

Executive Summary

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

1. Introduction

The Jefferson County Consortium Proposed Annual Action Plan outlines the objectives and outcomes to be undertaken by the County with funds from the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG).

The Jefferson County Commission was founded in 1819 by the Alabama Legislature and is named after Thomas Jefferson, the main author of the Declaration of Independence and third President of the United States. According to the Consolidated Plan Planning Tool (“Con Plan”), the population for the Jefferson County CDBG Consortium (“County”) is 452,139 persons comprising 173,550 households.

Jefferson County is a Participating Jurisdiction and receives federal funding from the United States Department of Housing and Urban Development (HUD). Entitlement funds received in Jefferson County may be spent anywhere in the Jefferson County Community Development Consortium, which consists of all of Jefferson County outside of the cities of Birmingham, Bessemer, and the towns of Sumiton and Helena.

The Jefferson County Commission is the recipient of three (3) annual entitlement grants from the U.S. Department of Housing and Urban Development (HUD). These grants are: The Community Development Block Grant (CDBG); Emergency Solutions Grant (ESG); and HOME Investment Partnerships Program (HOME).

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 projects to receive \$2,445,853.00 in CDBG funds, \$0.00 in CDBG program income; \$1,084,865.00 in HOME funds; HOME program income; and \$210,068.00 in federal ESG funds making a total of \$3,740,786.00 in funds available for Program Year 2023-2024. Funds will be used CDBG General Administration, CDBG Housing Program Delivery, ESG Administration, HOME Administration, CDBG: Public Facilities, Public Services, and Emergency Housing Rehabilitation, ESG: Homeless Prevention, Rapid Re-Housing, Emergency Shelter, and HMIS.

Housing programs will receive a portion of the total CDBG funds available each year. These Housing programs will include Housing Emergency Grant Program and Program Delivery.

Non-housing programs to be funded under the CDBG program include public services; public facilities; clearance and demolition improvements; economic development activities, as well as planning and administration costs.

Homeless Assistance Programs: Jefferson County anticipates receiving Federal Emergency Solutions Grant (ESG) funds. Eligible activities for ESG funding include administration, emergency shelter, street outreach, HMIS, rapid re-housing (housing relocation and stabilization services, tenant-based rental assistance) and homelessness prevention (housing relocation and stabilization services, tenant-based rental assistance).

HOME Program: Jefferson County anticipates receiving \$1,084,865.00 in HOME funds and HOME program income for Program Years 2023. These funds are proposed for use on a variety of housing programs including administration; the Home Buyers Assistance Program; Community Housing Development Organization (CHDO) activities; and special needs rental housing.

3. Evaluation of past performance

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

A close evaluation of the performance coupled with the current expressed needs of the Jefferson County Consortium, residents, and agencies have led Jefferson County to the goals chosen for the upcoming year. Because the County is a large Urban County, the need for public facilities increases faster than the resources available to meet those needs with new construction or renovations. Therefore, public facilities will remain a high priority for the next year.

Due to the past economic crisis and housing downfall many homeowners have abandoned their homes leading to a state of slum and blight. Considering the current economic downturn, the consolidated planning process, Jefferson County expects that this will only intensify. For the next year Jefferson County will continue to fight those slums and blighted conditions through clearance and demolition projects.

Jefferson County also has a population of 108,855 (16.3%) of persons who are 65 years of age and older according to the Census's Vintage 2018 Populations Estimate Program. Individuals with limited incomes may have been and may continue to be in need for rental housing, emergency housing rehabilitation and public services. However, emergency housing rehabilitation and public services have in the past not been limited to just the elderly. Due to economic conditions younger populations have applied for assistance under Jefferson County's programs who also have limited incomes that are not just insufficient for daily living, but for housing conditions as well.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Jefferson County Office of Community Services held a series of virtual meetings from September 2022 through July 2023 to gain citizen input for the development of the 2023 Annual Action Plan. Notices of each meeting were published in the Birmingham News (and subsequently the Alabama Messenger), the Birmingham Times, and the Latino News. Notices were also mailed to members of the Jefferson County Consortium and Technical Advisory Committee. The Technical Advisory Committee consists of low/mod income residents, minorities, persons with disabilities, businesses, non-profit agencies, as well as faith-based agencies. Consultants were asked to submit needs based on their own inventory of their municipality, community, and service area.

