Community Development Block Grant, Emergency Solutions Grant, and HOME Grant funds. Jefferson County may also apply to the State of Alabama for Emergency Solutions Grant and other eligible funds for assistance.

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	Construction of Rental Units	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	HOME: \$300,000	Rental units constructed: 52 Household Housing Unit
2	Rehabilitation of Rental Housing Units	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	HOME: \$305,589	Rental units rehabilitated: 2 Household Housing Unit
5	CHDO Set-Aside	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	HOME: \$111,274	Rental units rehabilitated: 1 Household Housing Unit
6	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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Facilities	2015	2020	Non-Housing Community Development	Consortium-Wide and Unincorporated Areas	Public Facilities	CDBG: \$1,154,556	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
16	CDBG General Administration	2015	2016	Administration	Consortium-Wide and Unincorporated Areas	CDBG General Admin	CDBG: \$419,888	Other: 5 Other
17	Housing Program Delivery	2015	2016	Housing Program Delivery	Consortium-Wide and Unincorporated Areas	Housing Program Delivery	CDBG: \$100,000	Other: 5 Other
18	HOME Administration	2015	2019	HOME Administration	Consortium-Wide and Unincorporated Areas	HOME Administration	HOME: \$79,651	Other: 1 Other
21	HESG Admin	2015	2020	Homeless	Consortium-Wide and Unincorporated Areas	HESG15	ESG: \$13,806	Other: 3 Other
22	HESG Street Outreach	2015	2020	Homeless	Consortium-Wide and Unincorporated Areas	HESG Street Outreach	ESG: \$5,000	Other: 10 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	HESG Shelter	2015	2020	Homeless	Consortium-Wide and Unincorporated Areas	HESG Shelter	ESG: \$75,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds
24	HESG Homeless Prevention	2015	2020	Homeless	Consortium-Wide and Unincorporated Areas	HESG Homeless Prevention	ESG: \$40,000	Homelessness Prevention: 5 Persons Assisted
25	HESG Rapid Re-Housing	2015	2020	Homeless	Consortium-Wide and Unincorporated Areas	HESG Rapid Re-Housing	ESG: \$41,278	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted
26	HESG HMIS	2015	2020	Homeless	Consortium-Wide and Unincorporated Areas	HESG HMIS	ESG: \$9,000	Homelessness Prevention: 5 Persons Assisted
27	Economic Development Assistance	2015	2019	Non-Housing Community Development	Consortium-Wide and Unincorporated Areas	Economic Development Assistance	CDBG: \$102,893	Businesses assisted: 1 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Construction of Rental Units
	Goal Description	HOME funds may be used to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition, new construction, reconstruction, or rehabilitation of nonluxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financial costs, relocation expenses of any displaced persons, families, businesses or organizations; to provide tenant-based rental assistance, including security deposits; to provide payment of reasonable administrative and planning costs; and to provide for the payment of operating expenses of community housing development organizations.
2	Goal Name	Rehabilitation of Rental Housing Units
	Goal Description	HOME funds may be used to provide incentives to develop and support affordable rental housing and homeownership affordability through the acquisition, new construction, reconstruction, or rehabilitation of nonluxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financial costs, relocation expenses of any displaced persons, families, businesses, or organizations; to provide tenant-based rental assistance, including security deposits; to provide payment of reasonable administrative and planning costs; and to provide for the payment of operating expenses of community housing development organizations.
5	Goal Name	CHDO Set-Aside
	Goal Description	<p>At least 15 percent of HOME Investment Partnerships Program (HOME) funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.</p> <p>With Jefferson County's approval, CHDOs may use HOME funds for all eligible HOME activities. However, in order to count towards the 15 percent set-aside, a CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity. These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.</p>

