

# Executive Summary

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

### **1. Introduction**

Eligible state and local governments receive annual block grants for community development and affordable housing from the U.S. Department of Housing and Urban Development (HUD). These grants include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). For each program, HUD describes a broad range of eligible activities. The state or local governments determine which of the eligible activities will best serve the needs of their community. In order to determine the most pressing needs and develop effective, place-based market-driven strategies to meet those needs, HUD requires grantees to develop a Consolidated Plan (Plan).

This Plan by the City of Birmingham provides the City's overall investment strategies for the City's use of federal entitlement grant funds for affordable housing, homelessness, anti-poverty strategies, and community development activities from July 1, 2020, through June 30, 2025. The Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite which was introduced in 2012. Since that time, HUD requires grantees to submit their Consolidated Plan and year one Annual Action Plan using the Consolidated Plan template through the Integrated Disbursement and Information System (IDIS), HUD's nationwide database. Most of the data tables in the Plan are populated with default data from the U.S. Census Bureau, specifically the 2013-2017 American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data. Other sources of data are noted throughout the Plan.

The Plan is divided into six sections:

- Executive Summary
- The Process
- Needs Assessment
- Market Analysis
- Strategic Plan
- First-Year Action Plan

This Plan provides in one document the planning and application requirements for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA), and
- Emergency Solutions Grant (ESG).

The purpose of Birmingham's Plan is to:

- Assess the City’s affordable housing and community development needs,
- Analyze the City’s housing markets,
- Articulate the City’s priorities, goals, and strategies to address identified needs, and
- Describe the actions the City will take to implement strategies for affordable housing and community development.

The City’s Plan for fiscal years 2020-2025 provides data on trends and conditions related to the City’s current and future affordable housing and community development needs. The analysis of this data has been used to establish priorities, strategies, and actions that the City will undertake to address these needs over the next five years. Annually, the City will develop its Annual Action Plan in which it will describe the planned investment of federal resources to implement specific activities.

Birmingham anticipates receiving the following grant amounts in the fiscal year 2020. Projections for the entire five-year period follow in parentheses; however, these projected amounts are simply five times this year’s allocation, and future amounts are expected to change based on federal allocations made annually.

- CDBG: \$6,019,972 (estimated \$28,017,047)
- HOME: \$1,502,448 (estimated \$5,944,944)
- HOPWA: \$1,444,186 (estimated \$2,100,000)
- ESG: \$515,798 (estimated \$2,615,808)

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

### **Overview**

As the information provided in the Plan’s Needs Assessment highlights, the City of Birmingham continues to face a declining population. From 2009 to 2017, the number of households declined eight percent from 97,779 in 2009 to 90,149 in 2017. Meanwhile, during the same time, the total population of the City remained stagnant at 212,237 in 2009 and 212,265 in 2017, based on 2005-2009 and 2013-2017 American Community Survey (ACS) estimates. Furthermore, housing problems and associated cost burden between renter and homeowners highlight over 20,000 households within the extremely-low and low-income levels of the City. In addition, based on CHAS figures, there are 36,923 households, or 41 percent, who spend more than 30 percent of their monthly income on housing. According to the data, of the 50,399 households not experiencing cost burden (or paying less than or equal to 30 percent of their income to housing), 32,730 are Black/African American, 15,314 are White households, and 1,095 households are Hispanic. However, Black households are also the largest demographic paying 30 to 50 of their income into housing with 12,315 households, followed by 3,560 White households. Moreover, Black households are also experiencing the largest share of the severe cost burden, with 15,630 households paying more than half of their income to housing in the jurisdiction. As households stretch their budgets to keep up housing costs, other investments and economic opportunities may suffer, thus impacting social mobility and wealth building in the long term. Lastly, the 2019 overall unsheltered

homeless numbers increased from 2018, from 219 unsheltered persons in 2018 to 326 unsheltered persons in 2019, thus highlighting the continued need for homeless prevention measures in the jurisdiction.

With such needs in mind, the City of Birmingham has set a number of proactive and dynamic goals for the use of its federal entitlement grant resources. The priority needs of the City are affordable housing, non-housing community development, and homelessness. The City will focus its resources on the following activities:

- Promotion of Jobs and Business Creation,
- Affordable Housing Supply and Quality,
- Services and Housing for Homeless Population,
- Development and Implementation of Public Services, and
- Housing and Services for Special Needs Populations.

The City of Birmingham has long placed a high priority on affordable housing and community services because they reflect essential community values and are articulated by our robust citizen participation plan and community engagement process, such prioritization will continue from 2020 to 2025.

This Consolidated Plan serves as the strategic plan for allocating and leveraging entitlement grants. The Plan utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of the need to identify the highest priority needs in which to direct entitlement dollars. The following are the City's objectives and outcomes to meet these high-priority needs (in no particular order or ranking):

- Enhance the City's economic stability and prosperity by investing in economic development programs that encourage development and assist businesses with promotion and revitalization activities within targeted business districts.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and nonprofit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth and seniors.
- Meet the needs of persons with HIV/AIDS and other special needs and their families through the provision of housing, health, and support services.

### 3. Evaluation of past performance

The summary of past performance reported below was taken from Birmingham’s most recently completed Annual Performance Plan completed for the program year 2018 and submitted to HUD in the 2019 report:

**Affordable Housing:** Housing assistance was provided to 199 homeowners.

**Economic Development/Commercial Revitalization:** Technical assistance was provided to 412 businesses throughout the City with a focus on Woodlawn, Ensley and the 4th Avenue Business District. Nineteen jobs were created and/or retained.

**HOPWA/Non-Homeless Special Needs Services:** AIDS Alabama assisted 515 households using HOPWA funds. There were 3,400 people assisted with non-homeless services such as legal assistance, child care, transportation, senior programs, educational assistance, etc.

**Homeless Prevention/Rapid Re-Housing:** CDBG homeless service agencies assisted 2,957 people. A total of 6,615 homeless people were assisted with ESG funding. Combining both funding sources 9,572 homeless person were served in PY 2018.

Goals/Objectives	Source	Indicator	Performance
Affordable Housing	CDBG	Homeowner Housing Rehabilitated	199 Units Assisted
Economic Development/Commercial Revitalization	CDBG	Businesses Assisted	412 businesses Assisted
Public Service Activities	CDBG	Number of Individuals served	3,428 persons
Homeless Supportive Services	CDBG	Number of Individuals served	2,957 persons
Homeless Supportive Services	ESG	Number of Individuals served	6,615 persons
Community and Multi-Family Activities	HOME	Number of Units Financed	100 units financed
HOPWA Case Management and Supportive Services	HOPWA	Number of Individuals Served	3,400 persons

### 4. Summary of citizen participation process and consultation process

The outreach process for the City of Birmingham’s Consolidated Plan was conducted in conjunction with the outreach of the Analysis of Impediments to Fair Housing Choice. With this Consolidated Plan effort, the City began a concerted and intensive effort to establish an ongoing partnership among public service, infrastructure and assisted housing providers. To facilitate this process, the City hosted and

began to receive input from these stakeholders on community priorities, and opportunities to coordinate and align efforts to maximize the impact of activities and community development investments through a variety of mediums, including an online survey, public meetings, stakeholder consultations, and focus groups.

Throughout the process, the stakeholders provided feedback on the City's strategies, goals, and ways to strategically target its HUD CPD funding sources to best fit the needs of Birmingham. The City recognizes that community input is vital to the planning process, as such, the City deployed a collaborative, multi-prong approach that solicited the input of its internal and external stakeholders on issues related to public services, affordable housing, and other community and economic development efforts in the jurisdiction. Given such feedback, the City did not make significant changes to its priorities in the FY2020 Annual Action Plan. Moreover, given the impact 2020 COVID-19 epidemic and potential limits on community outreach and engagement, the City plans to continue this community dialogue over the next year to potentially revise, target, and/or focus priority needs, goals, and investments in years 2–5 of this Plan.

