

## **Executive Summary**

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

#### **1. Introduction**

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

The Jefferson County Commission was founded in 1819 by the Alabama Legislature and is named after Thomas Jefferson, the main author of the Declaration of Independence and third President of the United States. According to the Consolidated Plan Planning Tool ("Con Plan"), the population for the Jefferson County CDBG Consortium ("County") is 454,950 persons comprising 174,180 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, Hoover, and the towns of Sumiton and Helena.

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

#### **2. Summarize the objectives and outcomes identified in the Plan**

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

Jefferson County will receive \$2,114,163 in CDBG funds, with an estimate of \$16,171.84 in CDBG Program Income; \$823,694.30 in HOME funds and an estimate of \$156,255.76 in HOME Program Income, and \$186,165 in federal ESG funds making a total of \$3,296,449.90 in funds available for Program Year 2025-2026. 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.

**CDBG Housing Rehabilitation Programs:** Housing programs will receive a portion of the available CDBG funds. These Housing programs will include the Housing Rehabilitation Grant Program and Program Delivery.

**CDBG Non-Housing Programs.** Non-Housing CDBG funds will be used for public services, public facilities/ public infrastructure, clearance and demolition improvements, economic development activities, as well as planning, program delivery, and administration costs.

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

**HOME Program:** Jefferson County will use its HOME funds for a variety of affordable housing activities. The Department of Community Services will use these funds for administration; Home Buyers Assistance, Community Housing Development Organization (CHDO) activities, and special needs rental housing.

### **3. Evaluation of past performance**

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

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

In addition, there has been an increase in demand for street resurfacing, sidewalks, and recreational improvements. All these activities will remain a top priority.

The county has also seen an increase in abandoned housing through the Consortium, which is leading to slum and blight. For the next year, Jefferson County will continue to fight those slums and blighted conditions through clearance and demolition projects.

According to the 2024 U. S. Census estimates, Jefferson County also has a population of 114,336 (17.2%) of persons who are 65 years. Individuals with limited incomes may have been and may continue to require rental housing, emergency housing rehabilitation and public services. However, emergency housing rehabilitation and public services have not been limited to just the elderly. Due to economic

conditions, the younger population 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 Department of Community Services held a series of meetings from February 2025 through June 2025 to gain citizen input for the development of the 2025 Annual Action Plan. Jefferson County Community Services followed its Citizen Participation Plan and held two (2) Advisory Committee meetings. 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.

A Homeless Provider Focus Group meeting was held to seek input on ways to improve and better utilize resources for the homeless population.

In addition, two (2) public hearings were held to gain further input on the development of the Annual Action Plan.

Notice of the draft Annual Action Plan were published in the Alabama Messenger, the Birmingham Times, and the Latino News. Notices were also mailed to members of the Jefferson County Consortium and Technical Advisory Committee.

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

#### **5. Summary of public comments**

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

Comments from the first Technical Advisory Committee Meeting emphasized significant need for owner-occupied housing rehabilitation. Various members of several social service and nonprofit organizations mentioned home issues encountered by low-income and/or elderly residents. Due to the age of housing stock and limited income, they are often unable to afford needed services. Specific housing rehabilitation needs mentioned were roofs, plumbing, bathrooms, and ADA accessibility. Participants expressed that some of these needs are considered emergencies. During the homeless provider focus group and second technical advisory committee meeting, participants focused on additional support

needed by homeless service providers to assist those experiencing homelessness and needing permanent supportive housing. There were five gaps in identified services, which include insufficient/lack of affordable housing, limited supportive services, fragmented service delivery, transportation barriers, and persistent social stigma. Proposed solutions and strategies were provided by homeless service providers to address these needs. Providers stated an overwhelming need for more funding to both address homelessness and provide more supportive services. A public hearing also included citizen comments regarding such support. Specific services included transportation and addressing connectivity issues, better communication on available housing for those experiencing homelessness, and employment options while in emergency or transitional housing.

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

All comments were accepted.