In the event of an emergency situation such as a disaster (for example, a tornado or a pandemic) or an urgent need, the County may direct a portion of its CDBG Program funds to the areas that are affected by that emergency situation or urgent need by adopting operations necessary to meet the program requirements in unique circumstances (for example, proposing activities without an application from the most recent open season). Further, the County may adopt other public notification methods and comment periods necessary to meet program requirements in unique circumstances, i.e., natural disasters; emergency allocations of funds; or other opportunities.

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.

Thirteen proposals for the 2023 Open Season were received. No other comments were received.

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

Thirteen proposals for the 2023 Open Season were received. No other comments were received.

7. Summary

There were no comments or views that were not accepted by Jefferson County, Alabama.

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	Community Services
HOME Administrator	JEFFERSON COUNTY	Community Services
ESG Administrator	JEFFERSON COUNTY	Community Services

Table 1 – Responsible Agencies

Narrative (optional)

All CDBG, HOME and ESG programs are administered by the Jefferson County Office of Community Services.

Consolidated Plan Public Contact Information

Dr. Frederick L. Hamilton, Director; ShaDel Nix, Grants Administrator

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

1. Introduction

Jefferson County conducted a variety of public outreach to garner input from county; staff; government agencies; nonprofit agencies; affordable housing developers; local service providers; and county residents. The County held two (2) Technical Advisory Committee meetings, a Homeless Focus Group and public hearings at three (3) different times during the Action Plan process. Information related to the meetings were advertised in The Birmingham Times, The Birmingham News (and subsequently the Alabama Messenger), and The Latino News.

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(l))

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 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 services organizations. By partnering with One Roof, Jefferson County ensures an easy entrance for homeless consumers 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, funding, and consulting with the local Continuum of Care (One Roof), Jefferson County ensures an easy entrance for homeless consumers into a coordinated system of housing and service providers. Jefferson County supports applications for funding by agencies that actively participates with One Roof in events and activities designed to assist the homeless with specific interest in 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 Continuum of Care covering Jefferson County (One Roof), 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

One Roof is also responsible for the implementation of HMIS for the Continuum. Jefferson County is an active member in good standing of the Continuum of Care and is an active participant of the HMIS system. Jefferson County provides financial assistance to One Roof. Jefferson County consults with One Roof to determine the allocation of ESG funds and the consideration of homeless service providers for CDBG public service dollars. Jefferson County actively participates in the development of performance standards planning and encourages participation by ESG funded organizations by requiring active participation to receive ESG funding and making continued participation a requirement for continue funding. Jefferson County actively participates in the evaluation, funding, and policies and procedures for the administration of 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

1	Agency/Group/Organization	ONE ROOF
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities 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?	Public hearing, email, mail, and phone call.
2	Agency/Group/Organization	BRIDGE MINISTRIES, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	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?	Public hearing, email, mail, and phone call.
3	Agency/Group/Organization	Children's Aid Society
	Agency/Group/Organization Type	Housing Services-Children Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, and mail.
4	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public facilities and services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, and mail.
5	Agency/Group/Organization	City of Center Point
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public facilities and services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, and mail.
6	Agency/Group/Organization	City of Fairfield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public facilities and services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, mail, and phone.

7	Agency/Group/Organization	City of Fultondale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, mail, and phone.
8	Agency/Group/Organization	City of Lipscomb
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public facilities and services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, mail, and phone.
9	Agency/Group/Organization	City of Tarrant
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, mail, and phone.
10	Agency/Group/Organization	Cooperative Downtown Ministries
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	Public hearing and email.
1	Agency/Group/Organization	FIRST LIGHT, INC.
1	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, mail, and phone.
1	Agency/Group/Organization	GIRLS INC OF CENTRAL ALABAMA
2	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing and email.
1 3	Agency/Group/Organization	Jefferson County Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, mail, and phone.
1 4	Agency/Group/Organization	Muscoda Improvement Association
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public facilities and services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, mail, and phone.