6	Goal Name	Rehab of Homeowner Housing: Emergency Repairs
	Goal Description	Jefferson County plans to provide \$400,000.00 in PY 2017 CDBG funds for emergency housing rehab activities to owner-occupied units.
7	Goal Name	Public Facilities
	Goal Description	Jefferson County plans to fund the following public facilities during the CDBG PY 2017 One-Year Action Plan: Lipscomb Storm Shelter \$750,000.00, Fairfield Fire Station #2 \$250,000.00, and the Edgewater Park \$154,556.00 for a total of \$1,154,556.00 allocated to public facilities.
16	Goal Name	CDBG General Administration
	Goal Description	Jefferson County may use CDBG funds for payment of reasonable program administrative costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with funds provided for general management, oversight and coordination; public information; fair housing activities; indirect costs; submission of applications for federal programs; administrative expenses to facilitate housing; and Section 17 of the United States Housing Act of 1937.
17	Goal Name	Housing Program Delivery
	Goal Description	Jefferson County plans to use a portion of CDBG funds for eligible staff costs associated with Emergency Housing Rehabilitation activities.
18	Goal Name	HOME Administration
	Goal Description	Jefferson County plans to use HOME funds for reasonable costs of overall management, coordination, monitoring, and evaluation of the HOME program.
21	Goal Name	HESG Admin
	Goal Description	Jefferson County plans to use ESG funds for the payment of administrative costs related to the planning and execution of ESG activities.

22	Goal Name	HESG Street Outreach
	Goal Description	Jefferson County plans to use ESG funds for the costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter; housing or critical services; and provide urgent, nonfacility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.
23	Goal Name	HESG Shelter
	Goal Description	Jefferson County plans to use ESG funds for costs of providing essential services to homeless families and individuals in emergency shelters and operating emergency shelters.
24	Goal Name	HESG Homeless Prevention
	Goal Description	Jefferson County plans to use ESG funds to provide 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.
25	Goal Name	HESG Rapid Re-Housing
	Goal Description	Jefferson County plans to use ESG funds to provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.
26	Goal Name	HESG HMIS
	Goal Description	Jefferson County plans to use ESG funds to pay the costs of contributing data to the HMIS designated by One Roof, the lead agency for the local Continuum of Care.
27	Goal Name	Economic Development Assistance
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Jefferson County expects to receive \$2,099,444.00 in CDBG funds; \$41,989.85 in CDBG Program Income; \$102,927.63 in RLF Income; \$741,823.00 in HOME funds; \$0.00 in County Match; \$54,691.13 in HOME Program Income; and \$184,084.00 in federal ESG, plus \$184,084.00 in ESG Match, making a total of \$3,409,043.61 in funds available for Program Year 2017-18. Funds will be used for CDBG Administration, CDBG Housing Program Delivery, CDBG Public Facilities, CDBG Emergency Housing Rehabilitation, ESG Administration, ESG Homelessness Prevention, ESG Rapid Re-Housing, ESG HMIS, ESG Emergency Shelter and Street Outreach, HOME Administration and HOME Rental Housing.

Projects

#	Project Name
1	CD17 General Administration
2	CD17 Housing Program Delivery
3	CD17-3-Public Facilities
5	CD17-14A-Emergency Housing Rehab
6	2017-HESG Jefferson County Alabama
7	2017 HOME Administration
8	2017 HOME CHDO Activities
9	2017 HOME Rental Housing
10	CD17-Economic Development

Table 7 - Project Information

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

All HOME and CDBG housing rehabilitation programs and CDBG 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	CD17 General Administration
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	CDBG General Administration
	Needs Addressed	CDBG General Admin
	Funding	CDBG: \$419,888
	Description	Overall program administration, including (but not limited to) salaries, wages, and related costs of staff or other engaged in program management, monitoring, and evaluation.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General CDBG Administration
2	Project Name	CD17 Housing Program Delivery
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Housing Program Delivery
	Needs Addressed	Housing Program Delivery
	Funding	CDBG: \$100,000
	Description	Activities associated with carrying out CDBG related housing projects/programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Housing Program Delivery
3	Project Name	CD17-3-Public Facilities
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Public Facilities