**7. Summary**

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

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	JEFFERSON COUNTY	
CDBG Administrator	JEFFERSON COUNTY	Community Services
HOPWA Administrator		
HOME Administrator	JEFFERSON COUNTY	Community Services
ESG Administrator	JEFFERSON COUNTY	Community Services
HOPWA-C Administrator	NA	

Table 1 – Responsible Agencies

### Narrative (optional)

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

### Consolidated Plan Public Contact Information

Dr. Frederick L. Hamilton, Director

Mr. Bertram Young, Deputy Director

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

### **1. Introduction**

Jefferson County conducted a variety of public outreach activities 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, three (3) public hearings, and a Homeless Focus Group. Information related to the meetings was advertised in The Birmingham Times, The Alabama Messenger, and The Latino News.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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; mental health authorities; and other social services organizations. By partnering with One Roof, Jefferson County ensures 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 participate with One Roof in events and activities designed to assist the homeless with a specific interest in the chronically homeless. To help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless, Jefferson County will continue to identify those needs through the Open Season process, the Continuum of Care covering Jefferson County (One Roof), and the funding of applications for homeless prevention programs.

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

One Roof is also responsible for the implementation of HMIS for the Continuum. Jefferson County is an active member in good standing of the Continuum of Care and is an active participant of the HMIS

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

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	One Roof, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless Focus Group meeting, email, and Virtual Meetings
2	<b>Agency/Group/Organization</b>	Bridge Ministries, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless Focus Group Meeting, email, and mail
3	<b>Agency/Group/Organization</b>	Pathways
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-homeless



	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless Focus Group Meeting, Virtual Meetings, email, and mail
4	<b>Agency/Group/Organization</b>	City of Brighton
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public, Infrastructure & Facilities and Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public hearing, email, mail, and phone call
5	<b>Agency/Group/Organization</b>	City of Center Point
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public, Infrastructure & Facilities and Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Development Survey, Public Hearing, email, mail, and phone call
6	<b>Agency/Group/Organization</b>	City of Fultondale
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Infrastructure & facilities and services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Mail, emails, mail, and phone calls
7	<b>Agency/Group/Organization</b>	City of Lipscomb
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Infrastructure & Facilities and Services

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Development Survey, Public hearing, email, mail, and phone call
8	<b>Agency/Group/Organization</b>	City of Leeds
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Infrastructure & Facilities and Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Development Survey, Public hearing, email, mail, and phone call
9	<b>Agency/Group/Organization</b>	COOPERATIVE DOWNTOWN MINISTRIES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public hearing, email, mail
10	<b>Agency/Group/Organization</b>	FIRST LIGHT, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Homeless Provider Focus Group Meeting, Virtual meeting, email, mail, and phone call
11	<b>Agency/Group/Organization</b>	City of Fairfield
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Infrastructure & Facilities and Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public hearing, email, and mail.
12	<b>Agency/Group/Organization</b>	Jefferson County Housing Authority
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

13	<b>Agency/Group/Organization</b>	GIRLS INC OF CENTRAL ALABAMA
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
14	<b>Agency/Group/Organization</b>	Mulga Community Development Association
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Neighborhood Organization
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public hearing, mail, and phone call
15	<b>Agency/Group/Organization</b>	City of Gardendale
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Infrastructure & facilities and services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Email, mail, and phone call
16	<b>Agency/Group/Organization</b>	Legal Services Alabama, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Legal
	<b>What section of the Plan was addressed by Consultation?</b>	Services-Legal
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public hearing, and mail

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

No agencies were intentionally omitted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	One Roof	Jefferson County works in partnership with the Continuum of Care.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

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

## **AP-12 Participation – 91.105, 91.200(c)**

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

The Jefferson County Department of Community Services held a series of meetings from September 2024 to May 2025 to gain citizen input for the development of the 2025 Annual Action Plan. Open Seasons Meetings were held between September through November 2024, which explained to attendees each of the county's HUD programs and eligibility requirements, eligible and ineligible projects and the deadline for submission of applications. Notices of each meeting were published in the Alabama Messenger, the Birmingham Times, and the Latino News.

Notices were also mailed to members of the Jefferson County Consortium and Technical Advisory Committee. The Technical Advisory Committee consists of low-and moderate-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 inventory of their municipality, community, and service area.