1 5	Agency/Group/Organization	North Smithfield Manor Greenleaf Heights Community League
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Facilities and services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, and phone.
1 6	Agency/Group/Organization	PATHWAYS
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, and phone.
1 7	Agency/Group/Organization	People Development Center
	Agency/Group/Organization Type	Faith Based
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public hearing, email, and phone.
1 8	Agency/Group/Organization	Central Alabama Housing Alliance
	Agency/Group/Organization Type	Services - Housing CHDO
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Email, mail, and phone.

Table 2 – Agencies, groups, organizations who participated

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

No agencies were intentionally omitted.

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	Jefferson County works in partnership with the Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

All mayors of the thirty-four Consortium municipalities were invited to participate in the Consolidated Plan process. Jefferson County works closely with mayors and council members by holding public hearings in various locations throughout the jurisdiction to facilitate their input. Each Consortium member was asked to submit the individual needs for their areas.

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

The Jefferson County Office of Community Services held a series of virtual meetings from September 2022 through July 2023 to gain citizen input for the development of the 2023 Annual Action Plan. Notices of each meeting were published in the Birmingham News (and subsequently the Alabama Messenger), the Birmingham Times, and the Latino News. Notices were also mailed to members of the Jefferson County Consortium and Technical Advisory Committee. The Technical Advisory Committee consists of low/mod income residents, minorities, persons with disabilities, businesses, non-profit agencies, as well as faith-based agencies. Consultants were asked to submit needs based on their own inventory of their municipality, community, and service area. These series of meetings allowed interested persons an opportunity to verbally express their individual needs for their respective communities such as public facilities, demolition, public services, and housing to name, but a few. The advertisements and mailouts conducted also allowed additional interested persons who were unable to attend the meetings to submit their needs. Finally, a presentation and needs form was available online so that needs could be submitted to Jefferson County electronically.

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 Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	18 people registered for Zoom meeting	0	0	
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	24 people registered for Zoom meeting	0	0	
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	27 people registered for Zoom meeting	0	0	

4	Public Meeting	Technical Advisory Committee: Consortium Members	X	0	0	
5	Public Meeting	Technical Advisory Committee: Community Non-Profits	X	0	0	
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	X	0	0	
7	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community Homelessness Providers	X	0	0	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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: \$		

CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,445,853.00	\$0.00	\$0.00	\$2,445,853.00	\$0.00	Jefferson County's projected use of CDBG funds has been developed so as to give maximum feasible priority to activities which will carry out one of the national objectives of benefit to low- and moderate-income families or aid in the prevention or elimination of slums or blight. The projected use of funds may also include activities that the recipient certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.
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HESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$210,068.00	\$0.00	\$0.00	\$210,068.00	\$0.00	Jefferson County's projected use of ESG funds is consistent with the rehabilitation or conversion of buildings for use as emergency shelter for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,084,865.00	\$0.00	\$0.00	\$1,084,865.00	\$0.00	Jefferson County's projected use of HOME funds is consistent with the HOME Program goal of providing decent affordable housing to lower-income households.

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 leverage 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 2023 Annual Plan period to stretch our limited federal dollars and make the greatest impact possible.

Jefferson County has exceeded the matching requirement for the HOME Program and does not anticipate a matching funds shortfall during the 2023 Annual Plan period. Additional match will, however, continue to be sought and logged in the Match Report as received.

