# 

# Executive Summary

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

**1. Introduction**

The Jefferson County Consortium Proposed Five-Year Strategic 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 the Consolidated Plan Planning Tool (“Con Plan”), the population for the Jefferson County CDBG Consortium (“County”) is 449,864 persons comprising 173,177 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 County Line, 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)

**FY202-2024 Consolidated Plan Priorities**

* + Affordable Housing Supply and Quality
  + Clearance and Remediation
  + Economic Development and Small business incentives
  + Public Facilities, Facility Improvements, and Public Infrastructure
  + Public Services -job training and employment assistance, youth and senior focused activities, health and substance abuse services, etc.
  + Fair Housing, Housing Counseling, and Legal Service

While HUD allocations are fundamental to advancing these critical development efforts, the alone are not adequate to overcome the barriers faced by low-income individuals and families in their pursuit to self-sufficiency. Based on HUD’s release of funds notification Jefferson County anticipates receiving the following grant amounts in fiscal year 2020. Projections for the entire five-year period follow in parentheses; however, these projected amounts are simply five times this year’s allocation, and future amounts are expected to change based on federal allocation made annually.

**FY202-2024 Anticipated Funding for Jefferson County Commission**

* + CDBG: $2,413,493 (5-yr estimate $35,781,700)
  + HOME: $1,022,067 (5-yr estimate $5,110,335)
  + ESG: $204,755 (5-yr estimate $1,023,255)

**2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

Jefferson County expects to receive CDBG funds; CDBG program income; HOME funds; County match; HOME program income; federal ESG funds and will apply to receive State ESG funds for Program Years 2020-2024.

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 and may apply each year of this Five-Year Strategic Plan to receive State 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 HOME funds for Program Years 2020-2024.  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**

A close evaluation of the performance of the last five (5) years 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 five (5) years.  Because the County is a large Urban County, the needs for public facilities increases faster than the resources available to meet those needs with new construction or renovations.  Therefore, public facilities have remained a high priority for the next five (5) years.

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 that began during the consolidated planning process, Jefferson County expects that this will only intensify. For the next five (5) year Jefferson County will continue to fight those slum and blighted conditions through clearance and demolition projects.

Jefferson County also has a population of 104,713 (15.9%) of persons who are 65 years of age and older according to the Census’s Vintage 2018 Populations Estimate Program. The 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**

The Jefferson County Office of Community Services and Workforce Development held a series of community meetings from September 2019 through July 2020 to gain citizen input for the development of the 2020 Five-Year Consolidated Plan and 2020 Action Plan.  Notices of each meeting were published in the Birmingham News, 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 is 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**

Three (3) written comments were received during the development of the Consolidated Plan in addition to ninety-seven (97) proposals for the 2020 Open Season.  The three (3) written comments were both from and in support of proposals submitted by three (3) consortium members: Brighton, Brookside, and Sylvan Springs. X written comments were received during the 30-day comment period.  Other communications from those in attendance of the public hearings were questions regarding the application process for funding.

**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 by Jefferson County, Alabama.

**7. Summary**

 The U.S. Department of Housing and Urban Development (HUD) is requiring that all recipients of CDBG, HOME, HOPWA, and ESG, prepare a Five-Year Consolidated Plan, and an Annual Action Plan in order to receive grant funds.

The Jefferson County Commission finds that said grants are vitally needed for providing housing assistance; neighborhood improvements; and economic development activities directed to the needs of low and moderate income families and persons; aiding in the prevention and elimination of slums and blight; creating jobs; and addressing other community development needs having a particular urgency to the community’s health, welfare and safety.

Jefferson County has involved in its planning process citizens, non-profit organizations and other area governments to develop a comprehensive approach to solving the problems of low- and moderate-income people resulting in the Proposed 2020-24 Jefferson County Five-Year Consolidated Plan, and the 2020 Action Plan.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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 | Community Services & Workforce Development |

|  |  |  |
| --- | --- | --- |
| CDBG Administrator | JEFFERSON COUNTY | Community Services & Workforce Development |
| HOPWA Administrator | N/A | N/A |
| HOME Administrator | JEFFERSON COUNTY | Community Services & Workforce Development |
| ESG Administrator | JEFFERSON COUNTY | Community Services & Workforce Development |
| HOPWA-C Administrator | N/A | N/A |

Table 1 – Responsible Agencies

**Narrative**

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

**Consolidated Plan Public Contact Information**

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## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

**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 five (5) different times during the Consolidated Plan/Action Plan process.  Information related to the meetings were advertised in *The Birmingham Times*, *The Birmingham News,* 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(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 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Jefferson County 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 families and individuals, identify their needs and work to fill gaps in services.  One Roof is also responsible for the implementation of HMIS for the Continuum.  Jefferson County an active member in good standing of the Continuum of Care and 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 jurisdictions consultations with housing, social service agencies and other entities**

Table 2 – Agencies, groups, organizations who participated

|  |  |  |
| --- | --- | --- |
| 1 | **Agency/Group/Organization** | City of Fairfield |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facility, Public Service |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail. |
| 2 | **Agency/Group/Organization** | Town of Sylvan Springs |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public facilities and Demolition |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail. |
| 3 | **Agency/Group/Organization** | Central Alabama Caribbean American Organization |
| **Agency/Group/Organization Type** | Civic Leaders |
| **What section of the Plan was addressed by Consultation?** | Fair Housing |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public Hearing |
| 4 | **Agency/Group/Organization** | YWCA Central Alabama |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email. |
| 5 | **Agency/Group/Organization** | Town of Maytown |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail. |
| 6 | **Agency/Group/Organization** | Trinity Love Ministry, Inc. |
| **Agency/Group/Organization Type** | Faith Based |
| **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing |
| 7 | **Agency/Group/Organization** | Noah's Ark Child and Family Treatment Center |
| **Agency/Group/Organization Type** | Services-Children Services-Health |
| **What section of the Plan was addressed by Consultation?** | Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail. |
| 8 | **Agency/Group/Organization** | BRIDGE MINISTRIES, INC. |
| **Agency/Group/Organization Type** | Services - Housing |
| **What section of the Plan was addressed by Consultation?** | Homelessness Strategy Homeless Needs - Families with children Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call. |
| 9 | **Agency/Group/Organization** | Center Point Fire District |
| **Agency/Group/Organization Type** | Publicly Funded Institution/System of Care |
| **What section of the Plan was addressed by Consultation?** | Public Facility |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail, email, phone call. |
| 10 | **Agency/Group/Organization** | CITY OF TRUSSVILLE |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facilities |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail. |
| 11 | **Agency/Group/Organization** | One Roof |
| **Agency/Group/Organization Type** | Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call. |
| 12 | **Agency/Group/Organization** | City of Fultondale |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facility, Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call |
| 13 | **Agency/Group/Organization** | CHILDCARE RESOURCES, INC |
| **Agency/Group/Organization Type** | Services-Children |
| **What section of the Plan was addressed by Consultation?** | Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call |
| 14 | **Agency/Group/Organization** | PATHWAYS |
| **Agency/Group/Organization Type** | Services - Housing Services-Children Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Homelessness Strategy Homeless Needs - Families with children Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** |  |
| 15 | **Agency/Group/Organization** | Hueytown |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facilities |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail, email |
| 16 | **Agency/Group/Organization** | City of Midfield |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facilities |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail |
| 17 | **Agency/Group/Organization** | City of Brighton |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facilities, Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail |
| 18 | **Agency/Group/Organization** | PS Serving Veterans and the Community |
| **Agency/Group/Organization Type** | Non-Profit |
| **What section of the Plan was addressed by Consultation?** | Public Service |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail |
| 19 | **Agency/Group/Organization** | City of Lipscomb |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Services, Public Facilities |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call |
| 20 | **Agency/Group/Organization** | Glad Tidings Church Community Outreach |
| **Agency/Group/Organization Type** | Faith Based |
| **What section of the Plan was addressed by Consultation?** | Public Facility, Public Service |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail, email, phone call |
| 21 | **Agency/Group/Organization** | The Dannon Project |
| **Agency/Group/Organization Type** | Services - Housing Services-Persons with Disabilities Services-homeless Services-Employment |
| **What section of the Plan was addressed by Consultation?** | Homelessness Strategy Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call |
| 22 | **Agency/Group/Organization** | M-PACC |
| **Agency/Group/Organization Type** | Other |
| **What section of the Plan was addressed by Consultation?** | Public service |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing |
| 23 | **Agency/Group/Organization** | Pride of North Birmingham F&FMPHN |
| **Agency/Group/Organization Type** | Civic Leaders |
| **What section of the Plan was addressed by Consultation?** | Public Service |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing |
| 24 | **Agency/Group/Organization** | City of Gardendale |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facility, Public Service |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call |
| 25 | **Agency/Group/Organization** | City of Center Point |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facility, Public Service |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail |
| 26 | **Agency/Group/Organization** | Martintown Elra Heights Civic League |
| **Agency/Group/Organization Type** | Civic Leaders |
| **What section of the Plan was addressed by Consultation?** | Public Service, Public Facility |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call |
| 27 | **Agency/Group/Organization** | City of Homewood |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facility |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail |
| 28 | **Agency/Group/Organization** | HELP Organization |
| **Agency/Group/Organization Type** | Civic Leaders |
| **What section of the Plan was addressed by Consultation?** | Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing |
| 29 | **Agency/Group/Organization** | Youth Towers |
| **Agency/Group/Organization Type** | Services-homeless |
| **What section of the Plan was addressed by Consultation?** | Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail |
| 30 | **Agency/Group/Organization** | Forestdale Fire District |
| **Agency/Group/Organization Type** | Publicly Funded Institution/System of Care |
| **What section of the Plan was addressed by Consultation?** | Public Facility |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing |
| 31 | **Agency/Group/Organization** | Unified Fellowship Community Baptist Church |
| **Agency/Group/Organization Type** | Civic Leaders |
| **What section of the Plan was addressed by Consultation?** | Public Services |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public Hearing |
| 32 | **Agency/Group/Organization** | Rosedale Community Associate |
| **Agency/Group/Organization Type** | Civic Leaders Neighborhood Organization |
| **What section of the Plan was addressed by Consultation?** | Public Service, Public Facility |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public Hearing |
| 33 | **Agency/Group/Organization** | Hoover |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facility, Public Service |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, mail |
| 34 | **Agency/Group/Organization** | City of Adamsville |
| **Agency/Group/Organization Type** | Other government - Local |
| **What section of the Plan was addressed by Consultation?** | Public Facility |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Public hearing, email, mail, phone call |

**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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

All mayors of the thirty-three 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.

**Narrative (optional):**

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 and Workforce Development held a series of community meetings from September 2019 through July 2020 to gain citizen input for the development of the 2020 Five-Year Consolidated Plan and 2020 Action Plan.  Notices of each meeting were published in the Birmingham News, 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 Meeting | Minorities   Non-English Speaking - Specify other language: Spanish   Non-targeted/broad community | Over 40 individuals attended the public meetings held throughout Jefferson County. | Verbal comments expressed the needs for housing rehabilitation, public facilities, public services and the elimination of slums and blight. | There were no comments that were not accepted. |  |
| 2 | Internet Outreach | Minorities   Non-English Speaking - Specify other language: Spanish   Non-targeted/broad community | Responses were submitted by individuals not in attendance at the public hearings. | These submissions contained a combination of community needs including housing rehabilitation, public facilities, public services, and removal of slum and blight. | There were no comments that were not accepted. | https://www.jccal.org/Default.asp?ID=604&pg=Community+Development+%28Non%2DHousing%29 |
| 3 | Public Meeting | Homelessness | Meetings held by the Jefferson County Office of Community and Workforce Development were well attended by residents, non-profits, faith-based organizations, housing agencies, and local governments. | Comments received were to include housing related legal services for low/mod income qualified residents. | No comments have been submitted that were not accepted prior to the release of the plan for public comment. |  |
| 4 | Public Hearing | Minorities   Non-English Speaking - Specify other language: Spanish   Non-targeted/broad community | Final Public hearing... |  | There were no comments that were not accepted. |  |

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

**Needs Assessment Overview**

The Needs Assessment looks at a variety of housing, homeless, community development and non-homeless special needs through an examination of Census and CHAS data, which was created by the U.S. Census Bureau, the U.S. Department of Housing and Urban Development and citizen participation efforts.  Other needs are represented through Section 8 waiting lists and various state data sources which are noted throughout the Plan.  The Needs Assessment includes the following sections:

* Housing Needs Assessment
* Disproportionately Greater Need
* Public Housing
* Homeless Needs Assessment
* Non-Homeless Special Needs Assessment
* Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan as well as the programs, projects, and activities to be administered in the First Year Program Action Plan.

As defined by HUD, housing problems include:

* Units lacking a complete kitchen or plumbing facilities.
* Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities).
* Severe housing cost burden of more than 50 percent of gross income.
* Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

The following income categories are used throughout the Plan:

* Extremely Low: Households with income less than 30 percent of Area Median Income (AMI).
* Very Low: Households with income between 30 and 50 percent of AMI.
* Low: Households with income between 51 and 80 percent of AMI.
* Moderate: Households with income between 81 and 120 percent of AMI.

The data tables in this section are populated with default data developed by the Census Bureau for populated by the Consolidated Planning Suite.  Other sources are noted

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

**Summary of Housing Needs**

According the Consolidated Plan Planning Tool (“Con Plan”), the population for the Jefferson County CDBG Consortium (“County”) is 449,864 persons comprising 173,177 households.  Of those households, 34,383 households (20%) are considered "extremely low or very low income" per HUD definitions.  According to the Con Plan data, 72.9% of occupied housing units are owner-occupied and 27.1% are renter-occupied.  The data shows that approximately 12,059 renter-households and 11,240 owner-households have some type of housing problem.  That is equivalent to 13.5% of the households in Jefferson County.  One (1) in five (5) households in Jefferson County with a housing problem have a housing affordability problem.

According to the Con Plan’s Summary Information for Characteristics of Housing Stock, there are a total of 192,192 housing units within the Jefferson County CDBG Consortium.  Of this total, 173,167 are occupied and 19,025 are vacant.  The housing tenure in the Jefferson County CDBG Consortium consists of 126,312 occupied housing units and 46,855 rental units.  Of the occupied housing units, 1,225 lack complete plumbing or kitchen facilities.

| **Demographics** | **Base Year: 2009** | **Most Recent Year: 2015** | **% Change** |
| --- | --- | --- | --- |
| Population | 658,466 | 449,864 | -32% |
| Households | 267,675 | 173,177 | -35% |
| Median Income | $44,718.00 | $45,610.00 | 2% |

Table 5 - Housing Needs Assessment Demographics

|  |  |
| --- | --- |
| **Data Source:** | 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year) |

**Number of Households Table**

|  | **0-30% HAMFI** | **>30-50% HAMFI** | **>50-80% HAMFI** | **>80-100% HAMFI** | **>100% HAMFI** |
| --- | --- | --- | --- | --- | --- |
| Total Households | 17,713 | 16,670 | 27,516 | 15,582 | 95,612 |
| Small Family Households | 6,620 | 5,389 | 9,840 | 6,149 | 53,426 |
| Large Family Households | 950 | 1,070 | 1,476 | 1,037 | 7,383 |
| Household contains at least one person 62-74 years of age | 3,183 | 3,747 | 6,006 | 3,696 | 19,347 |
| Household contains at least one-person age 75 or older | 2,592 | 3,836 | 5,131 | 1,983 | 6,966 |
| Households with one or more children 6 years old or younger | 3,236 | 2,665 | 3,825 | 2,247 | 10,002 |

Table 6 - Total Households Table

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

**Housing Needs Summary Tables**

1. Housing Problems (Households with one of the listed needs)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 341 | 205 | 185 | 69 | 800 | 33 | 19 | 56 | 30 | 138 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 99 | 50 | 115 | 45 | 309 | 14 | 23 | 32 | 0 | 69 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 288 | 263 | 183 | 194 | 928 | 82 | 57 | 77 | 54 | 270 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 5,926 | 3,021 | 577 | 0 | 9,524 | 4,347 | 2,616 | 2,018 | 625 | 9,606 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 828 | 2,231 | 4,585 | 603 | 8,247 | 1,446 | 2,428 | 3,883 | 2,311 | 10,068 |
| Zero/negative Income (and none of the above problems) | 1,021 | 0 | 0 | 0 | 1,021 | 999 | 0 | 0 | 0 | 999 |