This 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	Technical Advisory Committee Meeting	Community and Non-profit organizations, Consortium members	<b>9 people attended in-person meeting</b>	Need for owner-occupied housing rehabilitation; specific needs mentioned were roofs, plumbing and/or bathrooms, and ADA accessibility	No comments rejected	Communityservices.jccal.org

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)
2	Homeless Provider Focus Group	Community and Non-profit organizations	<b>6 people attended in-person meeting</b>	Gaps identified in services for persons experiencing homelessness and needing permanent supportive housing included lack of affordable housing, limited supportive services, fragmented service delivery, transportation barriers, and persistent social stigma	No comments rejected	Communityservices.jccal.org



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Technical Advisory Committee Meeting	Community and Non-profit organizations, Consortium members	<b>2 people attended in-person meeting</b>	Need for more funding to address homelessness and to provide more supportive services among homeless service providers	No comments rejected	Communityservices.jccal.org
4	Public Hearing	Non-targeted/broad community  Minorities  Non-English Speaking - Specify other language: Spanish	<b>1 person attended in-person meeting</b>	More supportive services needed to assist those experiencing homelessness; specifically transportation or connectivity issues, better communication on available housing, and employment options	No comments rejected	Communityservices.jccal.org

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)
5	Public Hearing	Non-targeted/broad community  Minorities  Non-English Speaking - Specify other language: Spanish	TBD	TBD	No comments rejected	Communityservices.jccal.org

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)
6	Internet Outreach	Non-targeted/broad community  Community and Non-profit organizations, Consortium members  Minorities  Non-English Speaking - Specify other language: Spanish	TBD	TBD	No comments rejected	Communityservices.jccal.org

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)
7	Public Hearing	Non-targeted/broad community  Minorities  Non-English Speaking - Specify other language: Spanish	TBD	TBD	No comments rejected	Communityservices.jccal.org

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### **Introduction**

Not Applicable

#### **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	2,114,163	16,171	2,118,216	4,248,550	16,994,200	Jefferson County's projected use of CDBG funds has been developed so as to give maximum feasible priority to activities which will carry out one of the national objectives of benefit to low- and moderate-income families or aid in the prevention or elimination of slums or blight. The projected use of funds may also include activities that the recipient certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	823,694	159,255	792,224	1,775,173	7,100,692	Jefferson County's projected use of HOME funds is consistent with the HOME Program goal of providing decent affordable housing to lower-income households.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	186,165	0	214,965	401,130	1,604,520	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 5 - Expected Resources – Priority Table**

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

Federal HOME funds will be leveraged primarily through the County's affordable housing programs and economic development activity programs to maximize the impact of federal resources. In the past for example, Jefferson County leveraged millions of dollars in Federal Low-Income Housing Tax Credits (LIHTC), private grants from non-profits, loans from private financial institutions, and various affordable housing loans 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 2024 Annual Plan period to stretch our limited federal dollars and make the greatest impact possible.

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

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

In most cases, Jefferson County does not use public owned property to implement its projects. However, occasionally the county may fund a park or a public facility on property owned by the county. In these cases, the county will enter into a Licensed Agreement with the funded entity that identified the terms of the agreement.

**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	Housing Rehabilitation and Program Delivery	2025	2029	Non-Homeless Special Needs	Countywide CDBG Area	Housing Quality	CDBG: \$500,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Public Facility Improvements	2025	2029	Non-Housing Community Development	Countywide CDBG Area	Public Facilities	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
3	Public Infrastructure Improvements	2025	2029	Non-Housing Community Development	Countywide CDBG Area	Public Infrastructure	CDBG: \$600,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Public Services Support	2025	2029	Homeless Non-Homeless Special Needs	Countywide	Public Services	CDBG: \$291,330.40	Public Services other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	CDBG General Administration	2025	2029	Administration  Homeless  Non-Homeless Special Needs	Countywide	Housing Quality Public Facilities Public Infrastructure Public Services	CDBG: \$422,832.60	Administration of the CDBG program to assure compliance with all federal and state regulations.
6	HESG Admin	2025	2029	Administration  Homeless	Countywide	Emergency Shelter Services	ESG: \$13,962.37	Administration of the ESG program to assure compliance with the federal regulations.
7	Homeless Service Provider Support	2025	2029	Homeless	Countywide	Emergency Shelter Services	ESG: \$172,202.63	Other: 1 Homeless Person Overnight Shelter: 500 Persons Assisted Homelessness Prevention: ?? Households Assisted / Rapid Rehousing: 4 Households Assisted
8	HOME Administration	2025	2029	Administration  Affordable Housing	Countywide	Affordable Housing Supply	HOME: \$82,369.43	Administration of the HOME program to assure compliance with the HOME regulations.
9	Construction of Rental Units	2025	2029	Affordable Housing	Countywide	Affordable Housing Supply	HOME: \$617,770.73	Rental units constructed: 5 Household Housing Unit
10	Single-family Homes	2025	2029	Affordable Housing	Countywide	Affordable Housing Supply	HOME: \$123,554.14	Homeowner Housing Added: 2 Household Housing Unit