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 publicly 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	2020	2024	Affordable Housing		Affordable Housing Supply and Quality	HOME: \$829,922	Rental units constructed: 6 Household Housing Unit
2	CHDO Set-Aside	2020	2024	Affordable Housing		Affordable Housing Supply and Quality	HOME: \$146,457	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit
3	HOME Administration	2020	2024	Affordable Housing		HOME Administration	HOME: \$108,486	Other: 6 Other
4	Rehab of Homeowner Housing: Emergency Repairs	2020	2024	Affordable Housing		Affordable Housing Supply and Quality	CDBG: \$450,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
5	Public Facilities	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$1,166,682	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2020	2024	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$240,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
7	Housing Program Delivery	2020	2024	Affordable Housing		Affordable Housing Supply and Quality	CDBG: \$100,000	Other: 4 Other
8	Economic Development Assistance	2020	2024	Non-Housing Community Development		Economic Development Assistance		
9	CDBG General Administration	2020	2024	Administration		CDBG General Admin	CDBG: \$489,171	Other: 12 Other
10	HESG Admin	2020	2024	Homeless		HESG Admin	ESG: \$15,755	Other: 2 Other
11	HESG Street Outreach	2020	2024	Homeless		HESG Street Outreach	ESG: \$25,208	Other: 1 Other
12	HESG Shelter	2020	2024	Homeless		HESG Shelter	ESG: \$100,833	Homeless Person Overnight Shelter: 100 Persons Assisted
13	HESG Homeless Prevention	2020	2024	Homeless		HESG Homelessness Prevention	ESG: \$31,636	Homelessness Prevention: 4 Persons Assisted
14	HESG Rapid Re-Housing	2020	2024	Homeless		HESG Rapid Re-Housing	ESG: \$31,636	Homelessness Rapid Rehousing: 4 Persons Assisted
15	HESG HMIS	2020	2024	Homeless		HESG HMIS		

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Construction of Rental Units
	Goal Description	Special needs housing includes the construction of rental units for the elderly.
2	Goal Name	CHDO Set-Aside
	Goal Description	Eligible CHDO activities carried out by a qualified CHDO to include lease purchase.
3	Goal Name	HOME Administration
	Goal Description	Eligible costs associated with carrying out HOME related activities.
4	Goal Name	Rehab of Homeowner Housing: Emergency Repairs
	Goal Description	Emergency rehabilitation to owner-occupied housing.
5	Goal Name	Public Facilities
	Goal Description	The acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements.
6	Goal Name	Public Services
	Goal Description	Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, childcare, health, drug abuse, education, fair housing counseling, housing counseling, legal services, energy conservation, welfare (but excluding the provision of income payments identified under 24 CFR Part 570.207(b)(4).

7	Goal Name	Housing Program Delivery
	Goal Description	Eligible costs associated with carrying out CDBG Housing related activities.
8	Goal Name	Economic Development Assistance
	Goal Description	Providing loans to business and infrastructure assistance that will create or retain jobs for predominantly low- and moderate-income persons.

	Goal Name	CDBG General Administration
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<p>Goal Description</p>	<p>Reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include, but are not necessarily limited to, necessary expenditures for the following:</p> <p>(1) Salaries, wages, and related costs of the recipient's staff, the staff of local public agencies, or other staff engaged in program administration. In charging costs to this category, the recipient may either include the entire salary, wages, and related costs allocable to the program of each person whose primary responsibilities with regard to the program involve program administration assignments, or the pro rata share of the salary, wages, and related costs of each person whose job includes any program administration assignments. The recipient may use only one of these methods during the program year (or the grant period for grants under subpart F). Program administration includes the following types of assignments:</p> <ul style="list-style-type: none"> (i) Providing local officials and citizens with information about the program; (ii) Preparing program budgets and schedules, and amendments thereto; (iii) Developing systems for assuring compliance with program requirements; (iv) Developing interagency agreements and agreements with subrecipients and contractors to carry out program activities; (v) Monitoring program activities for progress and compliance with program requirements; (vi) Preparing reports and other documents related to the program for submission to HUD; (vii) Coordinating the resolution of audit and monitoring findings; (viii) Evaluating program results against stated objectives; and (ix) Managing or supervising persons whose primary responsibilities with regard to the program include such assignments as those described in paragraph (a)(1)(i) through (viii) of this section. <p>(2) Travel costs incurred for official business in carrying out the program;</p> <p>(3) Administrative services performed under third party contracts or agreements, including such services as general legal services, accounting services, and audit services; and</p> <p>(4) Other costs for goods and services required for administration of the program, including such goods and services as rental or purchase of equipment, insurance, utilities, office supplies, and rental and</p>
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	maintenance (but not purchase) of office space.
Goal Name	HESG Admin
Goal Description	ESG funds necessary to provide Emergency Solutions Grant activities that foster housing stabilization for the homeless and those at risk of homelessness.
Goal Name	HESG Street Outreach
Goal Description	ESG activities for providing street outreach services to families and individuals in places not meant for human habitation.
Goal Name	HESG Shelter
Goal Description	ESG activities for providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters.
Goal Name	HESG Homeless Prevention
Goal Description	ESG activities for providing 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 in paragraph 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 paragraph 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 participants regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing.