The following capture some of the citizen participation activities conducted as part of this Plan:

### **Stakeholder Focus Group Meetings**

The outreach process for the City of Birmingham's Consolidated Plan was conducted concurrently with the outreach of the Analysis of Impediments to Fair Housing Choice (AI). In December 2019 and January 2020, eight (8) Consolidated Plan Stakeholder Focus Group Meetings were conducted to provide an introduction to the City's Five-Year Consolidated Plan and AI, issues and opportunities related to housing and community development needs and fair housing issues, and to solicit input on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan. The groups included city officials, members of the CoC, the public housing authority, private developers, fair housing advocates, and representatives from the various department of the City, including transportation, public works, planning, land bank authority, and parks and recreation.

The following five group meetings were conducted the week of December 9, 2019. The engaged groups have continued to provide input and consultation to the Consolidated Plan process since these kick-off meetings. All meetings took place at City Hall.

<b>Meeting</b>	<b>Group</b>	<b>Date</b>	<b>Time</b>
City Policy and Vision	City of Birmingham Officials	Wednesday, December 11, 2019	1:00PM-2:00PM
Fair Housing	Northern Alabama Fair Housing Center	Wednesday, December 11, 2019	4:00 PM-5:00 PM
Citywide Needs	Representatives from various City departments.	Thursday, December 12, 2019	9:00 AM-10:00 AM
Public Housing	Public housing authority	Thursday, December 12, 2019	10:30 AM-11:30 AM
Homelessness and Special Services	CoC members	Thursday, December 12, 2019	1:00 PM-2:00 PM

*Topics Discussed Included:*

- Affordable Housing
- Fair Housing Activities
- Homeless Services
- Recreation Programs
- Senior Services
- Homebuyer Assistance
- Mental Health Assistance
- Transportation
- Planning and Zoning
- Public Improvements
- Public Housing

These organizations were consulted during the group meetings in December 2019. The goal of the meetings was to obtain information on the social service and housing needs of the resident served by the City. The participants included:

**Organizations**

- City of Birmingham Community Development
- City of Birmingham Mayor's Office
- City of Birmingham City Council
- City of Birmingham, Office of Social Justice and Racial Equity
- City of Birmingham, Planning, Engineering & Permits
- City of Birmingham, Birmingham Department of Transportation
- City of Birmingham, Office of Peace and Policy
- First light Inc.
- One Roof
- Northern Alabama Fair Housing Center
- Housing Authority of the Birmingham District

The second round of group meetings were conducted the week of January 29, 2020. The engaged groups have continued to provide input and consultation to the Consolidated Plan process since these kick-off meetings. All meetings also took place at City Hall.

<b>Meeting</b>	<b>Group</b>	<b>Date</b>	<b>Time</b>
Housing Development	Private housing developers	Wednesday, January 29, 2020	2:30 PM-4:00 PM
City Council	City Council Representative	Thursday, January 30, 2020	9:00AM-10:30AM
Social Justice	Division of Youth Services, Office of Peace and Policy, and Social Justice Office and Advocates	Thursday, January 30, 2020	11:00 AM -12:30 PM
Planning and Land Use	Department of Innovation and Economic Opportunity and the Birmingham Land Bank Authority.	Thursday, January 30, 2020	1:00 PM-2:00 PM

*Topics Discussed Included:*

- Affordable Housing
- Fair Housing Activities
- Land Use
- Zoning
- Vacant Properties
- Social Justice
- LBGTQ Communities
- Senior Services
- Transportation
- Public School System
- Public Improvements
- Public Housing

These organizations were consulted during the group meetings in December 2019. The goal of the meetings was to obtain information on the social service and housing needs of the resident served by the City. The participants included:

**Organizations**

City of Birmingham Comm Development  
City of Birmingham City Council  
City of Birmingham Mayor's Office  
City of Birmingham, Office of Social Justice and Racial Equity  
City of Birmingham, Planning, Engineering & Permits  
City of Birmingham, Birmingham Department of Transportation  
City of Birmingham, Office of Peace and Policy  
Birmingham Land Bank Authority

A key component of this engagement and feedback phase was a meeting Ms. Izola Hall who represented Councilor Wardine Alexander, District 7 and City Council during a presentation on the Plan and Fair Housing Planning process on Thursday, January 30th at 9:00 AM.

**Community Meetings**

In addition to the stakeholder-specific meetings, three (3) meetings open to the public were conducted as part of the planning process. These meetings presented the City's Action Plan, the Consolidated Plan Process, and the impediments to fair housing identified in 2015. The meetings included:

<b>Meeting</b>	<b>Group</b>	<b>Date</b>	<b>Time</b>
Public Kick-Off	Public	Wednesday, December 19, 2019	6:00 PM-8:00 PM
Action Plan and Consolidated Plan Presentation (1)	Public	Wednesday, January 29, 2020	9:00 AM - 11:00 AM
Action Plan and Consolidated Plan Presentation (2)	Public	Wednesday, January 29, 2020	6:00 PM-8:00 PM

Overall, about 70 individuals attended one of these meetings. The attendees represented all facets of public life in Birmingham, including homeless service providers, church groups, youth advocates, legal advocates, and housing experts.

### **Stakeholder Consultations**

In order to provide a space for more in-depth engagement and topic-specific feedback on housing needs and community issues in Birmingham, one-on-one consultations with key stakeholders were conducted as part of this process. The main aim of these consultations was to gather a deeper understanding of the community needs and issues, including:

- Housing Policy and Advocacy
- Fair Housing Complaints
- Private Sector Actors
- Homeless Service Providers
- Persons with Disabilities
- Seniors
- Immigrants and Refugees
- Veterans
- Other Pressing Issues

With such a goal in mind, the following organizations were contacted to participate:

- AIDS Alabama, Inc.
- Aletheia House
- Fair Housing Center of North Alabama
- Greater Birmingham Habitat for Humanity
- Legal Aid
- Legal Services of Alabama
- Mental Health Association of Central Alabama, Inc.
- Metro Changers, Inc.
- Neighborhood Housing Services
- One Roof
- REV Birmingham

- The Dannon Project
- YWCA Central Alabama
- Hispanic Interest Coalition of Alabama

Feedback provided include:

- *“Huge need for affordable decent housing.”*
- *“Housing has become more challenging: persons moving back to Birmingham cannot afford to live within the city limits.”*
- *“A need for continued access to education, especially financial education specifically at the elementary and high school level.”*
- *“Birmingham has a lot of choices for social services because of its size, and when compared to rural areas outside of the City. It has an active CoC, a strong United Way and the City is supportive of service providers. There is also a strong and active network of neighborhood associations.”*

### **Community Survey**

In addition to public meetings and stakeholder consultations, the City of Birmingham hosted an online community needs survey to solicit feedback on fair housing and community needs. The survey was available online and hard copy form from November 12, 2019 until February 2, 2020 in both English and Spanish. The City distributed the online survey to the City’s existing database of stakeholders and advertised widely during community meetings related to the Fair Housing Planning process and neighborhood association meetings. Physical copies of the survey were available in various libraries across the City. Overall, the survey collected 320 responses to the English survey and seven responses to the Spanish survey. The following section supplies an overview of the community survey results.