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation and Program Delivery
	<b>Goal Description</b>	Rehabilitation services for low to moderate income homeowners and Housing Rehab Program Delivery
2	<b>Goal Name</b>	Facility Improvements
	<b>Goal Description</b>	Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements
3	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Construction, reconstruction, rehabilitation, or installation of public infrastructure and improvements
4	<b>Goal Name</b>	Public Services Support
	<b>Goal Description</b>	Program support for childcare and youth services, and to support salaries, wages, and benefits for non-profit and community-based organizations. Provision of public services (including labor, supplies, and materials).
5	<b>Goal Name</b>	CDBG General Administration
	<b>Goal Description</b>	Overall program administration, including salaries, wages, and related costs of staff for program management, monitoring, and evaluation
6	<b>Goal Name</b>	HESG Admin
	<b>Goal Description</b>	Overall administration costs, including program management, monitoring, and evaluation of eligible ESG activities

7	<b>Goal Name</b>	Homeless Service Provider Support
	<b>Goal Description</b>	Support of providers and HESG eligible activities to include Street Outreach, HMIS Support, Homeless person overnight shelter, Homelessness prevention, and Rapid rehousing services
8	<b>Goal Name</b>	HOME Administration
	<b>Goal Description</b>	Overall program administration, including salaries, wages, and related costs of staff for program management, monitoring, and evaluation
9	<b>Goal Name</b>	Construction of Rental Units
	<b>Goal Description</b>	Support of the development of affordable rental housing units for low-income elderly residents
10	<b>Goal Name</b>	Single-family Homes
	<b>Goal Description</b>	Homeowner housing for low to moderate income families provided through CHDO set-aside activity

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Jefferson County projects to receive \$2,114,163 in CDBG funds, \$16,171.84 in CDBG program income; \$823,694.30 in HOME funds; HOME Program Income in the amount of \$159,255.76; and \$186.169.00 in federal ESG funds making a total of \$3,299,453.60 in funds available for Program Year 2025--2026. 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	CD2025 General Administration
2	CD2025 Emergency Housing Rehabilitation
3	CD2025 Senior Center Improvements
4	CD2025 City Street Improvements
5	CD2025 Public Services
6	HOME2025 Administration
7	HOME2025 Affordable Rental
8	HOME2025 Affordable Homebuyer
9	HESG2025 Administration
10	HESG2025 Homeless Service Provider Support

Table 7 - Project Information

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

The HUD allocation received by Jefferson County will address a variety of needs of the underserve citizens of the citizens in the Jefferson County Consortium. First, based on community development needs assessment there was a significant request for street improvements. Many of the low-and-moderate-income citizens living along these streets that were paved many years ago are complaining to local officials about the poor condition of the streets and in some cases potholes in the streets are damaging their vehicles. Jefferson County has resurfaced many miles and will continue this effort in the future,

In addition, due to an increase in the population of our senior citizens throughout the county, many of our senior citizens need renovation and/or expansion. Jefferson County is given this type of activity

priority and will continue to use its CDBG funds for this purpose.

Due to the aging of the housing stock within the Jefferson County Consortium, many homes are in need of repair. To assist low-and-moderate-income homeowners with these needed repairs is a high priority.

The CDBG Housing Rehabilitation program has assisted many of these homeowners in the past and will continue to do so in the future. The county's Housing Rehabilitation program consists of Emergency Housing Needs that include roof work, HVAC work, and Septic tank work. The county procures contractors to carry out this work and eligible homeowners can apply throughout the year based on funding availability.

The Housing Rehabilitation program also provides the opportunity for eligible homeowners to apply for general home improvement on an annual basis.

Jefferson County also uses its CDBG allocation to assist non-profit organizations that provide needed services to predominantly low- and moderate-income persons.

Jefferson County has also prioritized the need to assist the growing homeless population. As previously mentioned, a Homeless Provider Focus group meeting was held to discuss how to improve the homeless population and better use financial resources, particularly ESG funds.

Moreover, Jefferson County has given priority to dealing with the issues of affordable housing. We are all aware of the housing crisis being experienced throughout the county, as well as locally in Jefferson County. The county will continue to make its HOME funds go further by working developers who seek the Low-Income Tax Credits from the Alabama Finance Authority.