Table 7 – Housing Problems Table

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 6,682 | 3,521 | 1,068 | 308 | 11,579 | 4,482 | 2,725 | 2,198 | 709 | 10,114 |
| Having none of four housing problems | 2,180 | 3,577 | 9,359 | 4,407 | 19,523 | 2,374 | 6,814 | 14,914 | 10,117 | 34,219 |
| Household has negative income, but none of the other housing problems | 1,021 | 0 | 0 | 0 | 1,021 | 999 | 0 | 0 | 0 | 999 |

Table 8 – Housing Problems 2

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

3. Cost Burden > 30%

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 3,467 | 2,496 | 1,892 | 7,855 | 1,638 | 1,433 | 2,344 | 5,415 |
| Large Related | 405 | 519 | 227 | 1,151 | 322 | 250 | 244 | 816 |
| Elderly | 1,333 | 1,017 | 930 | 3,280 | 2,454 | 2,517 | 2,087 | 7,058 |
| Other | 2,061 | 1,647 | 2,310 | 6,018 | 1,451 | 863 | 1,279 | 3,593 |
| Total need by income | 7,266 | 5,679 | 5,359 | 18,304 | 5,865 | 5,063 | 5,954 | 16,882 |

Table 9 – Cost Burden > 30%

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

4. Cost Burden > 50%

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 3,100 | 1,382 | 132 | 4,614 | 1,212 | 736 | 651 | 2,599 |
| Large Related | 321 | 175 | 34 | 530 | 290 | 123 | 99 | 512 |
| Elderly | 1,171 | 690 | 390 | 2,251 | 1,655 | 1,207 | 682 | 3,544 |
| Other | 1,767 | 960 | 129 | 2,856 | 1,275 | 548 | 624 | 2,447 |
| Total need by income | 6,359 | 3,207 | 685 | 10,251 | 4,432 | 2,614 | 2,056 | 9,102 |

Table 10 – Cost Burden > 50%

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

5. Crowding (More than one person per room)

|  | **Renter** | | | | | **Owner** | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **>80-100% AMI** | **Total** |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 387 | 255 | 243 | 184 | 1,069 | 18 | 39 | 67 | 44 | 168 |
| Multiple, unrelated family households | 0 | 73 | 55 | 55 | 183 | 78 | 41 | 42 | 0 | 161 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 10 |
| Total need by income | 387 | 328 | 298 | 239 | 1,252 | 96 | 80 | 109 | 54 | 339 |

Table 11 – Crowding Information – 1/2

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

|  | **Renter** | | | | **Owner** | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** | **0-30% AMI** | **>30-50% AMI** | **>50-80% AMI** | **Total** |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 12 – Crowding Information – 2/2

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Describe the number and type of single person households in need of housing assistance.**

Jefferson County does not collect specific data on single person households nor is this data provided by HUD in the eCon Planning Suite.  To estimate the number of single person households in need of housing assistance, Jefferson County gathered data from the American Community Survey 2018 5 Year Estimates DP02 table.

Data indicates an estimated 31.7 percent of households are 1-person households accounting for 86 percent of all nonfamily households.  This constitutes an estimated 82,672 persons. For both renter and owner-occupied units, extremely low and very low-income single person households are most in need of assistance.  There are, however, approximately the same number of low-income owner-occupied households that are cost burdened as those that are extremely low-income.  Overall, the cost burden problem is most prevalent for extremely low-income households.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the American Community Survey 2018 S1810 table that estimates the total number of individuals who are disabled in Jefferson County, an estimated 101,353 individuals are living with a disability, accounting for 15.5% of the total population in Jefferson County:

* Population under 5 years old with a disability – 262 individuals or 0.6% of the population within this age range
* Population 5 to 17 years old with a disability – 7,391 individuals or 6.8% of the population within in this age range
* Population 18 to 64 years old with a disability – 55,767 individuals or 55.0% of the population within this age range
* Population 65 years old and over with a disability – 37,943 or 37.4% of the population within this age range

According to 2018 data received from Jefferson County’s domestic violence provider the following services were provided:

* Shelter was provided to 437 adults and children through the Family Violence Center
* Provided 4,424 court advocacy services for victims of domestic violence
* Provided legal services for 227 victims of domestic violence
* Provided assistance to 1,688 people through the Crisis Line
* Provided safe visitation and exchange services to 231 men, women and children through the Safe Havens: Supervised Visitation and Exchange Program.

**What are the most common housing problems?**

By far the most common housing problem in Jefferson County is cost burden.  According to the CHAS data in the tables above, over 74.13% of households in the 0-30% AMI income category (including renters and owners) had a cost burden of over 30% as compared to 76% in the previous Analysis of Impediments to Fair Housing (AI), with over 60.92% having a cost burden of over 50% as opposed to 64% in the previous AI.  A 30% cost burden means that a household is spending more than 30% of their gross income on housing expenses, including utilities.  A 50% cost burden means that a household is spending more than 50% of their gross income on housing expenses, including utilities, and is considered a severe cost burden.  Approximately 64.45% of households in the 30-50% AMI income category had a 30% cost burden as opposed to 63% in the previous AI, with 34.93% having a cost burden of over 50% as opposed to 32% in the previous AI.  Approximately 50.33% of households in the 50-80% AMI category had a 30% cost burden as opposed to 44% on the previous AI, while only 15.39% had a cost burden of 50% as opposed to 12% in the previous AI.

Looking at cost burden and severe cost burden by tenure, approximately 64.47% of renter households and 60.92% of owner households earning less than 30% of the area median income (AMI) are paying more than 50% of their gross income on housing expenses.  Approximately 45.00% of renter households and 27.40% of owner households earning 30-50% of area median income (AMI) are paying more than 50% of their gross income on housing expenses.

**Are any populations/household types more affected than others by these problems?**

Cost burden and extreme cost burden affect all household types in the lower income categories.  In simple numeric terms, it would appear that "Small Related" households are most affected with severe cost burden, with approximately 44.17% of the total number of rental households affected and 30.41 % of the total number of owner households affected.  Small family households are the most common type of household in Jefferson County.  Among renter households, those in the "Other" category make up 27.34% of households with severe cost burden followed by "Elderly" at 23.42% and "Large Related" at 5.07%.  Owner households in the "Elderly" category comprise 37.61% of those experiencing severe cost burden, followed by those in the "Other" category at 25.66% and "Large Related" at 6.31%.

Cost burden and extreme cost burden are the most common housing problem across all lower income households in Jefferson County.  The lower the income of the household the more extreme the cost burden.  Overcrowding is also a housing problem in many lower income households but to a much lesser extent.  Substandard Housing which is defined as housing lacking complete plumbing or kitchen facilities affects roughly as many renter and owner households as overcrowding.  Lower income households experience other maintenance issues and even though they may have complete plumbing and kitchen facilities, the unit may not be habitable.

As a result of the tornados experienced locally in 2011, Jefferson County received an allocation of CDBG Disaster Recovery funds.  As part of the allocation for these funds, the County identified that housing is a critical need since lower income persons normally live in older substandard housing.  The County allocated a portion of its CDBG-DR funds and continues to address these needs.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

According to the 2018 American Community Survey 5-Year Estimates, 13.2% of all families and 21% of families with children lived below the poverty level in Jefferson County. The percent of children of less than 18 years of age who lived in poverty was 14.7%.  The percentage of individuals not in the workforce is 37.8% which does not accurately reflect the state of employment considering COVID-19 and the subsequent economic crisis.   Families that received some type of public assistance was 36.6%.  Lower *income households have higher rates of housing problems. The most common housing problem is cost burden* of rent.

The needs of the families at risk of either residing in shelters or becoming homeless includes finding affordable housing, attaining higher wage-earning employment and financial education.

The needs of the formerly homeless families and individuals are more affordable housing options, access to needed supportive services; jobs that pay a living wage; financial education; and access to mainstream resources.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

N/A

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

In addition to the at-risk characteristics indicated above, other characteristics include unemployment, inadequate income, little of no education, substance abuse, lack of childcare, and limited transportation.

**Discussion**

Cost burden and extreme cost burden are the most common housing problem across all lower income households in Jefferson County.  The lower the income of the household, the more extreme the cost burden.  Overcrowding is also a housing problem in many lower income households but to a much lesser extent.  Substandard Housing which is defined as housing lacking complete plumbing or kitchen facilities affects roughly as many renter and owner households as overcrowding.  Lower income households experience other maintenance issues and even though they may have complete plumbing and kitchen facilities, the unit may not be habitable.

As a result of the tornados experienced locally in 2011, Jefferson County received an allocation of CDBG Disaster Recovery funds.  As part of the allocation for these funds, the County identified that housing is a critical need since lower income persons normally live in older substandard housing.  The County has allocated a portion of its CDBG-DR funds to address these needs.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

The 2011-2015 CHAS data, constructed from data collected by the U.S. Census Bureau for HUD, show housing problems by income and race/ethnicity.  The housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30 percent, overcrowding (more than 1 person per room).  The tables below show the distribution of one (1) or more problems by race/ethnicity for each of four lower income groups, 0-30 percent of the area median income (AMI), 30-50 percent of AMI, 50-80 percent of AMI, and 80-100 percent of AMI.  The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.  The next section will look at severe housing problems (severe overcrowding and extreme cost burden).

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than 10 percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level.  The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the housing problems mentioned above.  To calculate disproportionate need for each race/ethnicity, Jefferson County has calculated the share of the total number of households with one (1) or more housing problems that is from a particular race/ethnicity and compared that figure to the share of all Jefferson County households at that income level that experience the problem.  (Share of Race/Ethnicity = # of households for that race/ethnicity with one or more housing problems / total # of households for that race/ethnicity.

**0%-30% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 13,443 | 2,285 | 2,020 |
| White | 7,114 | 1,418 | 1,249 |
| Black / African American | 5,386 | 740 | 559 |
| Asian | 98 | 10 | 39 |
| American Indian, Alaska Native | 53 | 60 | 15 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 652 | 59 | 114 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**30%-50% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 10,921 | 5,725 | 0 |
| White | 6,229 | 4,313 | 0 |
| Black / African American | 3,620 | 1,171 | 0 |
| Asian | 224 | 40 | 0 |
| American Indian, Alaska Native | 33 | 24 | 0 |
| Pacific Islander | 20 | 0 | 0 |
| Hispanic | 684 | 154 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**50%-80% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 11,737 | 15,812 | 0 |
| White | 7,092 | 11,291 | 0 |
| Black / African American | 3,739 | 3,515 | 0 |
| Asian | 238 | 283 | 0 |
| American Indian, Alaska Native | 125 | 14 | 0 |
| Pacific Islander | 0 | 4 | 0 |
| Hispanic | 269 | 519 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**80%-100% of Area Median Income**

| **Housing Problems** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 3,948 | 11,591 | 0 |
| White | 2,559 | 7,858 | 0 |
| Black / African American | 1,062 | 3,046 | 0 |
| Asian | 153 | 118 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 153 | 452 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

**Discussion**

Approximately 75.7%, an increase from 73% in 2015, of Jefferson County households in the 0-30% AMI bracket experience at least one (1) housing problem.  The share for each ethnicity is as follows: White: 72.7%, a slight decrease from 73% in 2015; Black/African American: 80.6%, an increase from 71% in 2015; Asian: 66.7%, an increase from 0% in 2015; American Indian, Alaska Native: 41.4%, a decrease from 100% in 2015; Pacific Islander: 0%; and Hispanic: 79%, an increase from 77% in 2015.

All racial groups at 0-30% AMI experience housing problems at roughly the same rate.  No other race/ethnicity has a difference greater than ten percentage points and therefore does not represent a disproportionately greater need at this income level for those groups.

The share of households in Jefferson County at 30-50% AMI experiencing at least one (1) housing problem is 61.8%, an increase from 59% in 2015.  The share for each race/ethnicity is as follows: White: 59.1%, an increase from 51% in 2015; Black/African American: 75.6%, an increase from 78% in 2015; Asian: 84.8%, an increase from 44% in 2015; American Indian, Alaska Native: 57.9%, a decrease from 100% in 2015; Pacific Islander: 100%; and Hispanic: 81.6%, an increase from 69% in 2015.

In the 30-50% AMI group, Black/African Americans, Asian, Pacific Islander, and Hispanic ethnicities have greater than ten percentage points difference compared to the group as a whole and therefore have a disproportionately greater need.  Asian and Pacific Islanders are a statistically small sample.

The share of households in Jefferson County at 50-80% AMI experiencing at least one (1) housing problem is 42.6%, an increase from 40% in 2015.  The share for each race/ethnicity is as follows: White: 38.6%, an increase from 36% in 2015; Black/African American: 51.5%, a decrease from 55% in 2015; Asian: 45.7%, a decrease from 57% in 2015; American Indian, Alaska Native: 89.9%, a decrease from 0% in 2015; Pacific Islander: 0%; and Hispanic: 34.1%, a decrease from 40% in 2015.

Among the 50-80% AMI bracket, Asian and American Indian/Alaskan Native ethnicities have more than ten percentage points difference and show a disproportionately greater need.

The share of households in Jefferson County at 80-100% AMI experiencing at least one housing problem is 25.4%, a decrease from 26% in 2015.  The share for each race/ethnicity is as follows: White: 24.6%, a decrease form 26% in 2015; Black/African American: 25.9%, a decrease from 32% in 2015; Asian: 56.5%, a decrease from 38% in 2015; American Indian, Alaska Native: 0%, a decrease from 9% in 2015; Pacific Islander: 0%; and Hispanic: 25.3%, a decrease from 27% in 2015.

All racial groups at 80-100% AMI experience housing problems at roughly the same rate apart from Asians though this population represents only 271 households out of 15,539 households in this income group.  No other race/ethnicity has a difference greater than ten percentage points and therefore does not represent a disproportionately greater need at this income level for those groups.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

The 2011-2015 CHAS data, constructed from data collected by the U.S. Census Bureau for HUD, show severe housing problems by income and race/ethnicity.  Severe housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 50 percent (share of income devoted to housing cost), overcrowding (more than 1.5 person per room).  The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0-30 percent of the area median income (AMI), 30-50 percent of AMI, 50-80 percent of AMI, and 80-100 percent of AMI.  The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level.  The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the housing problems mentioned above.  To calculate disproportionate need for each race/ethnicity, Jefferson County has calculated the share of the total number of households with one or more housing problems that is from a particular race/ethnicity and compared that figure to the share of all Jefferson County households at that income level that experience the problem.  (Share of Race/Ethnicity = # of households for that race/ethnicity with one or more housing problems / total # of households for that race/ethnicity.

**0%-30% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 11,164 | 4,554 | 2,020 |
| White | 5,727 | 2,788 | 1,249 |
| Black / African American | 4,674 | 1,450 | 559 |
| Asian | 63 | 45 | 39 |
| American Indian, Alaska Native | 23 | 90 | 15 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 547 | 159 | 114 |

Table 17 – Severe Housing Problems 0 - 30% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**30%-50% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 6,246 | 10,391 | 0 |
| White | 3,627 | 6,925 | 0 |
| Black / African American | 1,891 | 2,907 | 0 |
| Asian | 134 | 130 | 0 |
| American Indian, Alaska Native | 33 | 24 | 0 |
| Pacific Islander | 20 | 0 | 0 |
| Hispanic | 494 | 344 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**50%-80% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 3,266 | 24,273 | 0 |
| White | 2,216 | 16,181 | 0 |
| Black / African American | 756 | 6,501 | 0 |
| Asian | 105 | 417 | 0 |
| American Indian, Alaska Native | 35 | 104 | 0 |
| Pacific Islander | 0 | 4 | 0 |
| Hispanic | 154 | 634 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**80%-100% of Area Median Income**

| **Severe Housing Problems\*** | **Has one or more of four housing problems** | **Has none of the four housing problems** | **Household has no/negative income, but none of the other housing problems** |
| --- | --- | --- | --- |
| Jurisdiction as a whole | 1,017 | 14,524 | 0 |
| White | 559 | 9,862 | 0 |
| Black / African American | 324 | 3,778 | 0 |
| Asian | 35 | 231 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 99 | 507 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

**Discussion**

Approximately 62.9% of Jefferson County households in the 0-30% AMI bracket experience at least one (1) severe housing problem. This is up from 58% in 2015.  The share for each ethnicity is as follows with increases for all groups except for Hispanic ethnicity since 2015: White: 61.5%; Black/African American: 69.9%; Asian: 42.9%; American Indian/Alaska Native: 18.0%; Pacific Islander: 0%; and Hispanic: 59.5%.

