




MAY 23, 2019

2016 ONE-YEAR ACTION PLAN

SUBSTANTIAL AMENDMENT #1

JEFFERSON COUNTY OFFICE OF COMMUNITY SERVICES & WORKFORCE
DEVELOPMENT

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



Contents

Executive Summary.....	2
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b).....	6
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	8
AP-12 Participation – 91.105, 91.200(c)	20
Expected Resources	26
AP-15 Expected Resources – 91.220(c)(1,2)	26
Annual Goals and Objectives	32
Projects	36
AP-35 Projects – 91.220(d)	36
AP-38 Project Summary	37
AP-50 Geographic Distribution – 91.220(f).....	43
Affordable Housing	44
AP-55 Affordable Housing – 91.220(g)	44
AP-60 Public Housing – 91.220(h).....	45
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	46
AP-75 Barriers to affordable housing – 91.220(j)	49
AP-85 Other Actions – 91.220(k)	50
Program Specific Requirements.....	53

This Substantial Amendment #1 to the Jefferson County, AL 2016 One-Year Action Plan was required to cancel an activity and reconcile funds for other activities.

Executive Summary

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

1. Introduction

The Jefferson County Consortium's 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). This 2016-17 One-Year Action Plan outlines the objectives outcomes proposed by the County for Program Year 2016-17 with funds from those programs previously specified. In addition, the County may also submit application to the Alabama Department of Economic and Community Affairs (ADECA) for additional ESG funds. The County is also in the process of administering Community Development Block Grant Disaster Recovery programs for 2012 and 2013.

2. Summarize the objectives and outcomes identified in the Plan

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

Jefferson County expects to receive CDBG funds, HOME funds, and HOME program income; federal ESG funds and may apply to receive State ESG funds for Program Year 2016 due to begin October 1, 2016.

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

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

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

HOME Program: Jefferson County anticipates receiving HOME funds for Program Years 2016-17. These funds are proposed for use on a variety of housing programs including HOME administration, Community Housing Development Organization (CHDO) activities and 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.

Jefferson County has completed four (4) park projects, three (3) sidewalk projects, renovations to one (1) community center and one (1) senior citizens' center. Two (2) public service programs have been completed within the past twelve months. Program Year 2015 Emergency Solutions Grant activities are ongoing with one (1) year of eligibility remaining.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Jefferson County Office of Human-Community Services and Economic Development held a series of neighborhood meetings from October, 2015 through May, 2016 to gain citizen input for the development of the 2016-17 Action Plan. Notices of each meeting were published in the Birmingham News and the Birmingham Times. 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.

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.

Jefferson County received one written (1) comment and three (3) consultations regarding the planned use of HOME Program funds. All four expressed a need for rental housing and proposed that funding be used for the development of rental housing. Rental housing activities have been identified as a need and a goal by Jefferson County in the 2015 - 2019 Consolidated Plan. Jefferson County will, therefore, add the funding of rental housing in the 2016 - 2017 One-Year Action Plan.

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

Jefferson County received one written comment and three (3) consultations. All comments and views were accepted.

7. Summary

Community Development Block Grant Public Facilities:

Brighton Community Center: \$400,000.00

Center Point Senior Center: \$252,746.00

Graysville Ball Park Lights: \$100,000.00

Fairfield Sidewalks Phase 4: \$170,000.00

Rosedale Sidewalks Phase 6: \$238,000.00

Community Development Block Grant Public Services:

Fair Housing Counseling: \$25,000.00

The People Development Center: \$12,000.00

Housing Emergency Rehabilitation Grant Program: \$400,000.00

Housing Program Delivery: \$100,000.00

Emergency Solutions Grant:

Administration: \$11,642.63

Emergency Shelter: \$41,570.00

Street Outreach: \$5,000.00

Rapid Re-Housing: \$50,512.00

Homeless Prevention: \$37,510.37

HMIS: \$9,000.00

HOME:

Administration: \$85,709.00

CHDO Activity: \$109,814.00

Rental Housing: \$661,567.00

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

Dr. Frederick L. Hamilton, Director

Jefferson County Office of Human-Community Services & Economic Development

Suite A-430

716 Richard Arrington, Jr. Blvd. N.

Birmingham, Alabama 35203

Telephone: (205) 325-5761

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

1. Introduction

Jefferson County held two (2) Technical Advisory Committee meetings and a series of public hearings at five (5) different times during the Action Plan process. Information related to the meetings were advertised in *The Birmingham Times* and *The Birmingham 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 with the local Continuum of Care group (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 chronically homeless. To help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless, Jefferson County will continue to identify those needs through the Open Season process, the Jefferson County Continuum of Care, and the funding of applications for homeless prevention programs.

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

Jefferson County’s Continuum of Care is convened by One Roof. The purpose of the membership is to create, maintain, and build community-wide inventory of housing and services for homeless 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 is a consumer of the HMIS system and provides financial assistance to One Roof for HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	YWCA CENTRAL ALABAMA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The YWCA was consulted regarding the homelessness strategy for providing safe, affordable housing for homeless victims of domestic violence to include the use of and connection to available resources.
2	Agency/Group/Organization	City of Lipscomb
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing.

3	Agency/Group/Organization	Bridge Ministries, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
4	Agency/Group/Organization	FIRST LIGHT, INC.
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
5	Agency/Group/Organization	PATHWAYS
	Agency/Group/Organization Type	Services-homeless Services-Education

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
6	Agency/Group/Organization	Fairfield Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
7	Agency/Group/Organization	LEGAL SERVICES OF METRO BIRMINGHAM
	Agency/Group/Organization Type	Services-Legal
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
8	Agency/Group/Organization	City of Tarrant
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
9	Agency/Group/Organization	Jefferson County Housing Authority
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
10	Agency/Group/Organization	CHILDCARE RESOURCES, INC
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
11	Agency/Group/Organization	City of Center Point
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
12	Agency/Group/Organization	City of Gardendale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
13	Agency/Group/Organization	City of Irondale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing

14	Agency/Group/Organization	Mulga Civic League
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
15	Agency/Group/Organization	Martintown Elra Heights Civic League
	Agency/Group/Organization Type	Services-Elderly Persons Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
16	Agency/Group/Organization	City of Midfield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing

17	Agency/Group/Organization	City of Fairfield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
18	Agency/Group/Organization	City of Homewood
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
19	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing

20	Agency/Group/Organization	Muscoda Improvement Association
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
21	Agency/Group/Organization	City of Graysville
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
22	Agency/Group/Organization	FAIR HOUSING CENTER OF NORTHERN ALABAMA
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing

23	Agency/Group/Organization	One Roof, Inc
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing
24	Agency/Group/Organization	BIRMINGHAM HEALTHCARE FOR THE HOMELESS
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Focus Group, Public Hearing

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 local Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The Jefferson County Office Human-Community Services and Economic Development held a series of neighborhood meetings from September, 2015 through January, 2016 to gain citizen input for the development of the 2016-17 One-Year Action Plan. Participants were asked to submit needs based on their own inventory of their municipality, community, and service area.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Jefferson County held six (6) neighborhood meetings and two (2) Public Hearings between September, 2015 and January, 2016 attended by a total of approximately thirty-one people.	Comments received were in support of housing programs, services for the homeless, and community/infrastructure improvements.	Jefferson County accepted all comments with no rejections.	http://jeffconline.jccal.org/Default.asp?ID=604&pg=Non%2DHousing+Division

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	Newspaper Ad	Minorities Non-targeted/broad community	Jefferson County held five (5) neighborhood meetings between September, 2015 and January, 2016 attended by a total of approximately thirty-one people. Those meetings were advertised in a local newspaper of general circulation as well as a minority circulated newspaper.	Comments received were in support of housing programs, services for the homeless, and community/infrastructure improvements.	There were no comments that were not accepted.	http://jeffconline.jccal.org/Default.asp?ID=604&pg=Non%2DHousing+Division