The county will also work with its CHDO to build single family homes for lower income persons, thus making them homeowners.

The county will also continue to assist home seekers through its Home Buyer Assistance program.



**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	<b>CD2025 General Administration</b>
	<b>Target Area</b>	County-wide HUD Consortium.
	<b>Goals Supported</b>	CDBG General Administration and other related goals.
	<b>Needs Addressed</b>	Public Facilities, Public Infrastructure, Public Services, and Housing Quality.
	<b>Funding</b>	\$422,832
	<b>Description</b>	Overall program administration, including (but not limited to) salaries, wages, and related costs of staff.
	<b>Target Date</b>	9/1/2031
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203
2	<b>Planned Activities</b>	Program management, monitoring, and evaluation.
	<b>Project Name</b>	<b>CD2025 Emergency Housing Rehabilitation</b>
	<b>Target Area</b>	County-wide HUD Consortium.
	<b>Goals Supported</b>	Homeowner Housing Rehabilitation.
	<b>Needs Addressed</b>	Housing Quality
	<b>Funding</b>	\$500,000
	<b>Description</b>	Rehabilitation Services for low to moderate income homeowners and Housing Rehab Program Delivery.
	<b>Target Date</b>	9/1/2031
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty-five owner-occupied housing units are expected to receive emergency housing rehabilitation.
	<b>Location Description</b>	In the Jefferson County HUD Consortium.
	<b>Planned Activities</b>	Emergency housing rehabilitation and program management, monitoring, and evaluation.

<b>3</b>		
	<b>Project Name</b>	<b>HOME2025 Administration</b>
	<b>Target Area</b>	County-wide HUD Consortium.
	<b>Goals Supported</b>	Homeowner housing added.
	<b>Needs Addressed</b>	Affordable Housing Supply.
	<b>Funding</b>	\$82,369
	<b>Description</b>	Overall program administration, including (but not limited to) salaries, wages, and related costs of staff or others engaged in program management, monitoring, and evaluation.
	<b>Target Date</b>	9/1/2031
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	716 Richard Arrington Jr Blvd North, Suite A-430, Birmingham, AL 35203
<b>4</b>	<b>Planned Activities</b>	Program management, monitoring, and evaluation.
	<b>Project Name</b>	<b>HESG2025 Administration</b>
	<b>Target Area</b>	County-wide HUD Consortium
	<b>Goals Supported</b>	HESG Administration and related activities to include Street Outreach, HMIS Support, Coordinated Entry, Homeless Person Overnight Shelter, Homelessness Prevention, and Rapid Rehousing services.
	<b>Needs Addressed</b>	Emergency Shelter Services
	<b>Funding</b>	13,962
	<b>Description</b>	PY 2025 Administration for traditional ESG activities.
	<b>Target Date</b>	9/1/2031
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A

	<b>Location Description</b>	Jefferson County (716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203)
	<b>Planned Activities</b>	Program management, monitoring, and evaluation.
<b>5</b>	<b>Project Name</b>	<b>HESG2025 Homeless Service Provider Support</b>
	<b>Target Area</b>	County-wide HUD Consortium
	<b>Goals Supported</b>	Homeless persons overnight shelter, Street Outreach, HMIS, Coordinated Entry, Homeless Prevention and Rapid Rehousing.
	<b>Needs Addressed</b>	<b>Homeless Services</b>
	<b>Funding</b>	\$172,202.63
	<b>Description</b>	HESG eligible activities to include Street Outreach, HMIS Support, Homeless Person Overnight Shelter, Homelessness Prevention, and Rapid Rehousing services.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 4,0000 persons will benefit from this activity.
	<b>Location Description</b>	County-wide HUD Consortium through subrecipients and Jefferson County (716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203).
	<b>Planned Activities</b>	Support of homeless service providers to include Bridge Ministries, Cooperative Downtown Ministries, and One Roof.
<b>6</b>	<b>Project Name</b>	<b>CD2025 City Street Improvements</b>
	<b>Target Area</b>	County-wide HUD Consortium.
	<b>Goals Supported</b>	Improving the quality of street where low- and moderate-income persons reside.
	<b>Needs Addressed</b>	Public Infrastructure Improvements.
	<b>Funding</b>	\$600,000
	<b>Description</b>	Public infrastructure improvements to public streets.
	<b>Target Date</b>	9/1/2031
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 predominantly low- and moderate-income persons will benefit from this activity