All racial groups at 0-30% AMI experience housing problems at roughly the same rate with the Asian ethnicity constituting less than three quarters of a percent.  No race/ethnicity has a difference greater than ten percentage points and therefore does not represent a disproportionately greater need at this income level for those groups.

Approximately 37.5% of Jefferson County households in the 31-50% AMI bracket experience at least one (1) severe housing problem. This is up from 31% in 2015.  The share for each ethnicity is as follows with increases for all groups except for Black/African American and American Indian/Alaskan Native ethnicities since 2015: White: 34.4%; Black/African American: 39.4%; Asian: 50.8%; American Indian/Alaska Native: 57.9%; Pacific Islander: 100%; and Hispanic: 58.9%.

In the 30-50% AMI group, American Indians/Alaska Natives, Pacific Islanders, Asian, and Hispanic have greater than ten percentage points difference compared to the group as a whole and therefore have a disproportionately greater need.  These groups represent less than 6.9% of the total population for this band representing 0.5%, 0.3%, 0.1%, and 5% respectively.

The share of households in Jefferson County at 50-80% AMI experiencing at least one (1) severe housing problem is 12.8%, an increase from 11% since 2015.  The share for each race/ethnicity is as follows with increases for all groups except for Black/African American and Asian ethnicities since 2015: White: 12%; Black/African American: 10.4%; Asian: 20.1%; American Indian/Alaska Native: 25.1%; Pacific Islander: 0%; and Hispanic: 19.5%.

Among the 50-80% AMI bracket, American Indian/Alaskan Native have more than ten percentage points difference and show a disproportionately greater need.  American Indian/Alaskan Native ethnicity represents 0.5% of the total population for this band and are a statistically small sample.

The share of households in Jefferson County at 80-100% AMI experiencing at least one (1) severe housing problem is 6.5%, a half percent decrease.  The share for each race/ethnicity is as follows with decreases except for the Black/African American and Hispanic ethnicities: White: 5.4%; Black/African American: 7.9%; Asian: 13.1%; American Indian/Alaska Native: 0%; Pacific Islander: 0%; and Hispanic: 16.3%.

All racial groups at 80-100% AMI experience housing problems at roughly the same rate except for the Hispanic ethnicity. This population represents only 606 households out of 15,541 households in this income group and is a statistically small sample at 3.9%.  No other race/ethnicity has a difference greater than ten percentage points and therefore does not represent a disproportionately greater need at this income level for those groups.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

The 2011-2015 CHAS data were used to compare housing cost burden across racial/ethnic groups.  Cost burden (30 to 50% of household income going to housing expenses), extreme cost burden (more than 50% of household income going to housing expenses), and no cost burden (less than 30% of household income going to housing expenses) were compared by racial/ethnic group to the county as a whole.

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level.  The tables below indicate the share of households by race/ethnicity and income level experiencing housing cost burden.  To calculate disproportionate need for each race/ethnicity, Jefferson County has calculated the share of the total number of households with one or more housing problems that is from a particular race/ethnicity and compared that figure to the share of all Jefferson County households at that income level that experience the problem.  (Share of Race/Ethnicity = # of households for that race/ethnicity with one or more housing problems / total # of households for that race/ethnicity.

**Housing Cost Burden**

| **Housing Cost Burden** | **<=30%** | **30-50%** | **>50%** | **No / negative income (not computed)** |
| --- | --- | --- | --- | --- |
| Jurisdiction as a whole | 126,360 | 23,699 | 20,919 | 2,081 |
| White | 95,884 | 14,806 | 12,386 | 1,275 |
| Black / African American | 24,474 | 7,216 | 7,008 | 599 |
| Asian | 1,922 | 611 | 302 | 39 |
| American Indian, Alaska Native | 308 | 120 | 91 | 15 |
| Pacific Islander | 54 | 0 | 20 | 0 |
| Hispanic | 2,694 | 650 | 913 | 114 |

Table 21 – Greater Need: Housing Cost Burdens AMI

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

**Discussion:**

The share of total households in Jefferson County that are cost burdened (30-50% income spent on housing costs) is 13.7%, a decrease from 15% in 2015.  The share of total households in Jefferson County that are severely cost burdened (more than 50%) is 12.1%, an increase from 11% in 2015. The share for each race/ethnicity is as follows:

Cost Burdened (30-50%)

* White: 11.9%, a decrease from 13% in 2015
* Black/African American: 18.4%, a decrease from 21% in 2015
* Asian: 21.3%, an increase from 9% in 2015
* American Indian, Alaska Native: 22.5%, an increase from 13% in 2015
* Pacific Islander: 0%
* Hispanic: 14.9%, a decrease from 20% in 2015

Severely Cost Burdened (>50%)

* White: 10.0%, an increase from 9% in 2015
* Black/African American: 17.8%, a decrease from 19% in 2015
* Asian: 10.5%, a decrease from 15% in 2015
* American Indian, Alaska Native: 17%, a decrease from 21% in 2015
* Pacific Islander: 27%, a decrease from 100% in 2015
* Hispanic: 20.9%, an increase from 12% in 2015

There is only one (1) instance in the data above where the percentage of housing cost burden for a racial/ethnic group is more than 10 percent above the respective cost burden for Jefferson County as a whole.  Pacific Islanders show a disproportionately greater need in the severely cost burdened category.  All other racial/ethnic groups experience cost burden and severe cost burden at similar rates.  Pacific Islanders, however, represent only 74 households out of 173,059 total households in Jefferson County and are a statistically small sample.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

In the above Needs Assessment, several racial and ethnic groups have disproportionately greater needs than the needs of the Jefferson County population as a whole in specific income categories.  Note that the American Indian, Alaska Native, Pacific Islander and Asian populations comprise less than 1.25% of the total population of Jefferson County and are a statistically small sample.  Racial and ethnic groups include:

Housing Problems

30-50%

* Black/African American
* Asian
* Pacific Islander
* Hispanic

50-80%

* Asian
* American Indian/Alaskan Native

80-100%

* Asian

Severe Housing Problems

30-50% AMI

* Asian
* American Indian/Alaskan Native
* Pacific Islander
* Hispanic

50-80%

* American Indian/Alaskan Native

80-100%

* Hispanic

Severely Cost Burdened (>50%)

* Pacific Islander

**If they have needs not identified above, what are those needs?**

None identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The cities of Brighton, Center Point, Fairfield, Lipscomb, Midfield, and Tarrant have concentrations greater than 50% of Black or African American residents.

## 

## NA-35 Public Housing – 91.205(b)

**Introduction**

The housing authorities in Jefferson County operate a total of 1,050 public housing units and administer 2,216 vouchers in their efforts to assist low-income residents of Jefferson County.  The four (4) housing authorities in Jefferson County are the Jefferson County Housing Authority (JCHA), Fairfield Housing Authority, Tarrant Housing Authority, and Leeds Housing Authority.  JCHA is the largest of the four public housing authorities.

**Totals in Use**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| # of units vouchers in use | 0 | 2 | 1,050 | 2,216 | 74 | 1,917 | 0 | 60 | 158 |

Table 22 - Public Housing by Program Type

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Characteristics of Residents**

| **Program Type** | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** |
| # Homeless at admission | 0 | 0 | 14 | 6 | 0 | 6 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 195 | 283 | 38 | 227 | 0 | 2 |
| # of Disabled Families | 0 | 0 | 307 | 668 | 32 | 480 | 0 | 13 |
| # of Families requesting accessibility features | 0 | 2 | 1,050 | 2,216 | 74 | 1,917 | 0 | 60 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Race of Residents**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Race** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| White | 0 | 0 | 287 | 314 | 38 | 244 | 0 | 6 | 26 |
| Black/African American | 0 | 2 | 762 | 1,899 | 36 | 1,670 | 0 | 54 | 132 |
| Asian | 0 | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 25 – Race of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Ethnicity of Residents**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Ethnicity** | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  **\*** |
| Hispanic | 0 | 0 | 12 | 8 | 0 | 8 | 0 | 0 | 0 |
| Not Hispanic | 0 | 2 | 1,038 | 2,208 | 74 | 1,909 | 0 | 60 | 158 |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 26 – Ethnicity of Public Housing Residents by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There are currently 307 disabled families in public housing units and 1,050 disabled families requesting accessibility features.  According to data provided by the Jefferson County Housing Authority, there are 137 disabled families on their waiting list for an accessible public housing unit.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

According to data provided by the public housing authorities, there are 1,490 on their public housing waiting lists.  The number of elderly on the JCHA waiting list for a public housing unit is 28.  The Fairfield Housing Authority reports 5 elderly on their waiting list.  Families make up the largest group on the JCHA public housing waiting list with 956 as does the Fairfield Housing Authority with 337.  Forty percent of the families on the JCHA public housing waiting list have requested 3 or more bedrooms while 23 percent have a need for 3 or more bedrooms according to data from the Fairfield Public Housing Authority.  Those requesting 3 or more bedrooms comprise 28 percent of the Tarrant Housing Authority's waiting list.  Information from the Leeds Housing Authority was not available.

JCHA reports 512 on their Section 8 waiting list with 32% of those expressing a need for 3 or more bedrooms.

Needs submitted to improve the living environment of low- and moderate-income families residing in public housing include security improvements, increased public transportation, training and employment opportunities, literacy classes and additional funding for Boys and Girls Clubs programs housed on public housing properties.

**How do these needs compare to the housing needs of the population at large**

The number of 3+ bedroom rental units available in the rental market is slightly lower than the number of families on the public housing waiting list and slightly higher than those on the Section 8 waiting list suggesting that the need among those on waiting lists based on bedroom size is roughly equivalent to the availability in the open market.  Presumably, those on the waiting lists are also counted among those that are described as currently cost burdened or severely cost burdened.

**Discussion**

There is clearly a need for additional public housing units and vouchers.  The number of those on the waiting list for a public housing unit exceeds the number of units currently in operation.  The need for vouchers exceeds the supply by 23%.  The lower income groups served by public housing authorities have little chance of success in finding other affordable housing options without some time of assistance.

## NA-40 Homeless Needs Assessment – 91.205(c)

**Introduction:**

Jefferson County works in cooperation with a Continuum of Care (CoC) led by One Roof of Birmingham. The CoC, which is comprised of more than 30 organizations, works to identify and provide various housing and supportive services to those that meets HUD definition of homeless.  This CoC works with all its partners to provide information and data on homeless prevention, outreach and assessment, emergency shelters, and supportive services.  The CoC coordinates the various types of housing and supportive services to homeless individuals throughout the County.  Working in a decision-making capacity, the CoC has primary responsibility for managing the overall planning efforts of the entire Continuum and is actively engaged in project and site monitoring, determining project priorities, oversight of the funding application process, and the implementation of the Homeless Management Information System (HMIS).  The collective primary objective of Continuum members is to help end the problem of homelessness in Jefferson County.

The CoC estimates that in 2020 a total of 1,138 persons were considered homeless in Jefferson County, according to the Point-In-Time (PIT) Count conducted by the continuum.   The reasons that contribute to homelessness in Jefferson County are varied.  Typical factors that contribute to homelessness include the following:

* Decline in public assistance
* Divorce
* Domestic Violence
* Drug and Alcohol related problems
* Illness
* Job loss
* Lack of Affordable housing
* Lack of child support
* Low wages
* Mental Illness
* Natural Disaster/Fire
* Physical Disabilities
* Post-Traumatic Stress Disorder
* Poverty
* Severe Depression
* Tragedy

**Homeless Needs Assessment**

|  | | | | | | |
| --- | --- | --- | --- | --- | --- | --- |
| **Population** | **Estimate the # of persons experiencing homelessness on a given night** | | **Estimate the # experiencing homelessness each year** | **Estimate the # becoming homeless each year** | **Estimate the # exiting homelessness each year** | **Estimate the # of days persons experience homelessness** |
|  | **Sheltered** | **Unsheltered** |  |  |  |  |
| Persons in Households with Adult(s) and Child(ren) | 16 | 160 | 400 | 365 | 181 | 83 |
| Persons in Households with Only Children | 1 | 3 | 17 | 16 | 8 | 20 |
| Persons in Households with Only Adults | 492 | 309 | 3,483 | 3,175 | 1,577 | 68 |
| Chronically Homeless Individuals | 18 | 79 | 422 | 385 | 191 | 0 |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 16 | 75 | 396 | 361 | 179 | 0 |
| Unaccompanied Child | 41 | 26 | 291 | 266 | 132 | 68 |
| Persons with HIV | 4 | 14 | 78 | 71 | 35 | 0 |

Table 27 - Homeless Needs Assessment

|  |  |
| --- | --- |
|  | |
| **Data Source Comments:** | One Roof (Continuum of Care) Homeless Management Information System (HMIS). |

|  |  |
| --- | --- |
| Indicate if the homeless population is: | Has No Rural Homeless |

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

This data comes from reports One Roof submitted to HUD: Point in Time Count, System Performance Measures, and Longitudinal Systems Analysis. That file is called "Homeless Needs Assessment.doc". One Roof does not track Length of Time Homeless by the cohorts in the table.

**Nature and Extent of Homelessness: (Optional)**

| **Race:** | **Sheltered:** | **Unsheltered (optional)** |
| --- | --- | --- |
| White | 0 | 0 |
| Black or African American | 0 | 0 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| **Ethnicity:** | **Sheltered:** | **Unsheltered (optional)** |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 0 |

|  |  |
| --- | --- |
| **Data Source Comments:** |  |

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The 2020 Point-in-Time (PIT) Count estimates that 31% (176 individuals) of the homeless in Jefferson County were members of a homeless family comprised of both adults and children and homeless veterans accounted for 13% (91 individuals) of the homeless in Jefferson County. Homeless families (households) decreased significantly from the prior consolidated plan (414). Homeless veterans’ numbers have been decreasing due to the national initiative to end veteran homelessness. In 2020, there was a decrease in the number of veterans experiencing homelessness reported on the last consolidated plan (174), with most of those homeless veterans in a shelter rather than on the street.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The nature and extent of homelessness by racial and ethnic group in Jefferson County is a poverty issue and is not prevalent in one race or ethnic group. Homeless within Jefferson County is not divided by race. There are not a lot of Latino homeless because shelters because of an aversion to seeking shelter in Jefferson County due to statutes like HB56 and culturally Hispanic families care for each other in times of needs. Homeless providers noted during their focus group meetings that there is not one particular race served in their shelters.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2020 Point-in-Time Count identified 1,138 homeless individuals living in Jefferson County, with 58.5% (666) sheltered and 41.5% (472) unsheltered. The County has seen an elevated number of sheltered and unsheltered survivors of domestic violence and experiencing homeless.

**Discussion:**

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

**Introduction:**

Jefferson County held a focus group meeting in January with agencies that provide services to special needs populations to determine their needs.

**Describe the characteristics of special needs populations in your community:**

Special needs populations include frail and non-frail elderly, persons with physical disabilities, persons with mental or behavioral disabilities, persons with HIV/AIDS, or persons with alcohol or drug addictions.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

Jefferson County has consulted with both housing and supportive service providers to determine their needs and to assist coordination of services.  Below is a summary of the comments received during the public hearing and focus group which addressed the needs:

* Elderly needs more supportive services and affordable senior housing
* The need for transportation services
* Respite care for the sick
* Need additional funding for training for case managers
* Medicaid Waiver, medication, homemaker services
* Assistance with utility bills

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

As of March 31, 2020, a combined 22,361 HIV/AIDS cases have been reported to the Alabama Department of Public Health (ADPH), an increase from 18,492 reported in the last consolidated plan. According to ADPH, 6,060 (27.4%) cases have been reported in Jefferson County alone as opposed to 5,193 (28%) reported on the last consolidated plan. These totals do not include persons tested in other states who have relocated to Alabama or persons who are not aware of their HIV status. Within the last quarter, 24 new HIV cases were reported within the Birmingham region.

 Rising infection rates coupled with inadequate funding, infrastructures, and resources have resulted in a grave situation in the public health care systems of the South, and Alabama is no exception. The impact of HIV/AIDS on the most vulnerable populations continues to intensify the challenges of 1) reducing new infections; 2) identifying infections as early as possible; and 3) providing adequate care, treatment, and housing. Adversities such as these are the reason that AIDS Alabama is devoted to supporting the County’s and State’s HIV/AIDS community and the most at-risk populations through housing, supportive services, advocacy, testing, and education.

**Discussion:**

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

**Describe the jurisdiction’s need for Public Facilities:**

With a population of 658,572 people per the Census Bureau’s 2019 estimate, Jefferson County, Alabama has a high need for public facilities such as senior centers (03A), homeless facilities (03C), neighborhood facilities (03E), parks and recreational facilities (03F), fire stations (03O), and health facilities (03P).  There is low to no need for other public facilities such as handicapped centers (03B), youth centers (03D), parking facilities (03G), childcare centers (03M), facilities for abused and neglected children (03Q), and facilities for AIDS patients (03S).