#### *Respondents*

Over 80 percent of respondents lived in Birmingham. Moreover, respondents were largely female (71 percent), employed (64 percent), Black or African American (59 percent, 37 percent were White), income \$50,000 or more (49 percent), and own a home (75 percent). Respondents were also civically engaged, with 79 percent regularly participate in Birmingham recreational, cultural, or leisure activities.

#### *Results*

The community survey posed questions related to neighborhood quality, housing conditions, and fair housing issues. Respondents identified neighborhood infrastructure, economic development and job creation, vacant properties, and displacement as major barriers to fair housing.

- 57 percent think the physical space in their neighborhood is declining
- 82 percent think economic development/job creation is a critical issue.
- 94 percent think abandoned, or foreclosed properties are a critical issue.
- 58 percent think gentrification or displacement is a critical issue.

Other trends that emerged from the survey include:

- Streets, sidewalks, and the neighborhood were the top things respondents would change if they could change one thing about their community.
- Streets and sidewalks are issues for persons with disabilities. Twenty-four percent of respondents are disabled or has someone in their household with a disability. These respondents identified having trouble getting around their neighborhood due to its condition, citing issues such as broken sidewalks or poor street lighting as major challenges.
- The following community development needs were ranked in the following order:
  1. Safe and affordable housing – Most important
  2. Infrastructure (streets, sidewalks, parks)
  3. Economic development (job training, workforce development, etc.)
  4. Community/Neighborhood Services
  5. Community/Neighborhood Facilities – Least important
- Job training/readiness, health/behavioral services, and homeless services were identified as the most needed public services.
- 41 percent think the physical condition of housing in their neighborhood is declining, while 34 percent think it is stable, and 25 percent think it is improving.

Housing related results included:

- 53 percent of respondents are satisfied with their living situation. Those who were not don't feel safe, think there is poor access to good schools or other neighborhood amenities, and have poor housing conditions.
- Similarly, 61 percent of respondents do not want to move; however, 26 percent cannot afford to move, and 10 percent cannot find a better place to live.
- The major barriers preventing persons who want to move to another part of Birmingham from moving included being able to afford to move and being able to afford moving expenses.
- Persons who were denied when looking for housing were mostly denied because of bad credit and low-income.
- 15 percent of respondents have felt discriminated against when looking for housing, while 8 percent are not sure. For those who have felt discriminated against, 71 percent did nothing about it.

### **Impact of COVID-19**

Overall, over 600 organizations and individuals actively participated in the drafting of this Consolidated Plan. However, the outbreak of COVID-19 in early March 2020 hampered community engagement in the later stages of the process. The City of Birmingham is committed to community feedback and citizen participation and will do everything within its powers in the next five years to update or amend parts of this Consolidated Plan as additional input is provided by residents and stakeholders once the COVID-19 crisis has subsided.

# The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BIRMINGHAM	Community Development
HOPWA Administrator	BIRMINGHAM	Community Development
HOME Administrator	BIRMINGHAM	Community Development
ESG Administrator	BIRMINGHAM	Community Development

Table 1 – Responsible Agencies

### Narrative

The following section provides a description of the consultation and resident outreach that took place as part of the Consolidated Planning process in Birmingham.

While primary responsibility for the management and administration of Consolidated Plan funding resides with the City's Community Development Department (CDD), Consolidated Plan-funded activities are carried out by numerous City departments and sub-recipient grantees. The knowledge, experience, and expertise of these partner organizations are critical in developing an effective and comprehensive Consolidated Plan that addresses the City's community development needs.

In addition to funding sub-recipients and other implementation partners, the City's Consolidated Plan operates within the broader context of the full City government and various local, state, and federal agencies. These organizations operate under multiple overlapping jurisdictions with a variety of responsibilities that contribute to the goals of the Consolidated Plan. In order to ensure that Consolidated Plan activities maximize the impact and leverage potential of federal allocations provided, it is important that the activities of these organizations coordinate and align with the City's community development goals. Individual agencies, groups, and organizations consulted during the drafting process of the Consolidated Plan are described below.

### Summary of Coordination Efforts

Coordination efforts with the agencies, organizations, and groups that participate in the implementation of activities and programs funded under this Consolidated Plan were comprised of four (4) major initiatives. A detailed description of each initiative is provided below:

### City Departmental Meetings & Outreach

- Community Development Department
- Department of Public Works
- Birmingham Department of Transportation
- City of Birmingham, Planning, Engineering & Permits
- City of Birmingham’s Office of Social Justice and Racial Equity
- Housing Authority of the Birmingham District

### **Housing and Social Service Agency Meetings**

- United Way of Greater Birmingham
- Fair Housing Center of Northern Alabama
- Legal Services of Alabama
- Greater Birmingham Habitat for Humanity
- One Roof (Homeless Continuum of Care)
- Firehouse Shelter
- Metro Changers, Inc.
- REV Birmingham
- YWCA Central Alabama
- AIDS Alabama
- Mental Health Association of Central Alabama, Inc.

### **Theme-Based Focus Group Meetings**

- Public Improvements and Services Focus Group
- Affordable Housing Development Focus Group
- Fair Housing Focus Group
- Homeless Services Focus Group
- Social Justice and Youth Focus Group
- Public Housing Focus Group

### **Interviews with Local Housing and Community Development Practitioners**

- Charles Moore, President & CEO at Habitat for Humanity Greater Birmingham
- Lila Hackett, Fair Housing Specialist
- Barbara Lockett, Legal Services Specialist
- Kathie Hiers, CEO at AIDS Alabama

### **Consolidated Plan Public Contact Information**

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

### **1. Introduction**

**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 Mayor's Office of Customer Service is primarily concerned with acting as a liaison between the citizens of Birmingham, the Office of Mayor and City Services. In addition to such coordination, the new Office of Social Justice and Racial Equity enhances collaboration through advocacy, engagement and implementation to employ social justice as a core principle in City of Birmingham policies, operations and decision-making.

In addition to such municipal mechanism, the City continues to promote the organizational elements of its Citizen Participation Program through the local Neighborhood Associations (NA), which are active in each neighborhood throughout the City. Each neighborhood elects its own officers (president, vice-president and secretary) who conduct monthly meetings and serve as members of "Community Advisory Committees" with regular access to the heads of city departments. The presidents of these committees, in turn, form the Citizens Advisory Board, which meets regularly with the mayor, council, and department heads. Neighborhood officers must be 18 or older and reside in the neighborhood. Officers cannot hold elected city, state or federal office, be employed by the city, or continue serving after failing to attend meetings regularly or following a felony conviction.

In addition to coordinating with City Hall, the neighborhood associations also distribute or allocate community development funding awarded by the city. Numerous individual programs have been created through this system, including housing redevelopment corporations and commercial development projects, as well as beautification projects and funding for community events. Some neighborhoods also disburse some of their funds to schools, libraries and other community institutions.

Combined, these efforts help to ensure the jurisdiction enhanced approach of coordination between its programs, residents, and other agencies.

**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**

One Roof is the leading agency for the coordination for the homeless Continuum of Care system of Central Alabama. As a continuum organization, One Roof coordinates services provided by homeless agencies regionally. Together, One Roof and the CoC member agencies collaborate to provide services and projects to homeless families and individuals in Birmingham. In the last few years, member agencies have become even more efficient in preventing duplicate services and helping other agencies identify

and fill gaps in services. One Roof advocates for people experiencing homelessness by providing internal and external education and working on a national level to bring HUD supporting housing programs and services to the region.