Goal Name	HESG Rapid Re-Housing
Goal Description	eSG activities for providing 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. This assistance may be provided to program participants who meet the criteria under paragraph (1) of the "homeless" definition in 24 CFR Part 576.2 or who meet the criteria under paragraph (4) of the "homeless" definition and live in an emergency shelter or other place described in paragraph (1) of the "homeless" definition.
Goal Name	HESG HMIS
Goal Description	ESG activities to fund the HMIS implementation. ESG activities for providing Jefferson County and sub-recipients with ESG funds to pay the costs of contributing data to the HMIS designated by the Continuum of Care.

Projects

AP-35 Projects – 91.220(d)

Introduction

Jefferson County projects to receive \$2,445,853.00 in CDBG funds, \$0.00 in CDBG program income; \$1,084,865.00 in HOME funds; HOME program income; and \$210,068.00 in federal ESG funds making a total of \$3,740,786.00 in funds available for Program Year 2023-2024. Funds will be used CDBG General Administration, CDBG Housing Program Delivery, ESG Administration, HOME Administration, CDBG: Public Facilities, Public Services, and Emergency Housing Rehabilitation, ESG: Homeless Prevention, Rapid Re-Housing, Emergency Shelter, and HMIS.

Projects

#	Project Name
1	CD2023 General Administration
2	CD2023 Housing Program Delivery
3	HOME 2023 Administration
4	HOME2023 Special Needs Housing
5	HESG2023
6	CD2023 Public Facilities
7	CD2023 Public Service
8	CD2023 Emergency Housing Rehabilitation
9	HOME 2023 CHDO Set Aside
10	Economic Development Assistance

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 public service programs are county-wide, inclusive of Consortium members and unincorporated areas. 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	CD2023 General Administration
	Target Area	
	Goals Supported	
	Needs Addressed	CDBG General Admin
	Funding	CDBG: \$489,170.60
	Description	Overall program administration, including (but not limited to) salaries, wages, and related costs of staff or others engaged in program management, monitoring, and evaluation.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203
	Planned Activities	Program management, monitoring, and evaluation.
2	Project Name	CD2023 Housing Program Delivery
	Target Area	
	Goals Supported	
	Needs Addressed	Housing Program Delivery
	Funding	CDBG: \$100,000
	Description	Housing Program Delivery
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203
	Planned Activities	Housing Program Delivery
3	Project Name	HOME 2023 Administration
	Target Area	
	Goals Supported	
	Needs Addressed	HOME Administration
	Funding	HOME: \$108,486
	Description	Overall program administration, including (but not limited to) salaries, wages, and related costs of staff or others engaged in program management, monitoring, and evaluation
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203
	Planned Activities	Program management, monitoring, and evaluation.
4	Project Name	HOME2023 Special Needs Housing
	Target Area	
	Goals Supported	
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$829,922

	Description	Request for Proposals taken consortium-wide and in unincorporated areas.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	6 Elderly Tenants
	Location Description	Request for Proposals taken consortium-wide and in unincorporated areas.
	Planned Activities	Special Needs Housing
5	Project Name	HESG2023
	Target Area	
	Goals Supported	HESG Admin HESG Street Outreach HESG Shelter HESG Homeless Prevention HESG Rapid Re-Housing HESG HMIS
	Needs Addressed	HESG Admin HESG Street Outreach HESG Shelter HESG Homelessness Prevention HESG Rapid Re-Housing HESG HMIS
	Funding	ESG: \$210,068
	Description	In regard to PY2023 Administration, Emergency Shelter, Street Outreach, HMIS, and Homeless Prevention (housing relocation & stabilization and tenant-based rental assistance) for traditional ESG.