**How were these needs determined?**

Jefferson County's needs for public facilities was based upon responses received from the general public, local non-profit agencies and consortium members through a series of meetings, comments forms, and emails between August 2019 and May 2020.

**Describe the jurisdiction’s need for Public Improvements:**

Jefferson County, Alabama has approximately 307,372 housing units where the majority (163,858) or 62.8% are in owner-occupied housing units and 97,066 or 37.2% are renter-occupied housing units **(Source: 2018 Selected Housing Characteristics ACS Data-AmericanFactfinder.Census.gov)**.  This creates a high need for public improvements in low/mod-income areas where both owner-occupied and/or renter-occupied housing units exist such as street improvements (03K), sidewalks (03L), flood drainage improvements (03I), and water/sewer improvements (03J).

**How were these needs determined?**

Jefferson County's needs for public improvements was based upon responses received from the general public, local non-profit agencies and consortium members through a series of meetings, comments forms, and emails between August 2019 and May 2020.

**Describe the jurisdiction’s need for Public Services:**

**Describe the jurisdiction’s need for Public Services:**

With a population of 658,572 people per the Census Bureau’s 2019 estimate, Jefferson County, Alabama has a high need for public services in general.  During the Citizen Participation period for the 2015 Five-Year Consolidated Plan residents, consortium members, and non-profit agencies submitted their input regarding the public services needed in their geographical areas.  Those needs included senior services (05A), youth services (05D), legal services (05C), transportation services (05E), employment training (05H), fair housing activities (05J), housing counseling (O5U), child care services, (05L), health services (05M), mental health services (05O), neighborhood cleanups (05V), and food banks (05W).

**How were these needs determined?**

Jefferson County's needs for public services was based upon responses received from the general public, local non-profit agencies and consortium members through a series of meetings, comments forms, and emails between August 2019 and May 2020.

# Housing Market Analysis

## MA-05 Overview

**Housing Market Analysis Overview:**

The local housing market affects the availability and affordability of housing.  Jefferson County will use market data in conjunction with the Needs Assessment to as a basis for the Strategic Plan and the programs and projects to be administered.  The data tables in this section are populated with default data developed by the Census Bureau for HUD based on 2018 American Community Survey (ACS) Census.  Other sources include the *City of Birmingham 2020-2025 HUD Consolidated Plan* and *ADECA 2020-2024 HUD Consolidated Plan.* Other sources are as noted.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

**Introduction**

The housing stock in Jefferson County is heavily weighted toward single-family housing, with 75% of households residing in single-family detached structures.  Approximately 62.8% of households are homeowners with 87% percent of owner-occupied households living in housing units with three (3) or more bedrooms.  22% of housing units are in multifamily developments, with two to twenty or more units in the structure. With nearly 32,615 multifamily units serving over 46,891 rental households, the data suggests that roughly 14,276 or about one third of renter households reside in single-family structures, either attached or detached.  The majority of renter households (43%) reside in two-bedroom units.

**All residential properties by number of units**

| **Property Type** | **Number** | **%** |
| --- | --- | --- |
| 1-unit detached structure | 143,621 | 75% |
| 1-unit, attached structure | 6,798 | 4% |
| 2-4 units | 5,667 | 3% |
| 5-19 units | 18,060 | 9% |
| 20 or more units | 8,888 | 5% |
| Mobile Home, boat, RV, van, etc | 9,164 | 5% |
| ***Total*** | ***192,198*** | ***100%*** |

Table 31 – Residential Properties by Unit Number

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Unit Size by Tenure**

|  | **Owners** | | **Renters** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| No bedroom | 208 | 0% | 964 | 2% |
| 1 bedroom | 910 | 1% | 8,021 | 17% |
| 2 bedrooms | 14,701 | 12% | 20,150 | 43% |
| 3 or more bedrooms | 110,447 | 87% | 17,756 | 38% |
| ***Total*** | ***126,266*** | ***100%*** | ***46,891*** | ***100%*** |

Table 32 – Unit Size by Tenure

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Each year, Jefferson County receives federal assistance, in the form of grant funding, from the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Department under three (3) primary formula allocation programs.  These programs are the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant Program (ESG).  Jefferson County has also received allocations from the Community Development Block Grant Disaster Recovery Program (CDBG-DR).

These entitlement program funds are received by Jefferson County based upon formula allocation and conditioned upon the submission and approval of a Five-Year Consolidated Plan and an annual submission and approval of a HUD Action Plan.  Upon receipt, the funds are administered by the County's Office of Community Services and Workforce Development and are utilized or a variety of purposes that meet the intent of the funding for each specific program.  Services include, but are not limited to, public services, non-housing construction (parks, community centers, etc.), housing rehabilitation, new construction and rehabilitation of affordable housing units for both homeownership and rental, services to special needs populations, economic development activities, and program administration.  The following is a summary of housing activities:

**CDBG Housing Activities** Jefferson County uses its CDBG and CDBG-DR Housing dollars to assist low to very low-income homeowners for housing rehabilitation.  The principal program undertaken for this purpose is the provision of emergency housing rehabilitation assistance through the County's Emergency Repair Grant Program.  This program provides assistance for low to moderate income qualifying homeowners within the forms of grants to pay for repairs to critical building systems, including roofs, HVAC, foundation and environmental issues such as sewer/septic tanks.

**HOME Program Activities**  
 While CDBG housing dollars target housing rehabilitation, the primary use of HOME dollars in Jefferson County is to stimulate and finance new construction and/or substantial renovation projects which result in the revitalization of neighborhoods and communities.  These funds are targeted to homebuyers below 80 percent of Area Median Income (AMI) and renters below 60 percent of AMI with 20 percent of any rental funding targeted to renters below 50 percent of AMI.

**ESG Program Activities**

ESG funding is allocated for the purposes of assisting the homeless and those at high risk of becoming homeless.  Eligible activities Jefferson County intends to provide include Emergency Shelter (Renovation, Operation, and Essential Services), Street Outreach - Essential Services, HMIS, Rapid Re-Housing (Housing Relocation/Stabilization Services and Tenant-Based Rental Assistance), Homeless Prevention (Housing Relocation/Stabilization Services and Tenant-Based Rental Assistance), and Administration.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

According to the National Low-Income Housing Coalition's National Housing Preservation database on expiring project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 10 properties with 247 units in the Jefferson County Community Development Consortium with affordability restrictions set to expire within the next five years.  Jefferson County will continue to monitor all affordable housing developments in their portfolio and other available databases over the next five years to assess if and when any units could be lost due to expiring affordability restrictions or contracts, and what actions the County can take to preserve these units.

**Does the availability of housing units meet the needs of the population?**

As shown in the Needs Assessment, 25.8% of households in Jefferson County are either cost burdened or severely cost burdened with the lower income groups bearing the brunt of this housing problem.  Owners and renters are cost burdened at roughly the same rate.  This affects occupancy in substandard units due to a lack of funds for repairs among owners and, presumably, a lack of affordable housing choices in standard condition for renters.  Clearly there is a lack of available housing units that are both affordable and in standard condition to meet the needs of over 1/4 of the households in Jefferson County, even for those households above area low-income levels.

**Describe the need for specific types of housing:**

The data shows that approximately 25.8% of all households in Jefferson County are paying too much for their housing costs.  The data further shows that this cost burden exists for both renter-occupied and owner-occupied households.  This illustrates that the County has a large need for both affordable rental and single-family units.  The County will continue to focus resources to:

* Provide Decent, Safe, and Affordable Housing for Low and Very Low-Income Households
* Provide Homeownership Assistance to Homebuyers
* Provide Housing and Services for Populations with Special Needs
* Provide Housing and Supportive Services for Homeless Populations

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

**Introduction**

Housing costs are a major portion of any household's monthly budget.  According to 2011-15 ACS data, the median home value in 2009 in Jefferson County was $132,700 and by 2015 the median value had increased to over $143,400, an 8% increase.  Median rental costs have increased 14% from $529 in 2009 to $605 in 2015.  In Jefferson County, almost 61% of renter households paid between $500 and $999 per month in rent.

**Cost of Housing**

|  | **Base Year: 2009** | **Most Recent Year: 2015** | **% Change** |
| --- | --- | --- | --- |
| Median Home Value | 132,700 | 143,400 | 8% |
| Median Contract Rent | 529 | 605 | 14% |

Table 33 – Cost of Housing

|  |  |
| --- | --- |
| **Data Source:** | 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year) |

| **Rent Paid** | **Number** | **%** |
| --- | --- | --- |
| Less than $500 | 11,466 | 24.5% |
| $500-999 | 28,383 | 60.6% |
| $1,000-1,499 | 4,874 | 10.4% |
| $1,500-1,999 | 1,000 | 2.1% |
| $2,000 or more | 1,175 | 2.5% |
| ***Total*** | ***46,898*** | ***100.1%*** |

Table 34 - Rent Paid

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Housing Affordability**

| **% Units affordable to Households earning** | **Renter** | **Owner** |
| --- | --- | --- |
| 30% HAMFI | 2,990 | No Data |
| 50% HAMFI | 9,266 | 9,487 |
| 80% HAMFI | 26,630 | 27,094 |
| 100% HAMFI | No Data | 39,231 |
| ***Total*** | ***38,886*** | ***75,812*** |

Table 35 – Housing Affordability

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

**Monthly Rent**

| **Monthly Rent ($)** | **Efficiency (no bedroom)** | **1 Bedroom** | **2 Bedroom** | **3 Bedroom** | **4 Bedroom** |
| --- | --- | --- | --- | --- | --- |
| Fair Market Rent | 706 | 763 | 873 | 1,154 | 1,282 |
| High HOME Rent | 706 | 763 | 873 | 1,154 | 1,282 |
| Low HOME Rent | 651 | 698 | 837 | 967 | 1,080 |

Table 36 – Monthly Rent

|  |  |
| --- | --- |
| **Data Source:** | HUD FMR and HOME Rents |

**Is there sufficient housing for households at all income levels?**

There is insufficient housing for extremely low and low-income households (0-80% of Area Median Income [AMI]) which comprise 34% of the households (46,381 households) in Jefferson County.

* 9% are extremely low-income (12,245 households at 0-30% AMI)
* 10% are very low-income (13,684 households at 30-50% AMI)
* 15% are low-income (20,452 households at 50-80% AMI)

In general, the most common problem being experienced by both owners and renters alike is the high cost of housing, which results in households being cost burdened.  Of renter households earning less than 100% AMI, 14,138 households experience at least one housing problem which is 43 percent of all renters across those income groups.  Of owner households earning less than 100% AMI, 17,379 households experience at least one housing problem which is 17 percent of all owners across those income groups.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Income and wages are not keeping up with rising housing costs and overall cost of living.  From 2009 - 2015 home prices increased 8% percent and rents increased 14%, but median household income increased by just 2.8% in the last 12 months.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

* High HOME rents are equal to the FMR (Fair Market Rent) or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower.
* Low HOME rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

The majority of tenants in Jefferson County are paying between $500-999 for rent (54.6%) which is in the range of Fair Market Rents.  According to 2009-2015 ACS data, the Average Median Contract Rent for Jefferson County ($605) is lower than the Fair Market Rent (FMR) for 1-bedroom units ($861) as well as the High HOME rent for a 1-bedroom ($763).  The Average Median Contract Rent, however, does not include tenant-paid utilities whereas Fair Market Rents and HOME rents include the cost of tenant-paid utilities.  This Utility Allowance is added to the base rent for the total.  Accounting for this factor, the Average Median Contract Rent, the Fair Market Rent and the High HOME rents are roughly the same.  The Low HOME rent for a 1-bedroom unit (which is affordable for those below 50% AMI) is $698.  By comparing the above rents, those below 65% AMI are cost burdened without some type of subsidy.

Strategies that produce affordable housing with long-term affordability restrictions can best address this issue.  The debt structure of these units should not, however, depend solely upon rental subsidy programs such as Section 8 which may decrease or disappear in the future.  The original financing and debt service should be such that the rents are affordable to those at the lower-income end of the spectrum without additional subsidies.  Units that require Section 8 subsidies to be affordable do not produce new units.  There are a limited number of Section 8 vouchers and other subsidies available and if rents require subsidies to be affordable, the same Section 8 tenants move from one (1) unit to the newest unit with no increase in total number of units affordable to lower income renters.  In addition, increased vacancy rates can destabilize the operations of the properties they vacate which can lead to a shortage of funds for maintenance, the potential for foreclosure and, ultimately, a source of blight in the neighborhood.

**Discussion**

The cost of housing has increased significantly but incomes have not kept pace.  While interest rates have been historically low making monthly mortgage payments more affordable for low income households, down payment and credit requirements have tightened as a result of the mortgage crisis experienced in the last decade.  This places homeownership out of reach for many without some type of assistance.  Rents have also increased significantly putting a cost burden or severe cost burden on low income and particularly extremely low-income renters.

In addition to rising housing costs, Jefferson County (as with the rest of the nation) has experienced rising costs for producing affordable housing.  Historically, HOME funds have been a critical resource to fill the gap in development costs in typical affordable housing development projects financed through the Low-Income Housing Tax Credit (LIHTC) program.  Especially given the decrease in the amount of based on the County’s HOME funding and the high cost of development, developers must pursue multiple, highly competitive sources of funding which can take years to assemble.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

**Introduction**

The condition of housing units is highly correlated to the income of the household residing within those housing units.  In Jefferson County, 80% of owner-occupied housing units and 56% of renter-occupied housing units have no housing problems reported.  Four (4) conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one (1) person per room, and cost burden (paying more than 30% of household income on housing expenses).  The data show that 20% of owner households and 44% of renter households have one (1) housing problem or condition.  Presumably, this one (1) housing problem is most likely cost burden.  It is reasonable to assume that many these households are lower income households since older housing stock is often filtered down through the income categories to the lowest income groups.

**Definitions**

Jefferson County defines "standard condition" as a housing unit that meets all state and local codes.  A unit in "substandard condition" is a unit that has one (1) or more critical defects, or a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding. The defects may involve original construction, or they may result from continued neglect or lack of repair or from serious damage to the structure.  Such a unit may or may not be suitable for rehab depending upon the nature of the deficiency or deficiencies and repair costs.

**Condition of Units**

| **Condition of Units** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| With one selected Condition | 25,504 | 20% | 19,364 | 41% |
| With two selected Conditions | 192 | 0% | 1,222 | 3% |
| With three selected Conditions | 45 | 0% | 85 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 100,510 | 80% | 26,189 | 56% |
| ***Total*** | ***126,251*** | ***100%*** | ***46,860*** | ***100%*** |

Table 37 - Condition of Units

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Year Unit Built**

| **Year Unit Built** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| 2000 or later | 25,654 | 20% | 7,130 | 15% |
| 1980-1999 | 38,165 | 30% | 16,344 | 35% |
| 1950-1979 | 52,001 | 41% | 19,420 | 41% |
| Before 1950 | 10,442 | 8% | 3,904 | 8% |
| ***Total*** | ***126,262*** | ***99%*** | ***46,798*** | ***99%*** |

Table 38 – Year Unit Built

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 CHAS |

**Risk of Lead-Based Paint Hazard**

| **Risk of Lead-Based Paint Hazard** | **Owner-Occupied** | | **Renter-Occupied** | |
| --- | --- | --- | --- | --- |
| **Number** | **%** | **Number** | **%** |
| Total Number of Units Built Before 1980 | 62,443 | 49% | 23,324 | 50% |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |
| Housing Units build before 1980 with children present | 13,735 | 11% | 9,345 | 20% |

Table 39 – Risk of Lead-Based Paint

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present) |

**Vacant Units**

|  | **Suitable for Rehabilitation** | **Not Suitable for Rehabilitation** | **Total** |
| --- | --- | --- | --- |
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 40 - Vacant Units

|  |  |
| --- | --- |
| **Data Source:** | 2005-2009 CHAS |

**Need for Owner and Rental Rehabilitation**

49% of both owner-occupied housing and renter-occupied housing was built prior to 1980, placing the age of that housing at more than 30 years old.  8% of both owner-occupied housing units and renter-occupied housing units were built before 1950, placing the age of that housing at more than 70 years old.  As the housing stock ages, water infiltration and many other factors can cause the rapid deterioration of housing units, particularly where the residents do not or cannot provide needed maintenance.  In those areas of older housing stock, the median income of those residents may be less than 50 percent of the area median income.  In these situations, it is likely that housing conditions generally throughout those areas are poor.  In some areas of Jefferson County many homes can be found with poor external conditions which suggest equally poor internal conditions.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The data show that the number of housing units in Jefferson County built prior to 1980, and potentially where lead-based paint hazards might be found, include 49% of all owner housing and 50% of rental housing.  11% of owner housing units and 20% of rental housing units build prior to 1980 are occupied by families with children present, a total of approximately 23,080 housing units.  As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households.  Neighborhoods that were once middle class become home to lower income groups as they age.  Typically, with some exceptions, the oldest neighborhoods found are where the poorest residents are found.  As a result, it is reasonable to assume that most of the 23,080 units in Jefferson County built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families.