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

Two agencies in the continuum participated in a focus group meeting in December 2019 in which the following topics were discussed: the CoC's management/coordination process, performance standards, goals and objectives of the CoC, activities and projects administered to serve homeless populations, needs of low and extremely – low incomes populations who are considered at-risk, homelessness by race and ethnicities for Birmingham, nature/extent of homelessness by sheltered and unsheltered persons, and fair housing barriers related to homelessness.

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

Please refer to the table below.

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

1	<b>Agency/Group/Organization</b>	REV Birmingham
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	UNITED WAY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Service-Fair Housing Public Safety
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	Aletheia House
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
4	<b>Agency/Group/Organization</b>	AIDS ALABAMA
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	YMCA of Greater Birmingham
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services-Employment Public Safety

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Safety
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
6	<b>Agency/Group/Organization</b>	METRO CHANGERS, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
7	<b>Agency/Group/Organization</b>	One Roof, Inc
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

8	<b>Agency/Group/Organization</b>	FAIR HOUSING CENTER OF NORTHERN ALABAMA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
9	<b>Agency/Group/Organization</b>	FIRST LIGHT, INC
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
10	<b>Agency/Group/Organization</b>	Firehouse Shelter
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
11	<b>Agency/Group/Organization</b>	NEIGHBORHOOD HOUSING SERVICES OF BIRMINGHAM, INC
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
12	<b>Agency/Group/Organization</b>	GREATER BIRMINGHAM HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
13	<b>Agency/Group/Organization</b>	City of Birmingham City Council
	<b>Agency/Group/Organization Type</b>	Legislative
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs  Public Services Public Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representative of City Council was provided an overview of the plan and objectives.

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

An outbreak of the COVID-19 in early 2020 affected the consultation to agencies and organizations, however, efforts will continue to be made to ensure their feedback is included in potential amendment or changes to this Plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	One Roof	The CoC's planning process help to inform the needs of the homeless population in Birmingham. Moreover, the CoC coordinated PIT count ensures the level of assistance needed for residents of the jurisdiction.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
HOPWA	AIDS Alabama	The performance report of the HOPWA program provided AIDS Alabama ensure that that the housing and community needs of persons living with AIDS/HIV are adequately met by the program and the City.
Comprehensive Plan	City of Birmingham, Planning Division	After over 50 years, the City of Birmingham adopted its first Comprehensive Plan in 2013. The Comprehensive Plan continues to provide a complete overview of housing policy, programs, and needs for the City in a single document. Key Strategic Plan Goals Identified in the Comprehensive Plan: Need for increased services for special needs, HIV/AIDS, and chronic homeless. Need for more public housing and subsidized units, some redevelopment leading to a loss of total units.
Community Framework Plans	Regional Planning Commission of Greater Birmingham (RPCGB)	Building on the momentum of the adopted comprehensive plan, the City is collaborating with the Regional Planning Commission of Greater Birmingham (RPCGB) to develop nine framework plans. These plans are extensions of the Comprehensive Plan and address issues and opportunities at a community level – thereby providing a more refined and responsive approach to specific community needs than the City’s Comprehensive Plan.

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

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

Each year as Neighborhood Associations, subrecipients, and stakeholders are sent copies of the draft Annual Action Plan and budget (or Consolidated Plan every five years), the City also sends the same documentation and requests comments from adjacent units of local government. This includes the cities of Bessemer and Hoover, and Jefferson County.

As detailed further in the Strategic Plan section of this Consolidated Plan, relative to lead-based paint hazards, the City works closely with Jefferson County’s Health Department with surveys, referrals, education, and tests; as well as the City’s access to services through the Alabama Department of Public Health bureaus of Family Health Services and Environment Services. Using public meetings and online communication, the City provided a copy of its proposed PY 2015 Annual Action Plan application schedule to other local government agency during January 2020, and also provided copies of its Notice

of Public Hearings and Request for Proposals for its PY 2020 Consolidated Plan and Annual Action Plan. A summary of the City's Proposed PY 2020 Annual Action Plan was also provided for comment and review for a period of 30 days.

## PR-15 Citizen Participation

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

As required by the City of Birmingham’s Citizen Participation Plan, the City conducted a comprehensive resident outreach as part of this Consolidated Planning process. Prior to the development of the Consolidated Plan, the City conducted a Kick-Off Community Meeting in December 2019 in which residents and stakeholders were invited to comment on proposed priority needs, strategic goals, and projects. In addition to the Kick-Off Meeting, two additional meetings were held in January 2020 in conjunction with the presentation of the PY 2020 Action Plan to present the priority needs, strategic goals, and fair housing impediments identified in the previous Consolidated Plan process.

The City also conducted a community-wide needs assessment survey in English and Spanish, in which it disseminated paper and web-based surveys to residents. To ensure a broad method of outreach, it sent surveys to neighborhood groups, stakeholders, partners, and local libraries. The City also marketed the survey using social media and an email marketing campaign.

As a result of this outreach, the City received over 320 responses from residents. The survey included basic demographic questions, questions about neighborhood and city conditions, community and public services, and fair housing issues.

A summary of all survey results will be provided as an appendix to the final Consolidated Plan. Full survey data and responses are available by request at the Community Development Department.

### 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)

Table 4 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The following needs assessment provides an analysis of the housing conditions and needs in Birmingham by income level among renters and owners, as well as households with special needs. Additionally, housing needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to meaningfully engage citizens.

The following gives a brief overview of the Needs Assessment results, with more detailed information included in each corresponding section.

- NA-10 Housing Needs
- NA-15 Disproportionately Greater Need: Housing Problems
- NA-20 Disproportionately Greater Need: Severe Housing Problems
- NA-35 Public Housing
- NA-40 Homeless Needs
- NA 45 Non-Homeless Special Needs
- NA-50 Non-Housing Community Development Needs

### *Descriptions of Data and Related Definitions*

Data in this section was drawn primarily from HUD's Comprehensive Housing Affordability Strategy (CHAS) data set, which is a custom tabulation of the 2012-2015 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as a cost burden, which occurs when a household pays more than 30 percent of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50 percent of its gross income on housing costs. Whenever possible, CHAS data was supplemented with the 2013-2017 American Community Survey (ACS) data to supply a snapshot of the latest figures.

Throughout the Housing Needs Assessment, both CHAS and ACS data are used. The following provides the descriptions and definitions of the data points. Because CHAS data is derived from ACS data, census definitions dictate the definitions of the variables discussed in these tables:

Small Family Household: A household with two to four members.

Large Family Household: A household with five or more members.

Elderly: Individuals between the ages of 62 and 74.

Frail Elderly or Extra Elderly: Individuals that are the age of 75 or older.

Household: All people living in a housing unit. Members of a household can be *related* or *unrelated*.

Family: Related individuals living in the same household.

Nonfamily: Unrelated individuals living in the same household.

The terms Area Median Income (AMI) and HUD Area Median Family Income (HAMFI) are interchangeable when being used to explain CHAS data derived from ACS data. For consistency, only AMI will be used throughout this document and refers to the entire Birmingham-Hoover, Alabama Metropolitan Statistical Area. Additionally, data tables compare populations based on income ranges, which are categorized based on AMI and are used by HUD to determine eligibility for certain programs.

HUD defines the following income brackets as low- to moderate-income.

- Extremely Low Income = <30% AMI,
- Low Income = 30-50% AMI, and
- Moderate Income 50-80% AMI.

The housing problems outlined in the data and narrative below are defined in narrow terms as follows:

Substandard Housing – Lacking complete kitchen facilities (a complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator).

Substandard Housing – Lacking complete plumbing facilities (complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower).

Cost Burden – Housing costs greater than 30 percent of income; and

Overcrowding – More than one person per room.