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	Internet Outreach	Non-targeted/broad community	Jefferson County held five (5) neighborhood meetings between September, 2015 and January, 2016 attended by a total of approximately thirty-one people. Those meetings were posted on the Jefferson County website.	Comments received were in support of housing programs, services for the homeless, and community/infrastructure improvements.	There were no comments that were not accepted.	http://jeffconline.jccal.org/Default.asp?!ID=604&pg=Non%2DHousing+Division

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)
4	Internet Outreach	Non-targeted/broad community	Jefferson County posted applications for CDBG and ESG activities on the Jefferson County website for the convenience of residents, service providers, and local governments.	Thirty-five applications were received for CDBG funding and eight (8) applications were received for ESG funding.	There were no comments that were not accepted.	http://jeffconline.jccal.org/Default.asp?ID=604&pg=Non%2DHousing+Division

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Jefferson County receives funding from three (3) federal grant programs, the Community Development Block Grant Program (CDBG), the HOME Investments Partnership Program, and the Emergency Solutions Grant (ESG). These three (3) grant programs combined will bring approximately \$3,009,506.00 into the county to support affordable housing, homeless, and community development programs in the first program year. Additional funding for the first year will include an estimated \$125,000.00 in program income from HOME resulting in a total first year budget of \$3,134,506.00. Also during the next five (5) years of this Consolidated Plan, Jefferson County will undergo projects and activities funded through the Community Development Block Grant Disaster Recovery funds.

Anticipated Resources

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,122,181	0	0	2,122,181	0	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	732,090	125,000	0	857,090	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.

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	155,235	0	0	155,235	0	ESG funds may be used for costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters.

Table 5 - Expected Resources – Priority Table

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

Federal HOME funds will be leveraged primarily through the County's affordable housing programs and economic development activity programs to maximize the impact of federal resources. In the past for example, Jefferson County has leverage millions of dollars in Federal Low Income Housing Tax Credits (LIHTC), private grants from non-profits, loans from private financial institution, and various affordable housing loan and grant products from the Federal Home Loan Bank. Jefferson County will continue to seek these and other sources of private, state and local

funds during the 2015-2019 Consolidated Plan period to 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 2015-2019 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 sub-recipients 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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

From time to time Jefferson County may use publically owned land or property to address the needs identified in the plan such as the development of public facilities (parks, senior centers, neighborhood facilities) and infrastructure improvements (street and drainage, water/sewer improvements).

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction of Rental Units	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	HOME: \$661,567	Rental units constructed: 40 Household Housing Unit
5	CHDO Set-Aside	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	HOME: \$109,814	Rental units rehabilitated: 1 Household Housing Unit
6	Rehab of Homeowner Housing: Emergency Repairs	2015	2019	Affordable Housing	Consortium-Wide and Unincorporated Areas	Affordable Housing Supply and Quality	CDBG: \$400,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
7	Public Facilities	2015	2020	Non-Housing Community Development	Consortium-Wide and Unincorporated Areas	Public Facilities	CDBG: \$1,160,746	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Public Services	2015	2020	Non-Housing Community Development	Consortium-Wide and Unincorporated Areas	Public Services	CDBG: \$37,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
16	CDBG General Administration	2015	2016	Administration	Consortium-Wide and Unincorporated Areas	CDBG General Admin	CDBG: \$424,435	Other: 12 Other
17	Housing Program Delivery	2015	2016	Housing Program Delivery	Consortium-Wide and Unincorporated Areas	Housing Program Delivery	CDBG: \$100,000	Other: 4 Other
18	HOME Administration	2015	2019	HOME Administration	Consortium-Wide and Unincorporated Areas	HOME Administration	HOME: \$85,709	Other: 1 Other
20	HESG15	2015	2017	Homeless	Consortium-Wide and Unincorporated Areas	HESG15 HESG Street Outreach HESG Shelter HESG Homeless Prevention HESG Rapid Re-Housing HESG HMIS	ESG: \$155,235	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Homelessness Prevention: 5 Persons Assisted Other: 5 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Construction of Rental Units
	Goal Description	
5	Goal Name	CHDO Set-Aside
	Goal Description	
6	Goal Name	Rehab of Homeowner Housing: Emergency Repairs
	Goal Description	
7	Goal Name	Public Facilities
	Goal Description	
10	Goal Name	Public Services
	Goal Description	
16	Goal Name	CDBG General Administration
	Goal Description	
17	Goal Name	Housing Program Delivery
	Goal Description	
18	Goal Name	HOME Administration
	Goal Description	
20	Goal Name	HESG15
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Jefferson County expects to receive \$2,122,181.00 in CDBG funds, \$0.00 in CDBG program income; \$732,090.00 in HOME funds, \$0.00 in County match and \$125,000 in HOME program income; and \$155,235.00 in federal ESG funds plus \$155,235 in ESG Match, making a total of \$3,289,741.00 in funds available for Program Year 2016-2017. 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	CD16-21A-General Administration
2	CD16-Housing Program Delivery
3	CD16-3-Public Facilities
4	CD16-5-Public Service
5	CD16-14A-Housing
6	2016 HOME Administration
9	HOME16-Rental Housing
10	2016-HESG Jefferson County
11	HOME16-CHDO Activities