**Discussion**

While the data contained in the table "Condition of Units", above, does little to quantify the condition of housing units in the County, there exists a large number of housing units with a need for repairs including roofs, HVAC, electrical, plumbing, sewer/septic tank, and general structural repair such as foundation/floor systems and window replacement.  Since cost burden is the most common housing problem among owner-occupied lower income households, it is reasonable to conclude that funds for needed repairs are equally scarce in those households.  Each year, the number of applications for owner-occupied rehabilitation assistance greatly exceeds the amount of funding available.  Jefferson County will continue to address owner- and renter-occupied housing rehabilitation with its limited funding.

## MA-25 Public and Assisted Housing – 91.210(b)

**Introduction**

The housing authorities in Jefferson County operate a total of 1,131 public housing units and administer 2,363 vouchers in their efforts to assist low-income residents of Jefferson County.  The four housing authorities in Jefferson County are the Jefferson County Housing Authority (JCHA), Fairfield Housing Authority, Tarrant Housing Authority, and Leeds Housing Authority.  JCHA is the largest housing authority of the four.  Inspection scores for JCHA public housing averages 93.  Units at the Fairfield Housing Authority have an average inspection score of 82.  The average inspection score for Tarrant Housing Authority is 96 and the Leeds Housing Authority score is also 94.

**Totals Number of Units**

| **Program Type** | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Certificate** | **Mod-Rehab** | **Public Housing** | **Vouchers** | | | | | |
| **Total** | **Project -based** | **Tenant -based** | **Special Purpose Voucher** | | |
| **Veterans Affairs Supportive Housing** | **Family Unification Program** | **Disabled**  \* |
| # of units vouchers available | 0 | 2 | 1,131 | 2,363 | 0 | 466 | 0 | 694 | 1,920 |
| # of accessible units |  |  |  |  |  |  |  |  |  |

|  |
| --- |
| **\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition** |

Table 41 – Total Number of Units by Program Type

|  |  |
| --- | --- |
| **Data Source:** | PIC (PIH Information Center) |

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are 1,131 public housing units operated by the four housing authorities in Jefferson County.  These units, as reflected in the average inspection scores below, are in above average condition scoring from a low of 82 to a high of 96.

**Public Housing Condition**

| **Public Housing Development** | **Average Inspection Score** |
| --- | --- |
| Jefferson County Housing Authority | 93 |
| Fairfield Housing Authority | 82 |
| Tarrant Housing Authority | 96 |
| Leeds Housing Authority | 94 |

Table 42 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Needs submitted by the housing authorities include security improvements such as additional lighting and surveillance equipment or salaries for security personnel, and infrastructure improvements.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Jefferson County Housing Authority (JCHA) lists several objectives in their goal to provide an improved living environment including, 1) implementing measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, 2) Continuing to look for ways to improve security in public housing, and 3) updating the family obligations section of the Public Housing lease.  Needs submitted to improve the living environment of low- and moderate-income families residing in public housing include security improvements, increased public transportation in rural parts of Jefferson County, and additional funding for Boys and Girls Clubs programs housed on public housing properties.

**Discussion:**

## 

## MA-30 Homeless Facilities and Services – 91.210(c)

**Introduction**

One Roof is a coalition of more than 30 service providers (Continuum of Care) working to meet the needs of the homeless population in Jefferson County and surrounding areas.  The main purpose of the membership is to create, maintain, and build a community-wide inventory of housing and services for homeless families and individuals, identify their needs and work to fill gaps in services.  The geographic area covered includes Jefferson, Shelby, St. Clair, and Blount Counties.  Membership includes the following:

AIDS Alabama  
Alabama Regional Medical Services (ARMS)  
Aletheia House  
Baldwin Properties  
Changed Lives Christian Center  
Children's Aid Society/Project Independence  
Church of the Reconciler  
City Action Partnership (CAP)  
City of Birmingham  
City of Hoover  
Faith Chapel Christian Center  
Family Connection/Hope House  
Family Promise of Birmingham  
Fellowship House  
Firehouse  
First Light  
Homeless Veterans Initiative of Alabama  
Jefferson County Community Development  
Jefferson County Housing Authority (JCHA)  
Jefferson-Blount-St. Clair Mental Health Authority (JBS)/UAB REACT  
Jimmie Hale Mission  
Latch and Live Foundation  
Love Lady Center  
Pathways  
Priority Veteran  
Safehouse of Shelby County  
Salvation Army  
Shelby County Commission  
Shelby Emergency Assistance  
TAKE  
Three Hots and a Cot  
Travelers Aid of Greater Birmingham  
Urban Ministry  
Veterans Administration  
Volunteer Lawyers Birmingham  
Youth Towers  
YWCA of Central Alabama

**Facilities and Housing Targeted to Homeless Households**

|  | **Emergency Shelter Beds** | | **Transitional Housing Beds** | **Permanent Supportive Housing Beds** | |
| --- | --- | --- | --- | --- | --- |
| **Year Round Beds (Current & New)** | **Voucher / Seasonal / Overflow Beds** | **Current & New** | **Current & New** | **Under Development** |
| Households with Adult(s) and Child(ren) | 182 | 10 | 97 | 484 | 0 |
| Households with Only Adults | 322 | 30 | 180 | 1,256 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 210 | 0 |
| Veterans | 74 | 0 | 0 | 545 | 0 |
| Unaccompanied Youth | 12 | 0 | 20 | 0 | 0 |

Table 43 - Facilities and Housing Targeted to Homeless Households

|  |  |
| --- | --- |
| **Data Source Comments:** | Housing Inventory Chart for the local Continuum of Care, One Roof, produced from the Homelessness Management Information System (HMIS) |

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

Within Jefferson County, several mainstream services are used to complete services targeted to homeless persons. These services are delivered by several nonprofits, service organizations and other key partners of the County. Services include:

*Housing and Shelter Assistance*

* Housing for homeless individuals as a part of the transitional shelter program.
* Expanded shelter and supportive services for homeless women and children.
* Emergency shelter, housing, and supportive services for homeless women and children.
* Transitional housing for homeless families including food, clothing, life skills training, case management, counseling, day care, school placement, and after school childcare.
* Homeless prevention activities to assist families that have received eviction notices or notices of termination of utility services.
* Homeless shelter for men in the Old Firehouse Shelter on 3rd Avenue, North providing food and shelter. The noontime soup kitchen will serve men, women, and children daily.
* Emergency shelter for homeless victims of domestic violence and their children.

*Other Services and Assistance*

* Dissemination of essential living items through HOPE Mobile such as food, clothing, blankets, jackets, and personal hygiene to homeless youth living on the streets of Birmingham.
* Provision of food, shelter, and medicine to homeless persons through the Community Kitchen and Emergency Care programs.
* Support services for homeless women at day shelters such as counseling, job readiness skills, and life management skills.
* Substance abuse treatment, employment readiness training, employment placement assistance, transportation to work, housing, meals, case management and other supportive services for homeless addicted men.
* Transportation for homeless children residing in local shelters to day care services at the YWCA.
* Provision of transitional housing for homeless families including food, clothing, life skills training, case management, counseling, day care, school placement, and after school childcare.
* Medications, medical supplies, dental, medical, or vision clinic fees for the homeless. Also provides temporary day care, lodging, and other services.
* Food to the homeless and low-income persons.
* Assistance to eligible clients through its community kitchen, children enrichment and tutoring program and emergency care program, and summer program for children.
* Childcare for homeless families in area shelters.
* Transportation assistance for homeless YW residents.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

One Roof is the homeless Continuum of Care system for Central Alabama. As a continuum organization, One Roof coordinates services provided by homeless agencies regionally. With PromisSE, One Roof member agencies are stronger, as they can collaborate with each other for services and projects and lean on each other for support. Member agencies are also more efficient because the continuum helps prevent duplicate services and helps agencies identify and fill gaps in services. One Roof advocates for people experiencing homelessness by providing internal and external education and working on a national level to bring HUD supporting housing dollars to the region.

Condition of housing of shelters/facilities do not meet the needs of the homeless persons due to the volume of homelessness. Agencies are looking for finance to help and support with building user-friendly facilities; homeless individuals need modern facilities.  Agencies struggle with little funding and do a lot with the little funds available. The CoC helps avoid providing duplicate services across the agencies.

On any given night, there are over 1,100 homeless individuals in Central Alabama. Project Homeless Connect is the first step in a coordinated campaign to reduce homelessness. The annual Project Homeless Connect Event is put on by the Continuum of Care and One Roof. Numerous governments, business, health and human services and faith-based organizations provide a range of services to the homeless population including Medical Care, Legal Assistance, Dental Care, Mental Health Counseling, Benefit and Housing Counseling, Childcare Assistance, Haircuts, and a warm lunch.

## MA-35 Special Needs Facilities and Services – 91.210(d)

**Introduction**

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Jefferson County has consulted with both housing and supportive service providers to determine their needs and to assist coordination of services.  Below is a summary of the comments received during the public hearing and focus group which addressed the needs:

* Elderly needs more affordable senior housing
* Transportation services
* Respite care for the sick
* Need additional funding for training for case managers
* Medicaid Waiver, medication, homemaker services
* Assistance with utility bills

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

None identified.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Jefferson County will use HOME funds to increase the availability of affordable housing for the elderly by funding the construction of forty rental units for those at 50 percent and 60 percent of area median income.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Jefferson County will use HOME funds to increase the availability of affordable housing for the elderly by funding the construction of forty rental units for those at 50 percent and 60 percent of area median income.

## MA-40 Barriers to Affordable Housing – 91.210(e)

**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Major budget cuts by Congress to HUD programs have seriously impacted Jefferson County's ability to address affordable housing issues.  The County will continue its efforts to leverage as many other sources of funding as possible to achieve the greatest impact.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

**Introduction**

The information provided in this section addresses the non-housing community development assets.  First, there will be a presentation of major employers in Jefferson County.  Second, there will be a description of the workforce and infrastructure needs of businesses in the community.  Third, there will be a description of major changes that may have an economic impact on the local and regional area during the planning period.  This section will also address the workforce development, business support and infrastructure these changes may create.  Fourth, an overview of how skills and education of the current workforce corresponds to employment opportunities in the jurisdiction will be presented.  Fifth, a description of workforce training initiatives to include those supported by the local Workforce Investment Board that is transitioning to the Workforce Innovation Opportunity Act or WIOA.  This section will also address the private schools and Eligible Training Providers.  Finally, an overview of Jefferson County's participation in the Comprehensive Economic Development Strategy will be presented.

**Economic Development Market Analysis**

**Business Activity**

| **Business by Sector** | **Number of Workers** | **Number of Jobs** | **Share of Workers**  **%** | **Share of Jobs**  **%** | **Jobs less workers**  **%** |
| --- | --- | --- | --- | --- | --- |
| Agriculture, Mining, Oil & Gas Extraction | 1,231 | 1,401 | 1 | 1 | 0 |
| Arts, Entertainment, Accommodations | 18,136 | 21,071 | 12 | 13 | 1 |
| Construction | 8,346 | 8,848 | 6 | 5 | -1 |
| Education and Health Care Services | 27,718 | 23,268 | 18 | 14 | -4 |
| Finance, Insurance, and Real Estate | 18,616 | 25,133 | 12 | 15 | 3 |
| Information | 3,988 | 5,055 | 3 | 3 | 0 |
| Manufacturing | 13,633 | 11,017 | 9 | 7 | -2 |
| Other Services | 5,621 | 6,512 | 4 | 4 | 0 |
| Professional, Scientific, Management Services | 15,533 | 15,181 | 10 | 9 | -1 |
| Public Administration | 2 | 0 | 0 | 0 | 0 |
| Retail Trade | 22,570 | 30,897 | 15 | 19 | 4 |
| Transportation and Warehousing | 5,275 | 4,238 | 3 | 3 | 0 |
| Wholesale Trade | 10,719 | 10,796 | 7 | 7 | 0 |
| Total | 151,388 | 163,417 | -- | -- | -- |

Table 45 - Business Activity

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs) |

**Labor Force**

|  |  |
| --- | --- |
|  |  |
| Total Population in the Civilian Labor Force | 226,271 |
| Civilian Employed Population 16 years and over | 211,274 |
| Unemployment Rate | 6.66 |
| Unemployment Rate for Ages 16-24 | 20.60 |
| Unemployment Rate for Ages 25-65 | 4.17 |

Table 46 - Labor Force

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

| **Occupations by Sector** | **Number of PeopleMedian Income** |
| --- | --- |
| Management, business and financial | 58,034 |
| Farming, fisheries and forestry occupations | 7,476 |
| Service | 17,417 |
| Sales and office | 54,434 |
| Construction, extraction, maintenance and repair | 15,589 |
| Production, transportation and material moving | 10,502 |

Table 47 – Occupations by Sector

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Travel Time**

| **Travel Time** | **Number** | **Percentage** |
| --- | --- | --- |
| < 30 Minutes | 129,335 | 64% |
| 30-59 Minutes | 64,337 | 32% |
| 60 or More Minutes | 8,195 | 4% |
| ***Total*** | ***201,867*** | ***100%*** |

Table 48 - Travel Time

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

| **Educational Attainment** | **In Labor Force** | |  |
| --- | --- | --- | --- |
| **Civilian Employed** | **Unemployed** | **Not in Labor Force** |
| Less than high school graduate | 9,464 | 1,387 | 8,424 |
| High school graduate (includes equivalency) | 34,360 | 2,948 | 14,983 |
| Some college or Associate's degree | 54,887 | 3,724 | 15,939 |
| Bachelor's degree or higher | 78,084 | 2,018 | 13,985 |

Table 49 - Educational Attainment by Employment Status

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

Educational Attainment by Age

|  | **Age** | | | | |
| --- | --- | --- | --- | --- | --- |
| **18–24 yrs** | **25–34 yrs** | **35–44 yrs** | **45–65 yrs** | **65+ yrs** |
| Less than 9th grade | 417 | 1,318 | 1,637 | 2,686 | 2,797 |
| 9th to 12th grade, no diploma | 3,654 | 3,744 | 3,190 | 6,732 | 5,368 |
| High school graduate, GED, or alternative | 10,492 | 11,056 | 12,024 | 29,181 | 21,892 |
| Some college, no degree | 16,040 | 13,966 | 12,004 | 28,250 | 14,858 |
| Associate's degree | 1,197 | 5,197 | 5,057 | 10,075 | 3,029 |
| Bachelor's degree | 3,930 | 16,177 | 14,776 | 26,388 | 9,505 |
| Graduate or professional degree | 351 | 8,041 | 10,712 | 18,213 | 7,713 |

Table 50 - Educational Attainment by Age

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

Educational Attainment – Median Earnings in the Past 12 Months

| **Educational Attainment** | **Median Earnings in the Past 12 Months** |
| --- | --- |
| Less than high school graduate | 1,467,472 |
| High school graduate (includes equivalency) | 2,300,374 |
| Some college or Associate's degree | 3,079,822 |
| Bachelor's degree | 3,778,909 |
| Graduate or professional degree | 3,426,547 |

Table 51 – Median Earnings in the Past 12 Months

|  |  |
| --- | --- |
| **Data Source:** | 2011-2015 ACS |

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors in Jefferson County include Arts, Entertainment, Accommodations, Education and Health Care Services; Distribution and Warehousing; Construction; Finance and Real Estate; and Professional, Scientific, and Management Services.

**Describe the workforce and infrastructure needs of the business community:**

The workforce needs in Jefferson County include welders, truck drivers, industrial machinist, HVAC technicians, electricians, Registered Nurses, LPNs, Patient Care Technicians, and Certified Nursing Assistance.