Housing problems are considered severe when cost burden and overcrowding are found at the following rates:

Cost Burden – Housing costs greater than 50 percent of income; and

Overcrowding – More than 1.5 persons per room.

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

### Summary of Housing Needs

As the information provided in the table below highlights, the City of Birmingham continues to face a declining population. From 2009 to 2017, the number of households declined eight percent from 97,779 in 2009 to 90,149 in 2017. Meanwhile, during the same time, the total population of the city remained stagnant at 212,237 in 2009 and 212,265 in 2017, based on 2005-2009 and 2013-2017 American Community Survey (ACS) estimates. Furthermore, housing problems and associated cost burden between renter and homeowners highlight over 20,000 households within the extremely-low and low-income levels of the city.

### Demographics

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	212,237	212,265	-0%
Households	97,779	90,149	-8%
Median Income	\$31,704.00	\$33,770.00	7%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	24,040	14,964	16,585	8,140	26,240
Small Family Households	8,619	5,325	6,015	3,030	11,829
Large Family Households	1,210	690	830	470	1,009
Household contains at least one person 62-74 years of age	3,934	2,805	3,570	1,715	4,634
Household contains at least one person age 75 or older	2,155	2,330	1,880	685	2,169
Households with one or more children 6 years old or younger	4,859	2,145	2,145	1,085	1,685

**Table 6 - Total Households Table**

Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	400	100	110	4	614	85	55	55	35	230
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	20	60	90	255	10	45	0	10	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	340	170	200	50	760	0	30	75	40	145
Housing cost burden greater than 50% of income (and none of the above problems)	10,770	2,379	220	0	13,369	3,420	1,890	595	140	6,045

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,110	4,040	2,950	470	9,570	1,039	1,395	2,445	870	5,749
Zero/negative Income (and none of the above problems)	2,069	0	0	0	2,069	440	0	0	0	440

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	11,585	2,674	590	145	14,994	3,520	2,015	720	225	6,480
Having none of four housing problems	4,380	6,550	7,615	3,500	22,045	2,029	3,720	7,660	4,260	17,669
Household has negative income, but none of the other housing problems	2,069	0	0	0	2,069	440	0	0	0	440

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,375	2,645	1,050	9,070	1,320	1,015	1,255	3,590
Large Related	820	315	140	1,275	160	150	74	384
Elderly	2,210	925	275	3,410	1,979	1,465	948	4,392
Other	5,125	2,719	1,785	9,629	1,075	755	770	2,600
Total need by income	13,530	6,604	3,250	23,384	4,534	3,385	3,047	10,966

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,500	840	30	5,370	1,100	585	140	1,825
Large Related	670	60	25	755	125	15	4	144
Elderly	1,550	350	60	1,960	1,400	860	235	2,495
Other	4,530	1,194	110	5,834	850	440	215	1,505
Total need by income	11,250	2,444	225	13,919	3,475	1,900	594	5,969

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	395	175	210	55	835	10	75	60	50	195

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	30	20	24	4	78	0	0	20	0	20
Other, non-family households	25	0	25	80	130	0	0	0	0	0
Total need by income	450	195	259	139	1,043	10	75	80	50	215

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

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

**Table 12 – Crowding Information – 2/2**

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

According to the 2013-2017 ACS 5-year estimates, 40 percent (36,501) of Birmingham’s households are comprised of one individual. Of these single-person households, 26 percent (9,667) are single individuals over the age of 65. While the CHAS data provided for the development of the Consolidated Plan does not clearly indicate the number and type of single-person households, it can be assumed that a percentage of households classified as “Other” in the tables provided are single-person households. Applying the share of single-person households (40 percent) to all households classified as “Other” in the cost burdened table, it can be estimated that almost 5,000 of those cost-burdened households are comprised of single persons.

In the context of Birmingham, single-person households also tend to be mostly renter occupied households, thus making up about 60 percent of the single-person households in the jurisdiction. Combined with the fact that about 40 percent of those single-person renter households are also over the age of 65 years of age with a fixed income, the need to provide affordable units with accessibility features becomes more critical. Moreover, other supportive services, such as access to transportation and health services, also become part of the housing needs and required assistance for this population in Birmingham.

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

At the time of the 2018 Point-in-Time Homelessness Count, 100 households reported as victims of domestic violence. Of those 100 counted, 29 households were in emergency shelters, 16 were in transitional housing, and 55 remained unsheltered.<sup>1</sup>

Based on ACS data, Birmingham's civilian non-institutionalized population totaled 209,121 persons in 2017. Of this population, 37,541 persons or 18 percent had a disability. Compared to the region, Birmingham had the highest concentration of persons with disabilities. Regionally, persons with disabilities comprised 15.5 percent within Jefferson County, 11 percent in Shelby County and 16.3 percent statewide. Birmingham is also among the country's 100 largest metropolitan areas with the highest disability rates among adults aged 25 to 54 years. Though the housing needs for this population varies, at its core, surveyed residents and stakeholders have expressed the need for greater availability of units and accessibility features in rental units that meet the needs of persons with mental or mobility disabilities.

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

Housing cost burden greater than 50 percent is the most pressing problem affecting the extremely low- and low-income households, particularly renters. Homeowners and renters of various household types, included the elderly, are affected across income levels by cost burden of 30 percent or more of the household income going into housing costs. In fact, approximately 6,000 homeowner households and 13,000 renter households are severely cost-burdened across the jurisdiction, thus paying 50 percent or more of their income into housing.

Compounded housing problems, such as lacking kitchen and general plumbing, severe overcrowding, and severe cost burden, is also concentrated within extremely low households, particularly renters. Though the numbers are not as severe, owner-occupied are disproportionately impacted by a lack of complete plumbing or kitchen facilities, which points to continued need for rehabilitation and other interventions to address such housing gaps.

Other housing problems, such as overcrowding, acutely affect renter households across extremely low- and low-income households, but in particular small family households who often have multiple persons per room.

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

Renter households, especially those within the extremely low- and moderate-income, ranges tend to be more affected by housing problems in terms of overcrowding and cost burden. Owner households are

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<sup>1</sup> HUD 2018 Point-in-Time County Report, Birmingham/JEFFERSON Counties, AL  
[https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_CoC\\_AL-500-2018\\_AL\\_2018.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_AL-500-2018_AL_2018.pdf)

affected mostly within cost burden and across income ranges. Senior aged persons living in renter households are also a group highly affected by housing problems, particularly cost burden.

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

Low-income individuals and families with children, particularly with an active income, face the most imminent risk of either residing in shelters or becoming unsheltered for unexpected periods of time due to market conditions or financial challenges. Without an appropriate safety net, an unexpected change in employment or a financial emergency may send families into homelessness.

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

Estimates of the at-risk population are not calculated at the jurisdiction level.

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

Housing characteristics linked to instability and an increased risk of homelessness include overcrowding and extremely low-income households, high unemployment rates, personal circumstances and a tight rental market.

Based on the discussed data, small households and elderly that are extremely low-income are the most impacted by cost burden and severe cost burden, which may have an impact on their overall housing stability.

## **Discussion**

Birmingham has an aging housing market. Older homes naturally require greater maintenance work, which can be cost-prohibitive and labor-intensive. For homeowners that are LMI, elderly, or disabled, home maintenance may be a challenge to address, which may lead to housing problems and eventual citations from code enforcement. Houses that cannot be properly maintained may become unsafe for habitation and can lead to an increased risk for homelessness.