	<b>Location Description</b>	Brighton and Lipscomb, Alabama.
	<b>Planned Activities</b>	Street improvements.
<b>7</b>	<b>Project Name</b>	<b>CD2025 Public Services</b>
	<b>Target Area</b>	County-wide HUD Consortium.
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services activities that are needed to improve the quality of life for predominately low-and moderate-income persons.
	<b>Funding</b>	\$291,330.40
	<b>Description</b>	Program support for non-profit organizations that provide services to low- and moderate-income persons.
	<b>Target Date</b>	9/1/2031
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 500 persons will be assisted with the beneficiaries being predominantly low and moderate income.
	<b>Location Description</b>	Cooperative Downtown Ministries, First Light, Girls Inc., Legal Services of Alabama, and One Roof.
	<b>Planned Activities</b>	Services provided by non-profit organizations for low- and moderate-income persons.
<b>8</b>	<b>Project Name</b>	<b>CD2025 Senior Center Improvements</b>
	<b>Target Area</b>	County-wide HUD Consortium.
	<b>Goals Supported</b>	Improvements to public facilities (Senior Centers).
	<b>Needs Addressed</b>	Renovation improvements to Senior Centers.
	<b>Funding</b>	\$300,000
	<b>Description</b>	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.
	<b>Target Date</b>	9/1/2031

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	130 senior citizens.
	<b>Location Description</b>	Trussville and Warrior, Alabama.
	<b>Planned Activities</b>	Renovation and other improvements to public facilities.
<b>9</b>	<b>Project Name</b>	<b>HOME2025 Affordable Rental</b>
	<b>Target Area</b>	County-wide HUD Consortium.
	<b>Goals Supported</b>	Construction of rental units.
	<b>Needs Addressed</b>	Affordable Housing Supply.
	<b>Funding</b>	\$617,770.72.
	<b>Description</b>	Support the development of affordable rental housing, to include HOME-assisted units for low-income elderly residents in the Jefferson County HUD Consortium.
	<b>Target Date</b>	9/1/2031
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 affordable rental housing units.
	<b>Location Description</b>	Countywide HUD Consortium
	<b>Planned Activities</b>	HOME-assisted units at Villas at York and Bridges at Hastings elderly rental developments.
<b>10</b>	<b>Project Name</b>	<b>HOME2025 Affordable Homebuyer</b>
	<b>Target Area</b>	County-wide HUD Consortium
	<b>Goals Supported</b>	Homeowner housing assistance
	<b>Needs Addressed</b>	Affordable Housing Supply
	<b>Funding</b>	\$123,554.15
	<b>Description</b>	Affordable homeowner housing for low to moderate income families provided through CHDO set-aside activity to include housing counseling

	<b>Target Date</b>	9/1/2031
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 single-family homes developed through HOME Program assistance.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Construction of affordable single-family homes for low to moderate income families

## **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 2025 One-Year Action Plan will be directed County-Wide as needed for low/mod-income beneficiaries eligible for CDBG Emergency Housing Rehabilitation, HOME Program activities, Public Service Programs, and for the Homeless or those at risk of homelessness as beneficiaries for ESG programs. Funds for other CDBG Non-Housing Projects such as Public Facilities will be directed to the following municipal areas of the Jefferson County Consortium: Brighton, Center Point, Fairfield, Leeds, Lipscomb and Mulga.

### **Geographic Distribution**

Target Area	Percentage of Funds

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

All HOME and CDBG Housing Rehabilitation, Homeless and most public service programs are county-wide excluding the areas of Birmingham, Bessemer, Hoover, Sumiton, and Helena. Birmingham and Bessemer are excluded because they are entitlement cities. Hoover, 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 (33) municipalities: Adamsville, Argo, Brighton, Brookside, Cardiff, Center Point, Clay, County Line, Fairfield, Fultondale, Gardendale, Graysville, Homewood, Hueytown, Irondale, Kimberly, Leeds, Lipscomb, Maytown, Midfield, Morris, Mountain Brook, Mulga, North Johns, Pinson, Pleasant Grove, Sylvan Springs, Tarrant, Trafford, Trussville, Vestavia Hills, Warrior, and West Jefferson.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	5
Total	11

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	6

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

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are four (4) housing authorities responsible for the administration and operations of public housing developments in Jefferson County. They include the Jefferson County Housing Authority (JCHA), Leeds Housing Authority, Tarrant Housing Authority and Fairfield Housing Authority. JCHA is the largest of the four.