	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County-Wide through subrecipients and Jefferson County (716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203).
	Planned Activities	Administration, Emergency Shelter, Street Outreach, and Homeless Prevention (housing relocation & stabilization and tenant-based rental assistance).
6	Project Name	CD2023 Public Facilities
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$1,166,682
	Description	Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements; the removal of architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Activities will be carried out in the municipalities of Tarrant, Center Point, Brighton, and Lipscomb in addition to multiple Jefferson County Housing Authority sites across the County.
	Planned Activities	Edgewater Fire Station Renovation, Brighton Sewer Line Improvements, Lipscomb Road Repair, and Gardendale Senior Center Improvements.

7	Project Name	CD2023 Public Service
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$240,000
	Description	
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100% of the selected activities must meet or exceed the LMI beneficiary requirement.
	Location Description	County-Wide.
	Planned Activities	Children’s AIDS Society project, Cooperative Downtown Ministries Firehouse emergency shelter, One Roof Coordinated Assessment, Pathways Day Center, Pathway’s Early Learning Center, and Childcare Resources Program.
8	Project Name	CD2023 Emergency Housing Rehabilitation
	Target Area	
	Goals Supported	Rehab of Homeowner Housing: Emergency Repairs
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	CDBG: \$450,000
	Description	Funds will be used to provide emergency rehabilitation to owner- occupied housing units.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	20 owner-occupied housing units are expected to receive emergency housing rehabilitation.
	Location Description	Countywide
	Planned Activities	Emergency Housing Rehabilitation
9	Project Name	HOME 2023 CHDO Set Aside
	Target Area	
	Goals Supported	CHDO Set-Aside
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$146,457
	Description	
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 Household Units
	Location Description	Request for Proposals taken consortium-wide and in unincorporated areas.
	Planned Activities	New Construction of Home Ownership Units
10	Project Name	Economic Development Assistance
	Target Area	
	Goals Supported	Economic Development Assistance
	Needs Addressed	Economic Development Assistance
	Funding	:

Description	Revolving Loan Fund
Target Date	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Countywide
Planned Activities	Revolving Loan Fund accepts applications on a rolling basis.

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

Geographic Distribution

Funds for the 2023 One-Year Action Plan will be directed County-Wide as needed for low/mod-income beneficiaries eligible for CDBG Emergency Housing Rehabilitation, HOME Program activities, Public Service Programs, and for the homeless or those at risk of homelessness as beneficiaries for ESG programs. Funds for other CDBG Non-Housing Projects such as Public Facilities will be directed to the following municipal areas of the Jefferson County Consortium: Gardendale, Brighton, and Lipscomb in addition to the unincorporated Edgewater community.

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

The Jefferson County Consortium consists of the following thirty-four municipalities: Adamsville, Argo, Brighton, Brookside, Cardiff, Center Point, Clay, County Line, Fairfield, Fultondale, Gardendale, Graysville, Homewood, Hoover, 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

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

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	8
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	8

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.

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. Jefferson County has planned Jefferson County Housing Authority Park Improvements across multiple sites located within the Consortium.

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. Referrals for housing counseling services include financial literacy, budgeting, credit repair, homeownership education, and fair housing.

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

Not applicable.

Discussion

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

Introduction

Jefferson County has developed one (1) year goals and specific actions steps for reducing and ending homelessness through:

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

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

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

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

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

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

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

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

Jefferson County continues to coordinate closely with One Roof, the Local Continuum of Care, whose board has a statutory requirement for homeless persons (especially unsheltered persons) being represented on the board. Additionally, the County continues to work closely with One Roof's coordinated assessment system and HMIS to assess individual needs through the funding of Street Outreach programs offered by local homeless service agencies. These agencies may be selected for

funding through a competitive application process.

Addressing the emergency shelter and transitional housing needs of homeless persons

Addressing the needs of the homeless population continues to be a priority for Jefferson County. Jefferson County and One Roof are focusing on the following to address the emergency and transitional housing needs. Jefferson County will continue to support applications for funding by agencies that provide emergency and transitional housing activities using its Emergency Solution Grant.