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

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

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. When the ten-percentage point threshold is reached, that number is **bolded**. The four housing problems are:

1. Housing unit lacks complete kitchen facilities (a complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator),
2. Housing unit lacks complete plumbing facilities (Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower),
3. More than one person per room (overcrowded), and
4. Household is cost-burdened (between 30-50% of income is devoted to housing costs).

Income classifications are as follows: 0-30% AMI is considered extremely low-income, 30-50% AMI is low-income, 50-80% AMI is moderate-income, and 80-100% is middle-income.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,259	3,265	2,509
White	2,704	480	459
Black / African American	14,845	2,640	1,960
Asian	90	0	60
American Indian, Alaska Native	20	0	4
Pacific Islander	0	0	0
Hispanic	425	69	15

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,129	4,835	0
White	1,919	730	0
Black / African American	7,660	3,930	0
Asian	30	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	<b>455</b>	<b>110</b>	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,700	9,885	0
White	1,575	2,010	0
Black / African American	4,685	7,570	0
Asian	<b>140</b>	<b>105</b>	0
American Indian, Alaska Native	15	19	0
Pacific Islander	0	0	0
Hispanic	<b>260</b>	<b>170</b>	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,710	6,430	0
White	690	1,460	0
Black / African American	945	4,610	0
Asian	30	105	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	29	195	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

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

### Discussion

As noted from the tables above, the racial/ethnic group most affected by the housing problem is within the Black/African American, Hispanic, and Asian populations across income ranges. The White population experiences higher housing issues at 80 to 100 percent income range in comparison to the lower income categories. As a whole, 63 percent of low income households earning 80 percent or less of the AMI are living with one or more housing problems in the jurisdiction.

The following breaks down how such housing problems are experienced by communities in Birmingham across income levels:

#### 0-30% AMI

- 14,845 (81 percent of the households in this income level) of Black/African American households within the extremely low-income level have one or more housing problems.
- 2,704 (14.8 percent of the households in this income level) of White households are living with one or more housing problems.
- 90 (0.4 percent of the households in this income level) Asian households are living with one more housing problems and within the extremely low-income level.

- 425 (2.3 percent of the households in this income level) Hispanic households are living with one or more housing problems and extremely low-income levels.

#### 30-50% AMI

- 7,660 (75.6 percent of the households in this income level) of Black/African American households within the low-income level have one or more housing problems, compared to 10,129 of all households at 50 percent AMI.
- 30 (0.2 percent of the households in this income level) Asian households within the extremely low-income level have one or more housing problems.
- 455 (4.4 percent of the households in this income level) Hispanic households living within extremely low-income levels have one or more housing problems. Though as whole the population is low, the rate of housing problems within this group is disproportionately high for the income level.

#### 50-80% AMI

- 4,685 (70 percent of the households in this income level) of Black/African American households within the moderate-income level have one or more housing problems.
- 1,575 (23 percent of the households in this income level) of White households have one or more housing problems.
- 140 (2.0 percent of the households in this income level) Asian households are living within the moderate-income level with one or more housing problems. Though as whole the population is low, the rate of housing problems within this group is disproportionately high for the income level.
- 260 (3.8 percent of the households in this income level) Hispanic households within the moderate-income level have one or more housing problems. Though as whole the population is low, the rate of housing problems within this group is disproportionately high for the income level.

#### 80-100% AMI

- 945 (55 percent of the households in this income level) of Black/African American households have one or more housing problems.
- 690 (40 percent of the households in this income level) of White households have one or more housing problems.

Hispanic populations disproportionally affected are within the extremely low- (425 households) and low-income (455 households) levels.

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

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

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four housing problems. The four housing problems are: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than one person per room (overcrowding); and 4) Cost burden greater than 30% (share of income devoted to housing costs).

To calculate the disproportionate need for each race/ethnicity, Birmingham has calculated the share of the total number of households with one or more housing problems that is from a particular race/ethnicity and compared that figure to the share of all Birmingham households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.)

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,105	6,409	2,509
White	2,425	754	459
Black / African American	12,095	5,380	1,960
Asian	90	0	60
American Indian, Alaska Native	0	20	4
Pacific Islander	0	0	0
Hispanic	350	150	15

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,689	10,270	0
White	1,124	1,535	0
Black / African American	3,400	8,190	0
Asian	0	30	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	145	425	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,310	15,275	0
White	365	3,215	0
Black / African American	855	11,400	0
Asian	30	215	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	0	0
Hispanic	45	390	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

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

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	7,760	0
White	140	2,010	0
Black / African American	210	5,350	0
Asian	4	130	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	10	220	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

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

## Discussion

### 0%-30% AMI

- 12,095 (80 percent) Black/African American households are living with one or more severe housing problems within the extremely-low income level of the city.
- 2,425 (16 percent) White households are living with one or more severe housing problems within this income level.

### 30%-50% AMI

- 3,400 (72 percent) Black/African American households are living with one or more severe housing problems within the low-income level.
- 1,124 (23 percent) White households are living with one or more severe housing problems within this income level. Such levels are disproportionate in comparison to the jurisdiction as a whole.

Across the low- to moderate-income range households, 50 to 80 percent AMI, Black/African American populations are experiencing less severe housing problems, thus compromising the majority of the households of moderate-income with no housing problem. Nonetheless, about 855 Black/African American households, or 65 percent of all households in the jurisdiction in this income bracket with a housing problem, experienced severe housing issues.

Even at higher AMI ranges, there are still high rates of severe housing problems for Black households. At 80 to 100 percent AMI, for example, 210 Black households, or 57 percent of all households with a severe housing problem in this income bracket, had severe housing issues in the jurisdiction, thus highlighting the continued need to address the root causes of housing needs for residents.

Meanwhile, the data also showed a disproportionate level of White households with severe housing problems at the 30 to 50% AMI levels, underscoring the need to monitor the unmet housing needs of this population in the jurisdiction.

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

### Introduction:

The following assesses racial or ethnic groups that have disproportionately greater need in comparison to the needs of that category of need as a whole in terms of housing costs and cost burden.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	50,399	16,859	20,064	2,634
White	15,314	3,560	3,790	519
Black / African American	32,730	12,315	15,630	2,005
Asian	700	195	90	60
American Indian, Alaska Native	85	35	0	4
Pacific Islander	8	0	0	0
Hispanic	1,095	685	395	40

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2011-2015 CHAS  
Source:

### Discussion:

Overall, based on CHAS figures, there are 36,923 households, or 41 percent, who spend more than 30 percent of their monthly income on housing. According to the data, of the 50,399 households not experiencing cost burden (or paying less than or equal to 30 percent of their income to housing), 32,730 are Black/African American, 15,314 are White households, and 1,095 households are Hispanic. However, Black households are also the largest demographic paying 30 to 50 of their income into housing with 12,315 households, followed by 3,560 White households. Moreover, Black households are also experiencing the largest share of the severe cost burden, with 15,630 households paying more than half of their income to housing in the jurisdiction. As households stretch their budgets to keep up housing costs, other investments and economic opportunities may suffer, thus impacting social mobility and wealth building in the long term.

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

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

Black/African American households have a disproportionately greater need as the largest proportion of the city's cost burdened and severely cost burdened population, thus paying 30 or even 50 percent or more of their income into housing. Moreover, though the Asian and Hispanic populations of Birmingham are smaller, a high proportion of households in those communities are still experienced disproportioned levels of cost burden.