Table 7 - Project Information

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

All HOME and CDBG housing rehabilitation programs and public service programs are county-wide. 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	CD16-21A-General Administration
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	CDBG General Administration
	Needs Addressed	CDBG General Admin
	Funding	CDBG: \$424,435
	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	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General Administration.
2	Project Name	CD16-Housing Program Delivery
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Housing Program Delivery
	Needs Addressed	Housing Program Delivery
	Funding	CDBG: \$100,000
	Description	Activities associated with the carrying out of CDBG housing projects/programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Housing Program Delivery.
3	Project Name	CD16-3-Public Facilities
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Public Facilities

	Needs Addressed	Public Facilities
	Funding	CDBG: \$1,160,746
	Description	Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements; the removal of architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Fairfield Sidewalks Phase 4; Brighton Community Center; Graysville Ball Park; Center Point Senior Center; Rosedale Sidewalks Phase 6.
4	Project Name	CD16-5-Public Service
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$37,000
	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	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The People Development Center and Fair Housing Counseling.
5	Project Name	CD16-14A-Housing
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Rehab of Homeowner Housing: Emergency Repairs

	Needs Addressed	Affordable Housing Supply and Quality
	Funding	CDBG: \$400,000
	Description	Funds will be used to provide emergency rehabilitation to owner-occupied housing units.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Emergency Housing Rehabilitation
6	Project Name	2016 HOME Administration
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	HOME Administration
	Needs Addressed	HOME Administration
	Funding	HOME: \$85,709
	Description	Administrative costs for HOME Program activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	HOME Administration
7	Project Name	HOME16-Rental Housing
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	Construction of Rental Units
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$661,567
	Description	HOME funded rental housing activities.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Construction of Rental Housing
8	Project Name	2016-HESG Jefferson County
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	HESG15
	Needs Addressed	HESG15 HESG Street Outreach HESG Shelter HESG Homeless Prevention HESG Rapid Re-Housing HESG HMIS
	Funding	ESG: \$155,235
	Description	HESG program for carrying out Emergency Shelter Solutions Grant activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	HESG Administration
9	Project Name	HOME16-CHDO Activities
	Target Area	Consortium-Wide and Unincorporated Areas
	Goals Supported	CHDO Set-Aside
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$109,814
	Description	HOME CHDO Activities
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rental housing rehab of existing unit.

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 2016 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 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 and Clearance and Demolition will be directed to the following municipal areas of the Jefferson County Consortium: Brighton, Center Point, Graysville, Fairfield, and the Rosedale Community located within Homewood, Alabama.

Geographic Distribution

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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	40
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	41

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

Not applicable.