There is also a need for infrastructure improvements from existing manufacturing, distribution and warehousing companies who will commit reserving 51% of the jobs to be created or retain for low- and moderate-income persons.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

First and foremost, the County, State, and Nation have been impacted by the COVID-19 crisis and the subsequent economic downturn that has been described by some as an economic depression. As of the development of this Consolidated Plan, the full ramifications of these developments are not fully known but the impacts are already widespread with multiple massive stimulus plans coupled with major shifts in the funding and operations of Federal grant programs as evidenced by the multiple waivers extended by the U.S. Department of Housing and Urban Development in addition other Federal partners. These coupled with the growing civil unrest creates an atmosphere that necessitates great flexibility to meet the changing needs of the community.

There are numerous new hotels that will be constructed over the next few years.  These projects will create construction and hospitality jobs.  In addition, there are major public works projects that are ongoing including the replacement of sections of 20/59 passing through downtown Birmingham.

There are plans to extend I-459 in the north and northwest section of the county.  This will lead to thousands of highway construction jobs.  This project is projected to last over the next 25 years.  The project is estimated to cost $5.4 billion.

In addition, the county is confidentially working with distribution, manufacturing, and information technology prospects that will further expand the local and regional economy if the projects materialized into location projects.

The workforce development needs for these will be met by the Alabama Industrial Development Training Department and the Central Alabama Partnership for Training and Employment (CAPTE).

There may be a need for infrastructure improvements with the manufacturing and distribution employers and CDBG and EDA Public Works can provide assistance.

Healthcare is expected to continue to grow over the next 20 to 30 years and these jobs will be in high demand.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

In the last several years there was a surplus of construction jobs until the downturn in the national economy, which led to banks not making construction loans, which further led to a decline in construction employment opportunities.  Since the economy is now in recovery there is more construction occurring in the Jefferson County jurisdiction and their demand is expected to increase.  The large number of persons with construction experience should be able to fill these jobs and others needing training in this industry will have opportunities at the Career Center through the new WIOA program.

Hospitality jobs are low skilled jobs that don’t require a lot of skill training.  In many cases, hotels will provide in house training or send these employees to specialized training.  Those working in management typically can go through the company’s training program.

As mentioned, the higher skill healthcare jobs are expected to be in demand for many years as the baby boomers reach their senior years.  The WIOA training service will be one (1) resource to train lower income persons.  The two (2) year community colleges are also prepared to provide training in the health occupations as well as the private schools in Jefferson County.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Jefferson County is the administrator of the CAPTE Workforce Innovation Opportunity Act (WIOA) program.  The county has traditionally received funds to service eligible Adults, Dislocated Worker and Youth participants.  A Strategic Workforce Development Plan will begin soon and will include per the WIOA ACT an Employer Sector Analysis.   The information will identify the training needs of the major employers to better direct the Local Board on how to allocate the Department of Labor funds.  In addition, the information will provide us with additional information on job openings by our major employers that may be filled by participants after they complete training.

The opportunities of the CAPTE WIOA program will support the population the county serves with its HUD programs and staff is able to recommend citizens to the WIOA program for assistance needed to find unsubsidized employment.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Jefferson County participates in the Comprehensive Economic Development Strategy.  The Birmingham Area Regional Planning Commission and the county both operate an EDA Revolving Loan (RLF) program.  The county’s program is leveraged with CDBG funds.  The programs have assisted many local businesses and created jobs for low- and moderate-income persons and will continue to serve as financing tool for the businesses in the county to further strengthen the local economy. During the Consolidated Planning process Jefferson County completed the City of Birmingham’s exit from the a 30 plus year partnership in the EDA RLF. Additionally, Jefferson County has received an allocation of $1,150,000.00 plus an additional 10% for administrative costs from the Economic Development Administration to establish a new Revolving Loan Fund in response to the COVID-19 pandemic and subsequent economic crisis to assist in the creation and retention of jobs.

**Discussion**

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

HUD has identified four housing problems.  As defined by HUD, housing problems include:

* Units lacking a complete kitchen or plumbing facilities;
* Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities);
* Severe housing cost burden of more than 50 percent of gross income; and
* Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

According to the data in the Housing Needs Summary Tables, the most common housing problem is cost burden and severe cost burden.  The other two (2) housing problems, units lacking complete kitchen or plumbing facilities and overcrowding, are not common problems.  These households may also experience cost burden or extreme cost burden but are a statistically small sample.

Concentration is defined as areas in which an above average rate of more than one housing problem is present in a census tract.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to 2010 Census data, areas in the jurisdiction where racial or ethnic minorities are concentrated include Brighton, Center Point, Fairfield, Lipscomb, Midfield, and Tarrant.  Concentration is defined as cities where the percentage of all minorities is more than 50 percent.

**What are the characteristics of the market in these areas/neighborhoods?**

According to the 2010 Census data, units in these areas are mostly owner-occupied.  The percentage of owner-occupied housing units in these areas range from a low of 54.5 percent in Tarrant to a high of 72.2 percent in Midfield.  The median monthly housing cost in these areas ranges from a low of $592 in Tarrant to a high of $901 in Midfield.  The median monthly housing cost for Jefferson County is $891.  The percentage of vacant housing units ranges from a low of 13.1 percent in Center Point to a high of 18.8 percent in Brighton.

**Are there any community assets in these areas/neighborhoods?**

Community assets in these cities are limited, however, investments have been made in several public facilities including fire stations, community centers, libraries, walking tracks, and parks.

**Are there other strategic opportunities in any of these areas?**

All these areas are in close proximity to a variety of educational opportunities.  Miles College is in Fairfield, Jefferson State Community College is in Center Point and is a short commute from Tarrant, and Lawson State Community College is in Bessemer which is a short commute from Brighton, Lipscomb, Fairfield and Midfield.

Jefferson County is the administrator of the CAPTE Workforce Innovation Opportunity Act or WIOA program.  Both Jefferson State and Lawson State are providers under these programs.  The county receives funding to service eligible Adults, Dislocated Worker and Youth participants.  The opportunities of the WIOA program will support the population the county serves with its HUD programs and staff is able to recommend citizens to the WIOA program for assistance needed to find unsubsidized employment.

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

# Strategic Plan

## SP-05 Overview

**Strategic Plan Overview**

The Strategic Plan lays out the direction the County intends to take in the distribution of the Community Development Block Grant, HOME, and Emergency Solutions Grant funding for the next five (5) years.  The priorities listed were determined through the Needs Assessment, Market Analysis, consultation with service providers and consideration of input from the public at several public hearings conducted during the development of the Consolidated Plan.  Some of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit).  Other programs are directed toward particular areas within Jefferson County where the median incomes of the census tracts involved are below 80 percent of the area median income or have been determined to be so by means of a door-to-door survey (area benefit).  The County's goals and objectives are summarized in Section SP-45.

## SP-10 Geographic Priorities – 91.215 (a)(1)

**Geographic Area**

Table 52 - Geographic Priority Areas

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All HOME and CDBG housing rehabilitation, homeless and public service programs are county-wide excluding the areas of Birmingham, Bessemer, County Line, Sumiton, and Helena.  Birmingham and Bessemer are excluded because they are entitlements.  County Line, 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, ACS estimates or the results of door-to-door surveys.

## SP-25 Priority Needs - 91.215(a)(2)

**Priority Needs**

Table 53 – Priority Needs Summary

|  |  |  |
| --- | --- | --- |
| **1** | **Priority Need Name** | Affordable Housing Supply and Quality |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Elderly Frail Elderly |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Construction of Rental Units Rehabilitation of Rental Housing Units Homeownership Down Payment Assistance CHDO Set-Aside HOME Administration CHDO Administration Rehab of Homeowner Housing: Emergency Repairs Housing Program Delivery |
| **Description** | Approximately 90 percent of HOME funds and 31 percent of CDBG funding available for activities will be utilized for affordable housing development and rehabilitation.  This includes single-family new construction and/or acquisition and rehabilitation, acquisition and/or rehabilitation of substandard multi-family units, new construction of multi-family housing units, and owner-occupied rehabilitation programs.  While not included in year one (1) funding, down payment assistance remains an option for future funding years with an unspecified production goal. |
| **Basis for Relative Priority** | According to the Market Analysis, there is insufficient housing for extremely low and low-income households (0-80% of Area Median Income [AMI]).  As described in the Needs Assessment, the most common housing problem for both renters and owners in Jefferson County is cost burden with extremely low households experiencing this problem at the highest rate.  A rent comparison shows that those below 65% AMI are cost burdened without some type of subsidy.  Over half of the rental and owner housing stock is over 30 years old placing both new construction and the preservation of existing units at the forefront of concern. |
| **2** | **Priority Need Name** | Public Facilities |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Non-housing Community Development |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Public Facilities Acquisition Economic Development Assistance |
| **Description** | Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, except as provided in 24 CFR Part 570.207(a). |
| **Basis for Relative Priority** | Constant improvements or construction is needed to benefit Jefferson County's population of low/mod residents. |
| **3** | **Priority Need Name** | Public Services |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Public Services |
| **Description** | Public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, housing counseling, legal services, energy conservation, welfare (but excluding the provision of income payments identified under 24 CFR Part 570.207(b)(4). |
| **Basis for Relative Priority** | Funds for public services are needed to benefit the low/mod income residents of Jefferson County where services are currently not provided, or an increase in service is needed due to an increased demand for the services provided. |
| **4** | **Priority Need Name** | Clearance and Remediation |
| **Priority Level** | High |
| **Population** | Non-housing Community Development |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Clearance and Remediation Activities |
| **Description** | Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites and remediation of known or suspected environmental contamination. |
| **Basis for Relative Priority** | Clearance and Remediation activities are necessary for the elimination and prevention of slums and blight due to the abandonment of structures by owners and the damage caused by tornados. |
| **5** | **Priority Need Name** | CDBG General Admin |
| **Priority Level** | High |
| **Population** | Other |
| **Geographic Areas Affected** |  |
| **Associated Goals** | CDBG General Administration |
| **Description** | Reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include, but are not necessarily limited to, necessary expenditures for the following: (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: (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. (2) Travel costs incurred for official business in carrying out the program; (3) Administrative services performed under third party contracts or agreements, including such services as general legal services, accounting services, and audit services; and (4) Other costs for goods and services required for administration of the program, including such goods and services as rental or purchase of equipment, insurance, utilities, office supplies, and rental and maintenance (but not purchase) of office space. |
| **Basis for Relative Priority** | Reasonable costs of overall CDBG program management, coordination, monitoring, and evaluation. |
| **6** | **Priority Need Name** | Housing Program Delivery |
| **Priority Level** | High |
| **Population** | Other |
| **Geographic Areas Affected** |  |
| **Associated Goals** |  |
| **Description** | Reasonable costs of housing program delivery. |
| **Basis for Relative Priority** | Necessary housing delivery costs associated with CDBG housing activities. |
| **7** | **Priority Need Name** | HOME Administration |
| **Priority Level** | High |
| **Population** | Other |
| **Geographic Areas Affected** |  |
| **Associated Goals** | HOME Administration |
| **Description** | Administrative costs in support of eligible activities. |
| **Basis for Relative Priority** | Administrative costs. |
| **8** | **Priority Need Name** | CHDO Administration |
| **Priority Level** | High |
| **Population** | Other |
| **Geographic Areas Affected** |  |
| **Associated Goals** | CHDO Administration |
| **Description** | Administrative costs for eligible activities of CHDO. |
| **Basis for Relative Priority** | Eligible CHDO administrative costs. |
| **9** | **Priority Need Name** | HESG Admin |
| **Priority Level** | High |
| **Population** | Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |
| **Geographic Areas Affected** |  |
| **Associated Goals** | HESG Admin |
| **Description** | Emergency Solutions Grant funds to provide ESG administration, emergency shelter, street outreach, HMIS, rapid re-housing, and homelessness prevention activities. |
| **Basis for Relative Priority** | Emergency Solution Grant funds are needed to provide services for those who are homeless and for those who are at risk of homelessness in order to foster housing stabilization. |
| **10** | **Priority Need Name** | Economic Development Assistance |
| **Priority Level** | High |
| **Population** | Extremely Low Low Moderate Non-housing Community Development |
| **Geographic Areas Affected** |  |
| **Associated Goals** | Economic Development Assistance |
| **Description** | Providing loans to businesses and infrastructure assistance that will create or retain jobs for predominantly low- and moderate-income persons |
| **Basis for Relative Priority** | There is a need to strengthen the local economy by assisting businesses through financing tools and infrastructure improvements to spur expansion and development which will create jobs for low- and moderate-income persons. |
| **11** | **Priority Need Name** | HESG Street Outreach |
| **Priority Level** | High |
| **Population** | Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |
| **Geographic Areas Affected** |  |
| **Associated Goals** | HESG Street Outreach |
| **Description** | ESG activities for providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. |
| **Basis for Relative Priority** | Emergency Solution Grant funds are needed to provide services for those who are homeless and for those who are at risk of homelessness in order to foster housing stabilization. |
| **12** | **Priority Need Name** | HESG Shelter |
| **Priority Level** | High |
| **Population** | Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |
| **Geographic Areas Affected** |  |
| **Associated Goals** | HESG Shelter |
| **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. |
| **Basis for Relative Priority** | Emergency Solutions Grant funds to provide ESG administration, emergency shelter, street outreach, HMIS, rapid re-housing, and homelessness prevention activities. |
| **13** | **Priority Need Name** | HESG Homelessness Prevention |
| **Priority Level** | High |
| **Population** | Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |
| **Geographic Areas Affected** |  |
| **Associated Goals** | HESG Homeless Prevention |
| **Description** | ESG activities for providing housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent and individual or family from moving into an emergency shelter or another place described in paragraph (1) of the "homeless" definition in 24 CFR Part 570 (576.2) and have an annual income below 30 percent of median family income for the area, as determined by HUD.  The costs of homeless 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. |
| **Basis for Relative Priority** | Emergency Solutions Grant funds to provide ESG administration, emergency shelter, street outreach, HMIS, rapid re-housing, and homelessness prevention activities. |
| **14** | **Priority Need Name** | HESG Rapid Re-Housing |
| **Priority Level** | High |
| **Population** | Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |
| **Geographic Areas Affected** |  |
| **Associated Goals** | HESG Rapid Re-Housing |
| **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. |
| **Basis for Relative Priority** | Emergency Solutions Grant funds to provide ESG administration, emergency shelter, street outreach, HMIS, rapid re-housing, and homelessness prevention activities. |
| **15** | **Priority Need Name** | HESG HMIS |
| **Priority Level** | High |
| **Population** | Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |
| **Geographic Areas Affected** |  |
| **Associated Goals** | HESG HMIS |
| **Description** | ESG activities for providing Jefferson County and sub-recipients with funds to pay the costs of contributing data to the HMIS designated by the Continuum of Care. |
| **Basis for Relative Priority** | Emergency Solutions Grant funds to provide ESG administration, emergency shelter, street outreach, HMIS, rapid re-housing, and homelessness prevention activities. |

**Narrative (Optional)**

Jefferson County held two (2) Technical Advisory Committee meetings, a Homeless Focus Group and public hearings at five (5) different times during the Consolidated Plan/Action Plan process.  Information related to the meetings were advertised in *The Birmingham Times, Latino News,* and *The Birmingham News*.  The information collected was used by County staff to allocate priorities among the various facility, infrastructure, service, housing, and economic development needs listed above.