	Needs Addressed	Public Facilities
	Funding	CDBG: \$1,154,556
	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	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Lipscomb Storm Shelter (\$750,000.00), Fairfield Fire Station #2 (\$250,000.00), and Edgewater Park (\$154,556.00)
4	Project Name	CD17-14A-Emergency Housing Rehab
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Rehab of Homeowner Housing: Emergency Repairs
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	CDBG: \$466,990
	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 Low/Mod income households.
	Location Description	County-Wide
	Planned Activities	Emergency Housing Rehabilitation
5	Project Name	2017-HESG Jefferson County Alabama
	Target Area	Consortium-Wide and Unincorporated Areas

	Goals Supported	HESG Admin HESG Street Outreach HESG Shelter HESG Homeless Prevention HESG Rapid Re-Housing HESG HMIS
	Needs Addressed	HESG15 HESG Street Outreach HESG Shelter HESG Homeless Prevention HESG Rapid Re-Housing HESG HMIS
	Funding	ESG: \$184,084
	Description	HESG program for carrying out Emergency Solutions Grant activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	ESG Administration
6	Project Name	2017 HOME Administration
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	HOME Administration
	Needs Addressed	HOME Administration
	Funding	HOME: \$79,651
	Description	Administrative costs for HOME program activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	HOME Administration

7	Project Name	2017 HOME CHDO Activities
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	CHDO Set-Aside
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$111,274
	Description	HOME CHDO Activities
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	HOME CHDO Activities
8	Project Name	2017 HOME Rental Housing
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Construction of Rental Units Rehabilitation of Rental Housing Units
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$605,589
	Description	HOME funded rental housing activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Construction and rehabilitation of rental units utilizing HOME funds.
9	Project Name	CD17-Economic Development
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Economic Development Assistance
	Needs Addressed	Economic Development Assistance
	Funding	CDBG: \$102,928

Description	Economic Development assistance to businesses from the Revolving Loan Fund.
Target Date	9/30/2018
Estimate the number and type of families that will benefit from the proposed activities	12 Low/Mod income jobs created/retained.
Location Description	County-Wide.
Planned Activities	Economic Development Assistance from the Revolving Loan Fund.

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 21017 One-Year Action Plan will be directed County-Wide as needed for low to moderate income beneficiaries eligible for CDBG Emergency Housing Rehabilitation, Public Service programs, and for those who are homeless and at risk of homelessness for Emergency Solutions Grant programs. Funds for other CDBG non-housing projects such as public facilities will be directed to the following municipal areas of the Jefferson County Consortium: Lipscomb, Fairfield, and the Edgewater Community of unincorporated Jefferson County, Alabama.

Geographic Distribution

Target Area	Percentage of Funds
Consortium-Wide and Unincorporated Areas	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All HOME, CDBG Housing Rehabilitation, Emergency Solutions Grant and CDBG Public Service activities 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 also entitlements. County Line, Sumiton, Argo and Helena are excluded because they are not participants of the Jefferson County Consortium. All non-housing activities have been approved based upon the low-/mod-income percentage for the service area of the activity either based on the U.S. Census data or the results of a door-to-door survey.

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

Part of 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	55
Special-Needs	0
Total	55

Table 9 - 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	52
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	55

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

There are four (4) 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 (4).

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 to include, but not limited to economic development 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 (5) 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. Public Housing residents are also encouraged to attend Jefferson County Technical Advisory Committee meetings to gather information regarding other available programs.

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

Not applicable.

Discussion

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

Introduction

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

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.
2. Addressing the emergency shelter and transitional housing needs of homeless persons.
3. 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.
4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families 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 correction programs and institutions
- 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 one-year goals and actions for reducing and ending homelessness by reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs includes providing \$5,000.00 in ESG funds for street outreach activities. ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, nonfacility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the term "unsheltered homeless people" means individuals and families who qualify as homeless under paragraph (1)(i) of the "homeless" definition under 24 CFR Part 576.2. The eligible costs and requirements for essential services consist of: Engagement, Case Management, Emergency Health Services (with limitations), Emergency Mental Health Services (with limitations), and Transportation.

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 including providing \$41,570.00 in funding for emergency shelter activities. Eligible activities may 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), renovations 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 making \$50,512.00 of ESG funds available to provide Rapid Re-Housing services.