Discussion

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

Introduction

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

(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; 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's one-year goals and actions for reducing and ending homelessness by reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs includes providing \$5,000.00 in ESG funds for street outreach activities. ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, nonfacility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility. For the purposes of this section, the term "unsheltered homeless people"

means individuals and families who qualify as homeless under paragraph (1)(i) of the "homeless" definition under §576.2. The eligible costs and requirements for essential services consist of: Engagement, Case Management, Emergency Health Services (with limitations), Emergency Mental Health Services (with limitations), and Transportation.

Addressing the emergency shelter and transitional housing needs of homeless persons

Jefferson County's one-year goal and action for reducing and ending homelessness by addressing the emergency shelter and transitional housing needs of homeless persons includes providing \$41,570.00 in funding for emergency shelter activities. Eligible activities include case management, child care, education services, employment assistance and job training, outpatient health services, legal services (with limitations), life skills training, mental health services (with limitations), substance abuse treatment services (with limitations), transportation (with limitations), services for special populations (homeless youth, victim services, services for people living with HIV/AIDS), renovation, and shelter operations.

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

Jefferson County's one-year goal and action for reducing and ending homelessness by helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to afford housing units, and preventing individuals and families who were recently homeless from becoming homeless again by extending the availability of unspent Program Year 2015 ESG Rapid Re-Housing funds to September 30, 2017 and by providing \$50,512.00 in Program Year 2016 Rapid Re-Housing funds.

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

Jefferson County's one-year goal and action for reducing and ending homelessness by helping low-income

individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs includes providing \$37,510.37 in funding for homeless prevention activities. Eligible activities may include housing relocation and stabilization services and short- and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the “homeless” definition in 24 CFR Part §576.2. This assistance, referred to as homelessness prevention, may be provided to individuals and families who meet the criteria under the “at risk of homelessness” definition, or who meet the criteria in paragraph (2), (3), or (4) of the “homeless” definition in §576.2 and have an annual income below 30 percent of median family income for the area, as determined by HUD. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing.

Discussion

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

Introduction:

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 is engaged in a Comprehensive Planning process looking at the county on a watershed by watershed basis. This process has been temporarily slowed due to funding restraints, but it is anticipated that over the next five (5) year plans for all the county watersheds will be adopted. Elements of the completed Plan include land use, sewer, water supply, mining issues, transit, and housing among others in the unincorporated areas of the county.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Over the period of the 2016 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 and Economic Development which will serve as lead agency. Jefferson County works with a number of 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 has no involvement 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.

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

Discussion:

Program Specific Requirements

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

Introduction:

Jefferson County expects to receive \$2,122,181.00 in CDBG funds. Jefferson County does not expect to receive any program income during the period of this One-Year Action Plan PY 2016 (October 1, 2016-September 30, 2017).

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

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

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

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

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

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

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

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

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

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

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

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

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

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

All applicants must be evaluated for program eligibility and needs.

The standard for calculating annual income under 24CFR 5.609 must be used when determining the annual income of an individual or family.

All clients must receive housing stability case management.

Jefferson County's policy for termination of assistance must be explained to and distributed to the client.

All shelters and housing must meet HUD's shelter and housing standards.

All agencies receiving Jefferson County ESG funds must adhere to the Conflict of Interest and Privacy Policies as set forth by Jefferson County.

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

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

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

While One Roof (Lead Agency for the Local CoC) planned to have a complete operating Coordinated Assessment by mid-January 2015, there were multiple barriers to implementation including the move of the One Roof office. Policies are in the final stages of development and One Roof is expected to hire the first dedicated staff member soon.

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

resource availability and level of vulnerability.

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

Jefferson County holds a competitive application period for each program year's allocation of ESG funds. Applications are made available to private nonprofit organizations including faith-based organizations at the same period. Applications are rated and ranked from highest points to lowest points with the categories of ESG budgeted funds being allocated to the highest ranked organizations based on the funds available in that category of assistance.

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

All of Jefferson County's subrecipients have had volunteers and/or staff members who meet the homeless participation requirement in 24 CFR 576.405 (a). If Jefferson County is unable to meet the requirement, a plan is in place where the subrecipient cannot receive ESG funding until the homeless participation requirement is met and verified.

5. Describe performance standards for evaluating ESG.

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