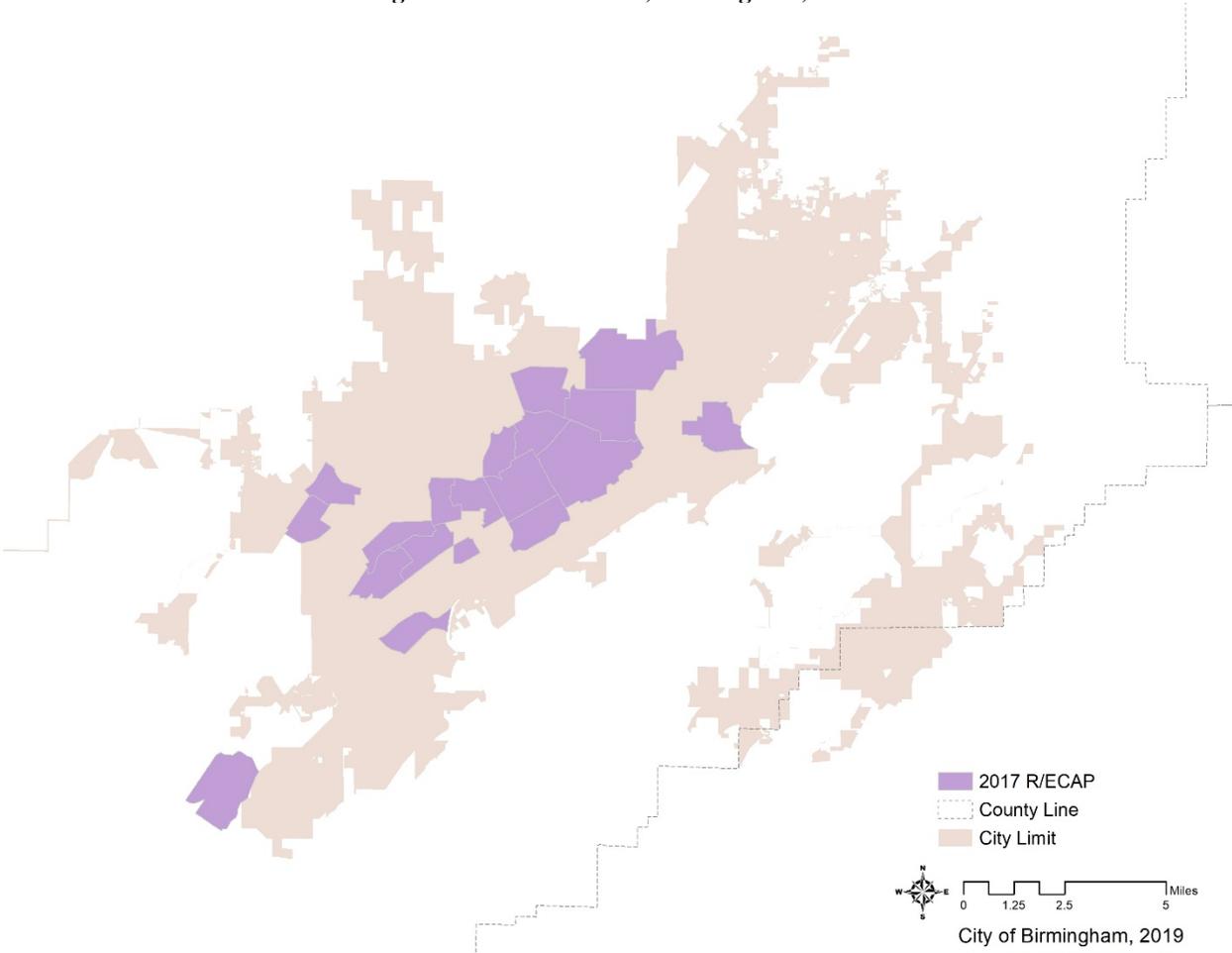
### **If they have needs not identified above, what are those needs?**

In addition to housing problems and severe cost burden as identified from the previous tables, problems of housing quality, access to education, sources of employment, and quality transportation are often interrelated. School quality within the neighborhoods where low and extremely low-income households are concentrated is usually impacted as well.

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

In 2017 there were 19 R/ECAP areas in Birmingham, which increased 36 percent since 2010 when there were 14 R/ECAP areas. An increase in R/ECAP areas represents more concentrated areas of poverty and fewer opportunities for minority populations. The location of R/ECAP areas in Birmingham are shown in the figure below, with a concentration in the central areas of the city. Historical segregationally patterns remain with the highest level of segregation between White and Black populations when compared to other racial and ethnic groups. White and Hispanic populations are moderately segregated in the city, while Asian or Pacific Islander persons are the only group where there is low segregation with White persons.

**Figure 1: 2017 R/ECAPs, Birmingham, 2017**



Source: HUD: AFFH Mapping Tool, 2017

## NA-35 Public Housing – 91.205(b)

### Introduction

The City is within the service area of the Housing Authority of Birmingham District (HABD). The data presented in the tables below is data gathered and tabulated by the Housing Authority.

As of 2019, the Birmingham Authority serves over 10,000 households in the City between traditional public housing developments and tenant-based and project-based housing vouchers. The majority of residents served by publicly-assisted housing programs were African American individuals with 4,140 in traditional public housing and 4,506 through a rental-assistance voucher program.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	25	3,983	4,578	20	4,508	45	0	0

**Table 22 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	5,161	10,847	10,640	10,652	10,597	14,649	0	0
Average length of stay	0	2	5	6	4	6	1	0	0
Average Household size	0	1	3	2	1	2	1	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	N/A	0	0	0	0	0
# of Elderly Program Participants (>62)	0	3	603	285	1	280	2	0
# of Disabled Families	0	6	1179	1,139	18	1,088	31	0
# of Families requesting accessibility features	0	25	438	4,578	20	4,508	45	0
# of HIV/AIDS program participants	0	0	N/A	0	0	0	0	0
# of DV victims	0	0	N/A	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	4	118	70	5	61	4	0	0
Black/African American	0	21	8,382	4,506	15	4,445	41	0	0
Asian	0	0	4	0	0	0	0	0	0
American Indian/Alaska Native	0	0	8	2	0	2	0	0	0
Pacific Islander	0	0	4	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	141	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	126	93	2	146	1	0	0
Not Hispanic	0	25	4,061	8,559	18	4,362	44	0	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

Public housing and tenant-based units contain the most tenants with needs related to accessibility and functional needs. Over 4,500 families requesting accessibility are for tenant-based vouchers. This segment of the population is more likely elderly and living on an extremely low- to low-income with housing cost burden over 50 percent of median income and average annual income of \$10,847 for tenant-based residents.

The Housing Authority of the Birmingham District (HABD) had a total of 3,983 units of public housing and 4,578 of Housing Choice vouchers across the City of Birmingham. This makes HABD one of the largest landlords in the City, and presents the City with the opportunity to positively impact the lives of its residents, as well as neighborhoods that contain HABD communities.

The Housing Authority currently serves at least 2,300 households in which at least one person has a disability. Moreover, over 8,000 households have requested some form of accessibility features. The

Housing Authority has policies and procedures in place to provide reasonable accommodations for disabilities as requested by current residents.

### **Most immediate needs of residents of Public Housing and Housing Choice Voucher holders**

- Accessibility feature needs for disabled families.
- Elderly residents and accessibility features.
- Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhoods.
- Improve education outcomes and integration mobility for youth and supports delivered directly to youth and their families.
- Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community

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

- The needs of public housing are most concentrated by those that are voucher and tenant-based. The majority of residents in public housing and using housing choice vouchers are Black/African American.

### **Discussion**

Since 2015, Housing Authority of Birmingham District (HABD) has found innovated ways, through its programs and services, to improve the quality of life of its current tenants and find opportunities to address to meet the needs of low- and moderate-income households. HABD's mission strives to make housing in Birmingham safe, affordable, and a launching pad for greater opportunities for all residents of the jurisdiction.