## SP-30 Influence of Market Conditions – 91.215 (b)

**Influence of Market Conditions**

| **Affordable Housing Type** | **Market Characteristics that will influence  the use of funds available for housing type** |
| --- | --- |
| Tenant Based Rental Assistance (TBRA) | Jefferson County has no plans to use HOME funds for Tenant Based Rental Assistance but may choose to do so in the future depending on the changing market. |
| TBRA for Non-Homeless Special Needs | Jefferson County has no plans to use HOME funds for Tenant Based Rental Assistance but may choose to do so in the future depending on the changing market. |
| New Unit Production | The median home value has increased to $143,400 creating a cost burden for lower income buyers.  Even with interest rates at historically low levels, mortgage payments are out of reach without some type of subsidy to offset construction costs.  Over half of both the rental and owner-occupied housing stock was built prior to 1980 increasing the risk of lead-based paint hazards.  The median contract rent has increased to $605 which is a cost burden to those below 65% of Area Median Income without some type of subsidy. |
| Rehabilitation | Aging housing stock and owners with a housing cost burden makes home maintenance and rehabilitation unaffordable.  By rehabilitating owner occupied housing, the County will assist those who are living in dangerous or deteriorating situations by addressing code issues, increase energy efficiency where feasible, and/or improve access for disabled persons.  The high cost of repairs makes it difficult for owners of rental developments to maintain adequate replacement reserves if they have lower rents and income qualifications targeted to the lower income groups without some type of subsidy. |
| Acquisition, including preservation | The median home value has increased to $143,400 creating a cost burden for lower income buyers.  Even with interest rates at historically low levels, mortgage payments are out of reach without some type of subsidy to offset acquisition and repair costs.  Over half of both the rental and owner-occupied housing stock was built prior to 1980 increasing the risk of lead-based paint hazards.  The median contract rent has increased to $605 which is a cost burden to those below 65% of Area Median Income without some type of subsidy.  As noted in the Market Analysis, there are many affordable housing units potentially expiring and losing their affordability status in the next five years.  The County will work to preserve and maintain as many of these units as possible. |

Table 54 – Influence of Market Conditions

**SP-35 Anticipated Resources - 91.215(a)(4), 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 | 2,414,493 | 0 | 0 | 2,414,493 | 0 | Jefferson County's projected use of CDBG funds has been developed 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. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,022,067 | 0 | 0 | 1,022,067 | 0 | Jefferson County's projected use of HOME funds is consistent with the HOME Program goal of providing decent affordable housing to lower-income households. |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 204,775 | 0 | 0 | 204,775 | 0 | Jefferson County's projected use of ESG funds is consistent with the rehabilitation or conversion of buildings for use as emergency shelter for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance. |

Table 55 - Anticipated Resources

**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 2020-2024 Consolidated Plan period to stretch our limited federal dollars and make the greatest impact possible.

Jefferson County has exceeded the matching requirement for the HOME Program and does not anticipate a matching funds shortfall during the 2020-2024 Consolidated Plan period.  Additional match will, however, continue to be sought and logged in the Match Report as received.

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

**If appropriate, describe publicly 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.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| **Responsible Entity** | **Responsible Entity Type** | **Role** | **Geographic Area Served** |
| --- | --- | --- | --- |
|  | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Jurisdiction |

Table 56 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

While there are unmet needs within Jefferson County, we have not identified any significant gaps in the service delivery system provided by the institutions within Jefferson County.  Given the budget constraints, Jefferson County feels that it is meeting the identified high priority needs for both the County as a whole and its constituent local jurisdictions.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| **Homelessness Prevention Services** | **Available in the Community** | **Targeted to Homeless** | **Targeted to People with HIV** |
| --- | --- | --- | --- |
| **Homelessness Prevention Services** | | | |
|  |  |  |  |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | X |
| Mortgage Assistance | X |  | X |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | X |

| **Street Outreach Services** | | | |
| --- | --- | --- | --- |
| Law Enforcement | X | X |  |
| Mobile Clinics | X | X | X |
| Other Street Outreach Services | X | X | X |

|  |  |  |  |
| --- | --- | --- | --- |
| **Supportive Services** | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X |  |
| Education | X | X | X |
| Employment and Employment Training | X |  |  |
| Healthcare | X | X | X |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| Transportation | X | X | X |

|  |  |  |  |
| --- | --- | --- | --- |
| **Other** | | | |
|  |  |  |  |

Table 57 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Jefferson County has and will over the next five (5) years continue to collaborate with the local Continuum of Care which coordinates service providers, housing providers, funders and mainstream organizations to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youths) and persons with HIV within the jurisdiction.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

No serious gaps in the institutional delivery system in Jefferson County have been identified. However, the County recognizes a need for continued development, capitalization, and capacity building of viable non-profit organizations to carry out housing development activities.  The strengths of the service delivery system lie with the lead agency for local Continuum of Care that has worked effortlessly to bring all agencies together in a cooperative effort for address the needs of the service area.  This effort can be strengthened by an increase in use of the Homeless Management Information System (HMIS) to make referrals for clients from one agency to another.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The main strategy for overcoming possible gaps in the institutional structure and service delivery system to address priority needs as it relates to the homeless with housing and essential service needs is to ensure that each homeless provider (subrecipient) is a member of the local Continuum of Care and has been trained and certified in the use of HMIS.

**SP-45 Goals Summary – 91.215(a)(4)**

**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: $766,550 | Rental units constructed: 40 Household Housing Unit |
| **2** | Rehabilitation of Rental Housing Units | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | HOME: $0 | Rental units rehabilitated: 5 Household Housing Unit |
| **3** | Homeownership | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | HOME: $0 | Homeowner Housing Added: 20 Household Housing Unit |
| **4** | Down Payment Assistance | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | HOME: $0 | Direct Financial Assistance to Homebuyers: 7 Households Assisted |
| **5** | CHDO Set-Aside | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | HOME: $102,207 | Homeowner Housing Added: 4 Household Housing Unit |
| **6** | HOME Administration | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality HOME Administration | HOME: $102,207 | Rental units constructed: 40 Household Housing Unit   Rental units rehabilitated: 5 Household Housing Unit   Homeowner Housing Added: 20 Household Housing Unit   Direct Financial Assistance to Homebuyers: 7 Households Assisted   Other: 1 Other |
| **7** | CHDO Administration | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality CHDO Administration | HOME: $51,103 | Homeowner Housing Added: 4 Household Housing Unit |
| **8** | Rehab of Homeowner Housing: Emergency Repairs | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | CDBG: $450,000 | Homeowner Housing Rehabilitated: 100 Household Housing Unit |
| **9** | Housing Program Delivery | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | CDBG: $100,000 | Other: 4 Other |
| **10** | Public Facilities | 2020 | 2024 | Non-Housing Community Development |  | Public Facilities | CDBG: $1,200,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted   Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted |
| **11** | Acquisition | 2020 | 2024 | Non-Housing Community Development |  | Public Facilities | CDBG: $0 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted |
| **12** | Clearance and Remediation Activities | 2020 | 2024 | Non-Housing Community Development |  | Clearance and Remediation | CDBG: $60,000 | Buildings Demolished: 5 Buildings |
| **13** | Public Services | 2020 | 2024 | Homeless Non-Homeless Special Needs |  | Public Services | CDBG: $121,595 | Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted |
| **14** | Economic Development Assistance | 2020 | 2024 | Non-Housing Community Development |  | Public Facilities Economic Development Assistance | CDBG: $0 | Jobs created/retained: 5 Jobs |
| **15** | CDBG General Administration | 2020 | 2024 | Administration |  | CDBG General Admin | CDBG: $482,898 |  |
| **16** | HESG Admin | 2020 | 2024 | Homeless |  | HESG Admin | ESG: $15,358 | Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted   Homeless Person Overnight Shelter: 500 Persons Assisted   Homelessness Prevention: 15 Persons Assisted |
| **17** | HESG Street Outreach | 2020 | 2024 | Homeless |  | HESG Street Outreach | ESG: $22,417 | Other: 25 Other |
| **18** | HESG Shelter | 2020 | 2024 | Homeless |  | HESG Shelter | ESG: $79,000 | Homeless Person Overnight Shelter: 500 Persons Assisted |
| **19** | HESG Homeless Prevention | 2020 | 2024 | Homeless |  | HESG Homelessness Prevention | ESG: $44,000 | Homelessness Prevention: 15 Persons Assisted |
| **20** | HESG Rapid Re-Housing | 2020 | 2024 | Homeless |  | HESG Rapid Re-Housing | ESG: $44,000 | Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted |
| **21** | HESG HMIS | 2020 | 2024 | Homeless |  | HESG HMIS | ESG: $0 | Other: 5 Other |

Table 58 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Construction of Rental Units |
| **Goal Description** | Improve the condition and availability of affordable housing over a five-year period through the construction of new rental units. |
| **2** | **Goal Name** | Rehabilitation of Rental Housing Units |
| **Goal Description** | Improve the condition and availability of affordable housing over a five-year period through the rehabilitation of existing rental units. |
| **3** | **Goal Name** | Homeownership |
| **Goal Description** | Improve the condition and availability of affordable housing over a five-year period through the new construction and/or acquisition and rehabilitation of existing single-family units. |
| **4** | **Goal Name** | Down Payment Assistance |
| **Goal Description** | Improve the availability of affordable housing over a five-year period by providing funding for down payment and closing costs for qualified homebuyers purchasing homes for owner-occupancy.  Eligible applicants are low and moderate-income purchasers at 80% or below the Area Median Income. |
| **5** | **Goal Name** | CHDO Set-Aside |
| **Goal Description** | Improve the condition and availability of affordable housing over a five-year period by providing funding to a qualified CHDO for operating expenses and the development of homeownership and/or rental housing opportunities. |
| **6** | **Goal Name** | HOME Administration |
| **Goal Description** | HOME Administration costs in support of eligible activities. |
| **7** | **Goal Name** | CHDO Administration |
| **Goal Description** | Administrative costs of CHDO for eligible activities. |
| **8** | **Goal Name** | Rehab of Homeowner Housing: Emergency Repairs |
| **Goal Description** | Improve the condition of affordable housing over a five-year period by providing funding for emergency repairs to homeowners with housing repair needs. |
| **9** | **Goal Name** | Housing Program Delivery |
| **Goal Description** | Eligible costs associated with carrying out CDBG Housing activities. |
| **10** | **Goal Name** | Public Facilities |
| **Goal 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. |
| **11** | **Goal Name** | Acquisition |
| **Goal Description** | Acquisition in whole or in part by the recipient, or other public or private nonprofit entity, by purchase, long-term lease, donation, or otherwise, of real property (including air rights, water rights, rights-of-way, easements, and other interests therein) for any public purpose, subject to limitations of 24 CFR Part 570.504. |
| **12** | **Goal Name** | Clearance and Remediation Activities |
| **Goal Description** | Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites and remediation of known or suspected environmental contamination.  Demolition of HUD-assisted or HUD-owned housing units may be undertaken only with the prior approval of HUD. |
| **13** | **Goal Name** | Public Services |
| **Goal Description** | Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, housing counseling, legal services, energy conservation, welfare (but excluding the provision of income payments identified under 24 CFR Part 570.207(b)(4), homebuyer down payment assistance, or recreational needs. |
| **14** | **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. |
| **15** | **Goal Name** | CDBG General Administration |
| **Goal Description** | Reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include, but are not necessarily limited to, necessary expenditures for the following:  (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:  (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 regarding the program include such assignments as those described in paragraph (a)(1)(i) through (viii) of this section.  (2) Travel costs incurred for official business in carrying out the program;  (3) Administrative services performed under third party contracts or agreements, including such services as general legal services, accounting services, and audit services; and  (4) Other costs for goods and services required for administration of the program, including such goods and services as rental or purchase of equipment, insurance, utilities, office supplies, and rental and maintenance (but not purchase) of office space. |
| **16** | **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. |
| **17** | **Goal Name** | HESG Street Outreach |
| **Goal Description** | 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, non-facility based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. |
| **18** | **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. |
| **19** | **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 participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing. |
| **20** | **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. |
| **21** | **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. |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The County anticipates that its housing programs will provide affordable housing to 76 households during this Consolidated Plan cycle.

## SP-50 Public Housing Accessibility and Involvement – 91.215(c)

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

No Housing Authority in Jefferson County is under a Section 504 Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

Activities to increase resident involvement include representation on the housing authority board, a Community Action Committee, Senior Companions, computer centers and surveys.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

N/A

## SP-55 Barriers to affordable housing – 91.215(h)

**Barriers to Affordable Housing**

Major budget cuts by Congress to HUD programs have seriously impacted Jefferson County's ability to address affordable housing issues.  The County will continue its efforts to leverage as many other sources of funding as possible to achieve the greatest impact.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The County will continue its efforts to leverage as many other sources of funding as possible to achieve the greatest impact.

## SP-60 Homelessness Strategy – 91.215(d)

**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 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 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.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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 in order 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.

## SP-65 Lead based paint Hazards – 91.215(i)

**Actions to address LBP hazards and increase access to housing without LBP hazards**

The Alabama Lead Contractors Certification Program is a statewide program authorized by Act No. 97-553.  The Lead Reduction Act of 1997 established the procedures for certification of contractors/firms that perform lead-based paint (LBP) inspections, risk assessments, abatement, and renovation activities in pre-1978 housing and child-occupied facilities.  The program requires that all persons engaged in LBP activities in such housing and child-occupied facilities be properly trained, that training programs are accredited, that firms are certified, and that all LBP activities be performed by accredited individuals of certified firms according to the prescribed work practice standards.  The program consists of Lead Hazard Reduction Contractor Certification (Abatement) and Alabama Lead Renovation Contractor Certification.  The Alabama Department of Public Health's (ADPH) Lead Hazard Reduction Contractor Certification rules took effect on September 5, 1998.  Under this certification, the University of Alabama's Safe State environmental program accredits and registers individual lead professionals such as lead inspectors, risk assessors, training providers, abatement supervisors, abatement workers, and abatement project designers.  The ADPH certifies lead abatement firms and provides enforcement of all state lead regulations.  Further, these rules establish requirements for abatement project notifications, work practices, and record keeping.  The Environmental Protection Agency's (EPA) Renovation, Repair and Painting (RRP) rules took effect on April 22, 2010.  The University of Alabama's Safe State Environmental program and the ADPH have modified and promulgated lead rules to allow the state to take over the RRP program as part of its current Lead-Based Paint Contractor Accreditation Program.  On February 17, 2010, the Alabama Lead Contractor Certification Program received approval from the Alabama State Committee on Public Health to seek EPA authorization to administer and enforce the lead-based paint RRP rules for the state in lieu of the EPA.  The Renovation Contractor Certification, Chapter 420-3-29, establish requirements for certifying renovators, dust sampling technicians, and renovation firms.  These rules establish requirements for renovation project notifications, pre-renovation education requirements, renovation work practices, and for record keeping.

All Jefferson County Department of Health clinics and private providers provide lead screening for children 12-72 months of age.  For those with venous lead levels of 10mcg/dl, a home visit is scheduled where nutritional, hygienic, and health education information is given, and plans for follow-up are discussed.  An interview is performed by case management services using an elevated blood lead environmental surveillance form to determine the source of the child's exposure.  The Jefferson County Childhood Lead Poisoning Prevention Program enforces lead in the Food and Lodging Childcare Facility Rules.  Water samples for lead are collected from Jefferson County Childcare Facilities and are sent to the ADPH Bureau of Clinical Services for analysis.  Visual assessments are conducted by Environmentalists in childcare facilities and schools on physical lead hazards and referred to the lead program.  Parents of children with lead levels greater than 15 mcg/dl undergo the procedure outlined above, but are also referred to the ADPH Lead Certification Program for an environmental assessment of the home which includes Niton XRF painted surface testing as well as soil, water and dust sample collection for testing at the ADPH Bureau of Clinical Laboratories in Montgomery.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

While lead-based paint was banned in 1978 by the U.S. consumer Product Safety Commission (CPSC), it is still a significant problem in areas where the housing stock is relatively old and built before the ban.  In Jefferson County, approximately 49% of all owner-occupied housing and 50% percent of all rental housing was built before 1980.

As indicated in the Housing Market Analysis section, it is estimated that of the 85,767 total households at risk for lead-based paint (built before 1980).

**How are the actions listed above integrated into housing policies and procedures?**

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 Specialist.  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 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 lead-based paint 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.

## SP-70 Anti-Poverty Strategy – 91.215(j)

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Programs for Reducing Poverty

 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. The Department of Community Service and Workforce Development will refer low and moderate-income person to the Jefferson County One Stop Career Center for employment services, which is required before a participant can participate in training programs offered at Workforce Development.  The Jefferson County Workforce Development program provides training to Adults, Dislocated Workers, and Youth.  Many of the Eligible Training Providers offer placement services for participants completing the training programs.

B.  Improvement of the educational system.

2.  Actions to coordinate County’s goals, policies and programs for producing and preserving affordable housing with services provided by private and public social service agencies.

A.  Coordination of County’s goals, policies, and programs with services which the County has initiated and for which it is responsible.

B.  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.

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

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

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

6.  Exploration of new initiatives for affordable housing:

-  Reconsider the development of a comprehensive homeless prevention strategy which addresses the affordability crisis faced by families caught between low income housing and homelessness.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Possible Elements in Anti-Poverty Strategy:

Development of a cooperative network of service providers to conduct a community needs assessment, review needs assessment, to compile data, and to develop specific housing related action steps.

1.  Provision of Basic Needs/Material Goods

Explore the cost of goods for persons in poverty (food, clothing, medicine, and other basic necessities; review levels and access to goods and services in the community; and determine action steps to be taken.

2.  Labor Force Participation

Reviewing issues relating to employment/underemployment, skills training, OJT, apprenticeships, labor demand, and supportive services delivery.