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

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

### **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 and participation in homeownership include representation on the Housing Authority Board, a Community Action Committee, Senior Companions, computer centers and surveys. Public housing residents are encouraged to participate in homeownership through voluntary participation in a Family Self Sufficiency program to become self-sufficient within five (5) years. It is to be hoped that counseling and linkages to area agencies will enable earned income to increase and allow for the resident/tenant to qualify for an affordable mortgage. Referrals for housing counseling services include financial literacy, budgeting, credit repair, homeownership education, and fair housing.

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

Not applicable

### **Discussion**

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

### **Introduction**

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

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

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

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

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

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

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

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

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

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

for funding through a competitive application process.

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

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

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

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

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

local HMIS and Coordinated Assessment to adjust its homelessness strategy.

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

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

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

## **Discussion**

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

### **Introduction:**

The barriers to affordable housing in Jefferson County include high housing cost, limited affordable options, low wages, and limited public transportation.

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

Jefferson County will continue to use its HOME funds to decrease the barriers to affordable housing by continuing to assist with homebuyer assistance; work with Developers to build affordable housing using our HOME funds that are often leveraged with Low Income Tax credits from the Alabama Finance Authority.

The county will also encourage lower income citizens to seek job training to enhance their work skill and earn higher wages by sending them to the Alabama Career Center to take advantage of the WIOA training program that's designed to provide job training for lower income persons.

Jefferson County will also explore transportations opportunities for lower income persons who have issues getting to and from work timely.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Over the period of the 2025 One-Year Action Plan, Jefferson County plans to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate painted surfaces for presence of lead-based paint and educate homeowners on the dangers thereof, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

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

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

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

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.

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

Under the HOME Program, the use of lead-based paint (LBP) is prohibited in all new construction. Any pre-1978 existing units to be rehabilitated and rented or sold to homebuyers is tested for LBP prior to acquisition. If LBP is found, the unit is not acquired.

### **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 the County’s goals, policies, and programs with services provided by private and public social service agencies that 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 Department of Community Services which will serve as lead agency. Jefferson County works with several agencies both public and non-profit in delivering services to the residents of the County. Jefferson County's HOME Program further solicits outside sources of funds through both public and private sectors including Low Income Housing Tax Credits.

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

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

### **Discussion:**



## Program Specific Requirements

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

#### Introduction:

Jefferson County projects to receive \$2,114,163 in CDBG funds and estimates there to be \$16,171.84 in CDBG program income; \$823,694.30 in HOME funds and \$159,255.76 in HOME Program Income; and \$186,169.00 in federal ESG funds making a total of \$3,299,453.90 in funds available for Program Year 2025-2026. Funds will be used CDBG General Administration, CDBG Housing Program Delivery, ESG Administration, HOME Administration, HOME Program Delivery, CDBG: Public Facilities, Public Services, and Emergency Housing Rehabilitation, ESG: Homeless Prevention, Rapid Re-Housing, Emergency Shelter, and HMIS.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$1,617.84
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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	2025-2026

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

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

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

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

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

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

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

Jefferson County will use mortgage liens and restrictive covenants running with the land filled

of record with the Jefferson County Judge of Probate to ensure the affordability of units acquired with HOME funds remain affordable for the applicable period of affordability. The applicable period of affordability shall be as follows:

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

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable

### **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 set forth by Jefferson County.

To the maximum extent possible, all subrecipients must involve homeless individuals or families in constructing, renovating, maintaining, and operating facilities assisted in providing services, and in providing services under the ESG Program. This may include employment or volunteer services.

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

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

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

While One Roof (Lead Agency for the Local Continuum of Care) has a complete operating Coordinated Assessment. Policies are in place.

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

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

Jefferson County holds a competitive application period for each program year's allocation of ESG funds. Applications are made available to private nonprofit organizations including faith-based

organizations at the same period. Applications are rated and ranked from highest points to lowest points with the categories of ESG budgeted funds being allocated to the highest ranked organizations based on the funds available in that category of assistance. One Roof, the local Continuum of Care, is consulted on applicants.

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

All of Jefferson County's subrecipients have had volunteers and/or staff members who meet the homeless participation requirement in 24 CFR 576.405 (a). If Jefferson County is unable to meet the requirement, a plan is in place where the subrecipient is able to meet the homeless participation requirement.

5. Describe performance standards for evaluating ESG.

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