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 \$37,510.37 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.

Discussion

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

Introduction:

The Jefferson County Analysis of Impediments to Fair Housing was examined by reviewing relevant housing data; consulting with various public organizations that have an interest in fair housing; and by seeking public input during Technical Advisory Committee meetings.

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

A large portion of Jefferson County is rural and the county has zoned a large portion of land as Zone A-1, which is housing and agriculture. This zone promotes affordable housing.

Jefferson County has also adopted Smart Codes, which allows for mix land uses and produces all types of housing to includes single family housing and multi-use housing. This also promotes affordable housing in Jefferson County.

Discussion:

Analysis of Impediments to Fair Housing Accomplishments for Jefferson County, Alabama

1. Cost Burden: The Housing division rehabilitated 54 homes for low and moderate income persons who cannot afford to pay for needed housing repairs.
2. The county has contracted with ClasTran in the amount of \$309,000.00 for senior transportation to and from the senior citizen centers.
3. The state of Alabama has entered into an agreement with Barber Company for the construction of a new Career Center that will better assist job seekers in finding employment, as well as receive their unemployment benefits.
4. The Department has entered into a Counseling agreement with the Jefferson County Housing for Fair Housing, Credit Counseling, Homebuyer Education; and Foreclosure prevention.

AP-85 Other Actions – 91.220(k)

Introduction:

Over the period of the 2017 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

Address "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 emergency housing rehabilitation, and fair 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 homeless, or are at risk of becoming homeless.

Actions planned to reduce lead-based paint hazards

Jefferson County has two (2) 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.

Under the ESG program, units to receive tenant-based rental assistance must comply with the Lead-

Based Paint Poisoning Prevention Act of 1973 and its applicable regulations found at 24 CFR 35, Parts A, B, M, and R. Under certain circumstances, a visual assessment of the unit is not required. A screening worksheet is utilized to help program staff determine whether a unit is subject to a visual assessment, and if so, how to proceed. A copy of the completed worksheet along with any related documentation is kept in each program participant's file.

Note: ALL pre-1978 properties are subject to the disclosure requirements outlined in 24 CFR 35, Part A, regardless of whether they are exempt from the visual assessment requirements.

Actions planned to reduce the number of poverty-level families

Below is a list of Coordinated 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:

- 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 educational opportunities.
- C. Support and/or coordinate County's goals, policies and programs with other mainstream resources to meet needs of poverty level applicants.
- 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 of 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. The exploration of new initiatives for affordable housing and meeting underserved needs.

Actions planned to develop institutional structure

Jefferson County will continue to implement its Consolidated Plan programs through its Office of Human-Community Services & Economic Development which serves as the lead agency for the Jefferson County Consortium. Additionally, Jefferson County continues to work with a number of agencies both public and non-profit in delivering services to the residents of the County. The 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 will continue to seek opportunities to work with volunteer and faith-based entities.

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

There are four (4) public housing authorities within the Jefferson County Consortium. They are 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. However, Jefferson County does work closely with all area PHA's in supporting their efforts to improve the housing stock and quality of life of their beneficiaries. When requested, the County reviews proposed capital improvements as well as proposed development, demolition or disposition of public housing development. Jefferson County does not fund any of the authorities and has no involvement in the procurement or hiring processes.

Public Institutions and Private Organizations: Historically public institutions and private organizations have worked well together in Jefferson County to provide housing and community development programs/services to the residents of the County. Various resources will continue to be coordinated in efforts to help the County's families and individuals in need of housing assistance.

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

For homeless programs, Jefferson County plans to enhance coordination between public and private housing and social service agencies through the local Continuum of Care and HMIS coordinated efforts.

Discussion:

Program Specific Requirements

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

Introduction:

Jefferson County expects to receive \$2,099,444.00 in CDBG funds for the 2017 Program Year (October 1, 2017-September 30, 2018).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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(l)(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(l)(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 subrecipients 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 subrecipients 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 subrecipient 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 subrecipient 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 subrecipient 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 subrecipient's performance gained from other sources, including citizen comments, complaint determinations, and litigation.