3.  Health Care Needs - Address issues relating to mental/physical health care- basic needs, nursing homes, home health care, respite for care for the chronically ill, preventive health care service and other health care needs.

4.  Child Care/Child Support

Examine issues of the basic provision of childcare, child support enforcement, adolescent care, and related supportive services to children.

5.  Self-Sufficiency/Determination - Examine community self-development/sufficiency, conduct consumer counseling, budget/credit counseling/awareness, promote opportunities for the empowerment of female heads of households.

6.  Transportation - Address issue of accessibility, resources, and gaps in services.

7.  Education - Review local educational responses to basic education, challenges for present and future population.

8.  Housing Needs of Special Populations - Address issues of housing needs for the Elderly, Persons with AIDS, and Physically/Mentally Challenged.

9.  Housing Rehabilitation, Renewal, Redevelopment - Address the needs of housing within the Jefferson County Consortium.

10.  Public Assisted Housing - Working with Jefferson County, Leeds, Fairfield and Tarrant Housing Authorities; Board of Realtors; CHDOs; private landlords to increase access to programs and services that address issues that contribute to poverty.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Poverty Estimate, All Ages** | **90% CI Lower Bound** | **90% CI Upper Bound** | **Poverty Percent, All Ages** | **90% CI Lower Bound** | **90% CI Upper Bound** |
| 103,604 | 95,029 | 112,179 | 16.1 | 14.8 | 17.4 |

**Table** 1 **- Poverty Estimate (SAIPE) All Ages in Poverty 2018-Alabama (AL) - Jefferson County (AL)**

## SP-80 Monitoring – 91.230

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

The County recognizes its responsibility to ensure that all Community Block Grant, Community Development Block Grant Disaster Recovery, HOME, and Emergency Solutions Grant activities fully comply with all federal, state and local regulations.  The County will monitor all funds obligated and spent, whether spent directly, through a contract or a sub-recipient agreement to ensure compliance with the federal regulations.  The County's monitoring process is designed to evaluate program performance, financial performance, and regulatory performance.

Jefferson County will require that all subrecipients, CHDOs, or other entities receiving funding execute written agreements before any CDBG-DR, CDBG, HOME, or ESG funds will be disbursed.  These agreements will provide a description of the activity or project to be undertaken, its objectives, budget and expected duration.  The roles and responsibilities of each partner and the expected public benefit will be specified, measured, and recorded for tracking performance.  Monitoring is an on-going process and includes actions such as periodic meetings, review of monthly/quarterly/annual reports, site visits, construction inspections, financial reviews, and other forms of data collection.  Technical assistance will be provided as needed.

Under the HOME Program, all homebuyer and rental activities are typically undertaken through an agreement with a CHDO, developer, owner, or other private entity such as a private financial institution.  The HUD guidebook for completing income documentation and the method for determining income is specified in all written agreements along with all other applicable HOME requirements.  The County utilizes checklists to ensure that all exhibits are present and have not expired.  Homebuyer assistance applications are taken by these partners.  They are responsible for compiling all file documentation. Completed files are submitted to the County and are monitored prior to closing with each homebuyer.  Financial reviews and construction/rehabilitation/acquisition inspections are also conducted for each unit prior to the disbursement of funds.  Any deficiencies must be corrected prior to closing.  Compliance may be enforced by methods ranging from the withholding of payments to foreclosure of a construction loan.  Rental developments are much more complex due to the size and cost of the projects but are monitored in a similar manner.  Rental projects also include long term monitoring in compliance with CFR 92.504.

# 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 | 2,414,493 | 0 | 0 | 2,414,493 | 0 | Jefferson County's projected use of CDBG funds has been developed 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. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,022,067 | 0 | 0 | 1,022,067 | 0 | Jefferson County's projected use of HOME funds is consistent with the HOME Program goal of providing decent affordable housing to lower-income households. |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 204,775 | 0 | 0 | 204,775 | 0 | Jefferson County's projected use of ESG funds is consistent with the rehabilitation or conversion of buildings for use as emergency shelter for the homeless, for the payment of certain expenses related to operating emergency shelters, for essential services related to emergency shelters and street outreach for the homeless, and for homelessness prevention and rapid re-housing assistance. |

Table 59 - 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 2020-2024 Consolidated Plan period to stretch our limited federal dollars and make the greatest impact possible.

Jefferson County has exceeded the matching requirement for the HOME Program and does not anticipate a matching funds shortfall during the 2020-2024 Consolidated Plan period.  Additional match will, however, continue to be sought and logged in the Match Report as received.

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

**If appropriate, describe publicly 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: $766,550 | Rental units constructed: 40 Household Housing Unit |
| **2** | CHDO Set-Aside | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | HOME: $102,207 | Homeowner Housing Added: 1 Household Housing Unit |
| **3** | HOME Administration | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | HOME: $102,207 | Rental units constructed: 40 Household Housing Unit |
| **4** | CHDO Administration | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | HOME: $51,103 | Homeowner Housing Added: 1 Household Housing Unit |
| **5** | Rehab of Homeowner Housing: Emergency Repairs | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality | CDBG: $45,000 | Homeowner Housing Rehabilitated: 20 Household Housing Unit |
| **6** | Housing Program Delivery | 2020 | 2024 | Affordable Housing |  | Affordable Housing Supply and Quality Housing Program Delivery | CDBG: $100,000 | Other: 4 Other |
| **7** | Public Facilities | 2020 | 2024 | Non-Housing Community Development |  | Public Facilities | CDBG: $1,200,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted |
| **8** | Clearance and Remediation Activities | 2020 | 2024 | Non-Housing Community Development |  | Clearance and Remediation | CDBG: $60,000 | Buildings Demolished: 1 Buildings |
| **9** | Public Services | 2020 | 2024 | Homeless Non-Homeless Special Needs |  | Public Services | CDBG: $121,595 | Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted |
| **10** | Economic Development Assistance | 2020 | 2024 | Non-Housing Community Development |  | Economic Development Assistance | CDBG: $0 | Jobs created/retained: 1 Jobs |
| **11** | CDBG General Administration | 2020 | 2024 | Administration |  | CDBG General Admin | CDBG: $482,898 | Other: 12 Other |
| **12** | HESG Admin | 2020 | 2024 | Homeless |  | HESG Admin | ESG: $15,358 | Tenant-based rental assistance / Rapid Rehousing: 3 Households Assisted Homeless Person Overnight Shelter: 100 Persons Assisted Homelessness Prevention: 3 Persons Assisted |
| **13** | HESG Street Outreach | 2020 | 2024 | Homeless |  | HESG Street Outreach | ESG: $22,417 | Other: 5 Other |
| **14** | HESG Shelter | 2020 | 2024 | Homeless |  | HESG Shelter | ESG: $79,000 | Homeless Person Overnight Shelter: 100 Persons Assisted |
| **15** | HESG Homeless Prevention | 2020 | 2024 | Homeless |  | HESG Homelessness Prevention | ESG: $44,000 | Homelessness Prevention: 3 Persons Assisted |
| **16** | HESG Rapid Re-Housing | 2020 | 2024 | Homeless |  | HESG Rapid Re-Housing | ESG: $44,000 | Tenant-based rental assistance / Rapid Rehousing: 3 Households Assisted |
| **17** | HESG HMIS | 2020 | 2024 | Homeless |  | HESG HMIS | ESG: $0 | Other: 5 Other |

Table 60 – 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. |
| **3** | **Goal Name** | HOME Administration |
| **Goal Description** | Eligible costs associated with carrying out HOME related activities. |
| **4** | **Goal Name** | CHDO Administration |
| **Goal Description** | Eligible costs associated with carrying out HOME CHDO related activities. |
| **5** | **Goal Name** | Rehab of Homeowner Housing: Emergency Repairs |
| **Goal Description** | Emergency rehabilitation to owner-occupied housing. |
| **6** | **Goal Name** | Housing Program Delivery |
| **Goal Description** | Eligible costs associated with carrying out CDBG Housing related activities. |
| **7** | **Goal Name** | Public Facilities |
| **Goal Description** | The acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements. |
| **8** | **Goal Name** | Clearance and Remediation Activities |
| **Goal Description** | Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites and remediation of known or suspected environmental contamination. |
| **9** | **Goal Name** | Public Services |
| **Goal Description** | Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, housing counseling, legal services, energy conservation, welfare (but excluding the provision of income payments identified under 24 CFR Part 570.207(b)(4). |
| **10** | **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. |
| **11** | **Goal Name** | CDBG General Administration |
| **Goal Description** | Reasonable costs of overall program management, coordination, monitoring, and evaluation. Such costs include, but are not necessarily limited to, necessary expenditures for the following:  (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:  (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 regarding the program include such assignments as those described in paragraph (a)(1)(i) through (viii) of this section.  (2) Travel costs incurred for official business in carrying out the program;  (3) Administrative services performed under third party contracts or agreements, including such services as general legal services, accounting services, and audit services; and  (4) Other costs for goods and services required for administration of the program, including such goods and services as rental or purchase of equipment, insurance, utilities, office supplies, and rental and maintenance (but not purchase) of office space. |
| **12** | **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. |
| **13** | **Goal Name** | HESG Street Outreach |
| **Goal Description** |  |
| **14** | **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. |
| **15** | **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 participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing. |
| **16** | **Goal Name** | HESG Rapid Re-Housing |
| **Goal Description** | SG 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. |
| **17** | **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 expects to receive $2,413,493.00 in CDBG funds, $0.00 in CDBG program income; $1,022,067.00 in HOME funds; and $204,775.00 in federal ESG funds making a total of $3,641,335.00 in funds available for Program Year 2020-2021.  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 | CD2020 General Administration |
| 2 | CD2020 Housing Program Delivery |
| 3 | HOME2020 Administration |
| 4 | HOME2020 Special Needs Housing |
| 5 | HESG2020 |
| 6 | CD2020 Public Facilities |
| 7 | CD2020 Public Service |
| 8 | CD2020 Clearance/Demolition |
| 9 | CD2020 Emergency Housing Rehabilitation |

Table 61 – Project Information

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

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

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | CD2020 General Administration |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **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** | 9/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | N/A |
| **Location Description** | 716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203 |
| **Planned Activities** | General Administration |
| **2** | **Project Name** | CD2020 Housing Program Delivery |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** | Housing Program Delivery |
| **Target Date** | 9/30/2021 |
| **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** | HOME2020 Administration |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** | HOME Administration |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** | N/A |
| **Location Description** | 716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203 |
| **Planned Activities** | HOME Administration |
| **4** | **Project Name** | HOME2020 Special Needs Housing |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** | Request for Proposals taken consortium-wide and in unincorporated areas. |
| **Target Date** | 9/30/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 40 Elderly Tenants |
| **Location Description** | Request for Proposals taken consortium-wide and in unincorporated areas. |
| **Planned Activities** | Special Needs Housing |
| **5** | **Project Name** | HESG2020 |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** | Administration, Emergency Shelter, Street Outreach, HMIS, and Homeless Prevention (housing relocation & stabilization and tenant-based rental assistance). |
| **Target Date** | 9/30/2022 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 20 persons who are homeless (may be individuals or families) and 10 persons who are at risk of homelessness (may be individuals or families). |
| **Location Description** | County-Wide through subrecipients and Jefferson County (716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203). |
| **Planned Activities** | Administration, Emergency Shelter, Street Outreach, HMIS, Rapid Re-housing (housing relocation & stabilization and tenant-based rental assistance), and Homeless Prevention (housing relocation & stabilization and tenant-based rental assistance). |
| **6** | **Project Name** | CD2020 Public Facilities |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **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** | 12/31/2021 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Approximately 10 low/mod income families will benefit from the proposed activities. |
| **Location Description** | Activities will be carried out in the municipalities of Fairfield, Brighton, Lipscomb, and Kimberly as well as the unincorporated community of McAdory. |
| **Planned Activities** | Fairfield Community Center Improvements, Woodward Road Improvement in Brighton, Lipscomb Road Improvements, McAdory Fire District's Aerial Fire Apparatus, and Kimberly Senior Center Improvements. |
| **7** | **Project Name** | CD2020 Public Service |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** | Funding for public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 24 CFR Part 570.207(b)(4)). |
| **Target Date** | 9/30/2021 |
| **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** | Miles College childcare center, Cooperative Downtown Ministries Firehouse emergency shelter, Childcare Resources childcare financial assistance, One Roof HMIS, Pathways early learning center for the homeless, and P.S. Serving Veterans and Community's Brighton fresh food program. |
| **8** | **Project Name** | CD2020 Clearance/Demolition |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** | Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites and remediation of known or suspected environmental contamination. |
| **Target Date** |  |
| **Estimate the number and type of families that will benefit from the proposed activities** | Approximately 10 housing will be demolished. |
| **Location Description** | Countywide. |
| **Planned Activities** | Demolition projects countywide. |
| **9** | **Project Name** | CD2020 Emergency Housing Rehabilitation |
| **Target Area** |  |
| **Goals Supported** |  |
| **Needs Addressed** |  |
| **Funding** | : |
| **Description** | Funds will be used to provide emergency rehabilitation to owner-occupied housing units. |
| **Target Date** | 9/30/2021 |
| **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 |

## 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 2020 One-Year Action Plan will be directed County-Wide as needed for low/mod-income beneficiaries eligible for CDBG Emergency Housing Rehabilitation, Public Service Programs, Clearance/Demolition, 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: Fairfield, Brighton, Lipscomb, and Kimberly.  Additional geographic areas include the McAdory Community located in unincorporated areas of Jefferson County.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
|  |  |

Table 62 - 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, County Line, Sumiton, and Helena.  Birmingham and Bessemer are excluded because they are entitlements.  County Line, 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-three municipalities: Adamsville, Argo, Brighton, Brookside, Cardiff, Center Point, Clay, 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**

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

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

Table 64 - One Year Goals for Affordable Housing by Support Requirement

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

Table 65 - 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.

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

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

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

Not applicable.

**Discussion**

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

**Introduction**

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

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

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

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

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

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

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

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

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

Jefferson County 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 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 in order 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:**

**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**

**Discussion:**

## AP-85 Other Actions – 91.220(k)

**Introduction:**

Over the period of the 2020 One-Year Action Plan, Jefferson County plans to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

**Actions planned to address obstacles to meeting underserved needs**

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

**Actions planned to foster and maintain affordable housing**

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

**Actions planned to reduce lead-based paint hazards**

Jefferson County has two (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.

**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 and Workforce Development 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(l)(1,2,4)**

**Introduction:**

Jefferson County expects to receive $2,413,493.00 in CDBG funds, $0.00 in CDBG program income; $1,022,067.00 in HOME funds; and $204,775.00 in federal ESG funds making a total of $3,641,335.00 in funds available for Program Year 2020-2021.  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(l)(1)**

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

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

**Other CDBG Requirements**

|  |  |
| --- | --- |
|  | |
| 1. The amount of urgent need activities | 300,000 |

|  |  |
| --- | --- |
|  |  |
| 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 (1), two (2) or three (3) 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. | 85.00% |

**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.

1. 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.

1. 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

1. 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.

1. 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.

1. 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.

1. 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.

1. 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.

**Appendix - Alternate/Local Data Sources**

|  |  |
| --- | --- |
| **1** | **Data Source Name**  Not applicable |
| **List the name of the organization or individual who originated the data set.**  N/A |
| **Provide a brief summary of the data set.**  N/A |
| **What was the purpose for developing this data set?**  N/A |
| **How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?**  N/A |
| **What time period (provide the year, and optionally month, or month and day) is covered by this data set?**  N/A |
| **What is the status of the data set (complete, in progress, or planned)?**  N/A |
| **2** | **Data Source Name**  Homewood, AL - Rosedale Sidewalk |
| **List the name of the organization or individual who originated the data set.**  A Community Resource Representative and the Director of the Jefferson County Office of Community and Economic Development. |
| **Provide a brief summary of the data set.**  The data set will include demographic information from the beneficiaries of the proposed sidewalk activity. |
| **What was the purpose for developing this data set?**  The purpose of the data set is to determine if at least 51% of the beneficiaries are low and moderate income. |
| **Provide the year (and optionally month, or month and day) for when the data was collected.**  The data was collected in July 2015. |
| **Briefly describe the methodology for the data collection.**  The methodology used for data collection was a door to door survey. |
| **Describe the total population from which the sample was taken.**  Due to the small population, 100% of the housing units in the proposed activity area was sampled. |
| **Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**  The demographics of the survey consist of a total of 69 beneficiaries.  There were 55 African Americans, 8 Hispanics, and 6 White beneficiaries.  This represents all the households surveyed. |