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

Addressing the needs of its homeless population (homeless individuals and families, homeless families with children, veterans and their families, and unaccompanied youth) continues to be a priority for Jefferson County. Among the goals and strategies for addressing the needs to making the transition to permanent housing and independent living, Jefferson County and the Continuum are focusing on the following:

1. Housing & Services for Transition to Permanent Housing & Independent Living-Housing and services will continue to be provided. Efforts will be made to increase the time that homeless individuals remain in permanent housing to encourage more individuals to rapidly move to permanent housing using the housing first model. Emphasis will also be placed on creating self-sufficiency by increasing the percentage of persons employed. Jefferson County will support funding of applications that provide rapid rehousing services.
2. Emergency Housing and Street Outreach-The County will continue its practice of providing emergency shelter, food, counseling and supportive services to those experiencing homelessness. It will also support funding applications of those who provide services in this area.
3. Preventing Homelessness-Permanent housing opportunities and related services will be provided to those individuals at risk of homelessness with special emphasis on those who have formerly experienced homelessness. Jefferson County will support funding of applications that provide homelessness prevention services.
4. Data Driven Strategizing-Jefferson County will continue its practice of relying on data from the local

HMIS and Coordinated Assessment to adjust its homelessness strategy.

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 strategy to help prevent homelessness for individuals and families who are at imminent risk of becoming homeless is to identify those needs through the Open Season period in addition the Continuum of Care and the funding of applications for homeless prevention programs.

Jefferson County supports One Roof's "Discharge Coordination Policy" which includes policies, strategies, and protocols for the discharge of individuals from publicly funded institutions. Publicly funded institutions are defined as health care facilities, youth facilities, correctional facilities, mental facilities, and/or foster care. The Continuum has strategic meetings with officials from publicly funded institutions to be aware of anticipated discharge dates of individuals along with the actual scheduled release dates. One Roof's policy requires that housing units along with the required supportive services be readily available to individuals in need before they are discharged from publicly funded institutions.

Discussion

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

Introduction:

Jefferson County has not identified any barriers to affordable housing.

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

Jefferson County has not identified any barriers to affordable housing.

Discussion:

Jefferson County has not identified any barriers to affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Over the period of the 2023 One-Year Action Plan, Jefferson County plans to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate painted surfaces for presence of lead-based paint and educate homeowners on the dangers thereof, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

of persons living in poverty. Targeted areas for concentration include:

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

B. Improvement of the educational system.

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

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

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

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

G. Exploration of new initiatives for affordable housing.

Actions planned to develop institutional structure

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

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

There are four (4) Public Housing Authorities within the Jefferson County Community Development Consortium. These are the Fairfield, Tarrant, Leeds and Jefferson County Public Housing Authorities (PHA's). The Jefferson County Commission appoints board members to the Jefferson County Public

Housing Authority only. All other Authorities operate independently of the Jefferson County Commission. Jefferson County works closely with local PHA's in supporting their efforts to improve the housing stock and quality of life of their beneficiaries. When requested, Jefferson County reviews proposed capital improvements as well as proposed development, demolition or disposition of public housing development. Jefferson County does not fund any Authority and is not involved in procurement

and hiring. This is done through the local Authority under plans approved by HUD.

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

Jefferson County projects to receive \$2,445,853.00 in CDBG funds, \$0.00 in CDBG program income; \$1,084,865.00 in HOME funds; HOME program income; and \$210,068.00 in federal ESG funds making a total of \$3,740,786.00 in funds available for Program Year 2023-2024. Funds will be used CDBG General Administration, CDBG Housing Program Delivery, ESG Administration, HOME Administration, CDBG: Public Facilities, Public Services, and Emergency Housing Rehabilitation, ESG: Homeless Prevention, Rapid Re-Housing, Emergency Shelter, and HMIS.

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	

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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

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

Jefferson County will use the Recapture option should the debtor decide to sell their home within the Affordability Period. Under the Recapture option, the County may require the debtor to repay all the HOME Program subsidy to the County or a reduced amount on a pro rata 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.

One Roof, the local Continuum of Care, is consulted on applicants.

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) has a complete operating

Coordinated Assessment. Policies are in place.

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. One Roof, the local Continuum of Care, is consulted on applicants.

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 is able to meet the homeless participation requirement.

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.