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

### Introduction:

The 2019 unsheltered homeless numbers have increased from the 2018 sheltered numbers, increasing from an overall 219 unsheltered persons to an overall 326 unsheltered persons. The total number of sheltered numbers have decreased. The number of sheltered persons identified in 2018 was 682, and 655 unsheltered persons were identified in 2019.

The reasons that contribute to homelessness in Birmingham are varied. Typical factors that contribute to homelessness include the following:

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

Agencies participating in the CoC Focus Group meeting listed the reasons for homelessness in Birmingham as the following: 1) mental illness, 2) inadequate income, 3) substance abuse, and 4) unemployment.

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

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

	Sheltered	Sheltered		
Race	Emergency Shelter	Transitional Housing	Unsheltered	Total
Black or African American	284	130	219	633
White	150	79	90	319
Asian	0	0	1	1
American Indian or Alaska Native	6	1	5	12
Native Hawaiian or Other Pacific Islander	1	1	1	3
Multiple Races	3	0	10	13
<b>Total</b>	<b>444</b>	<b>211</b>	<b>325</b>	<b>980</b>

	Sheltered	Sheltered		
Ethnicity	Emergency Shelter	Transitional Housing	Unsheltered	Total
Hispanic	11	5	7	23
Non-Hispanic	433	206	319	958
<b>Total</b>	<b>444</b>	<b>211</b>	<b>326</b>	<b>981</b>

*Data Source: HUD, 2019 PIT Count*

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

Based on the 2019 PIT count for the area’s CoC, there were 91 homeless veterans and 64 homeless households with at least one adult and one child in the jurisdiction. Such figures represent an increase from the previous year for families with children in which 54 homeless households with at least one adult and one child were recorded in the jurisdiction; and a significant decrease in the homeless veteran population from 133 in 2018.

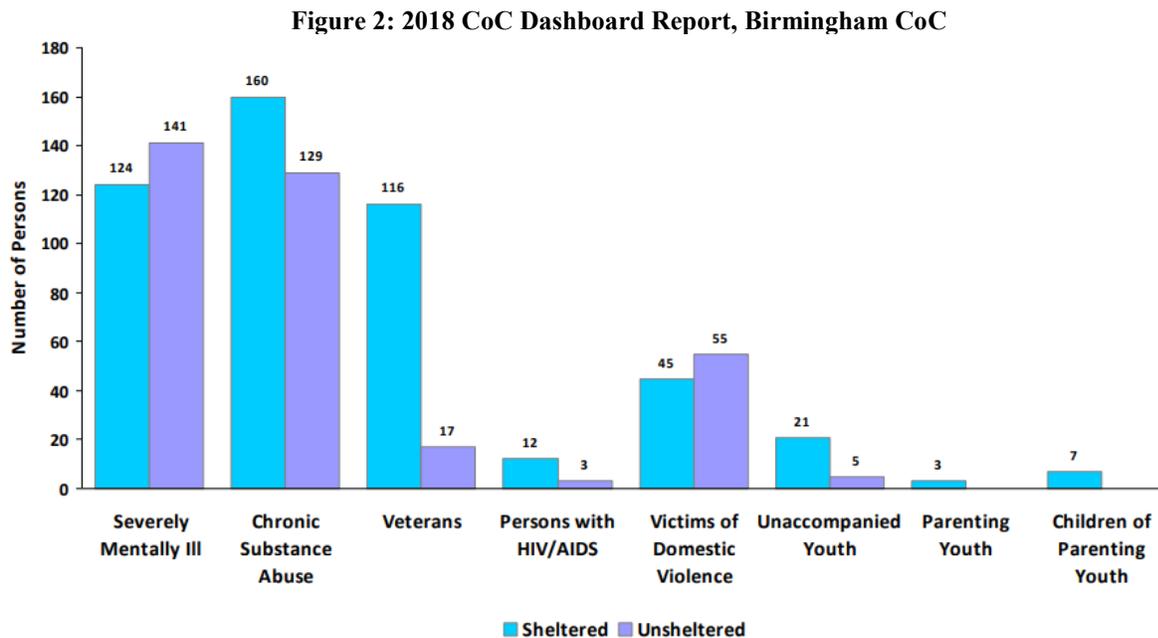
**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the 2019 PIT Count for the Birmingham/Jefferson CoC, 980 total persons were experiencing homelessness in the area. Broken down by race/ethnicity, 633 (65 percent) were Black/African American and 319 (32 percent) were White. Such demographic breakdown has remained consistent in the last few years. It is worth noting that African American/Black individuals make up 67 percent of the unsheltered population in the jurisdiction, thus highlighted the extent and nature homelessness in the area.

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

Based on the 2018 CoC Dashboard Report, which combines data from the Point-in-Time (PIT) count and the Housing Inventory Count (HIC), for the Birmingham/Jefferson, St. Clair, Shelby Counties CoC, about 219 persons in a household without children were identified as unsheltered in the area. Over 90 percent of those individuals were persons over the age of 24. Lastly, 24 of those individuals were considered chronically homeless, thus highlighting the long terms housing and needs and supportive services of this population.

Based on the 2018 CoC Dashboard Report, overall, the unsheltered population makes up a larger proportion of victims of domestic violence and the severely mentally ill. The sheltered population, however, was a larger proportion of individuals with chronic substance abuse, veterans, persons with HIV/AIDS, unaccompanied and parenting youth, and children of parenting youth. The figure helps to highlight such difference. Such characteristics are also consistent with the data provided in the 2019 PIT Count.



*Source: 2018 HUD CoC Dashboard Reports, Birmingham/Jefferson, St. Clair, Shelby Counties CoC*

### Discussion:

The PIT count conducted on January 1, 2019 revealed a significant increase in the unaccompanied youth homeless population in the jurisdiction, going from 26 in 2018 to 67 in 2019. The increase was particularly noticeable in the unsheltered unaccompanied youth between 18 and 24 years-old. Such drastic increase highlights the ongoing need to adapt programs and services to meet the shifting needs of persons experiencing homelessness in Birmingham.

In addition to unaccompanied youth, ongoing support is needed to address the needs of persons experiencing homelessness who may also experience a mental disability or substance abuse. Moreover, the demographic composition of the homeless population in the area also highlight the need to address systemic issues that may be contributing to the inability to obtain a home for certain communities, such as access to supportive services and housing affordability.

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

### Introduction:

The HOPWA program is administered through AIDS Alabama, Inc. in accordance with the City’s HUD Consolidated Plan. In 2018 there was a total of 5,866 cumulative cases of AIDS as reported to ADHP as having been diagnosed in Jefferson County. There are a total of 3,880 persons living with HIV. These totals do not include persons tested in other states who have relocated to Alabama or persons who are not aware of their HIV status.

The City of Birmingham in partnership with AIDS Alabama uses HOPWA funding for the following programs: rental assistance, supportive services including case management and transportation, resource identification, and continued operation of existing housing within the City of Birmingham. Housing HIV-positive individuals and families are also provided for by AIDS Alabama. The agency’s portfolio for housing contains 121 total units of housing within the State. Within the City of Birmingham there are 45 transitional housing beds, 19 permanent supportive housing units, and 35 permanent housing beds. Homelessness prevention assistance such as emergency and long-term rental assistance to promote housing stability are also provided.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	5,866
Area incidence of AIDS	22.12 individuals per 100,000
Rate per population	22.12 individuals per 100,000
Number of new cases prior year (3 years of data)	449
Rate per population (3 years of data)	22.82 individuals per 100,000
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	3880
Area Prevalence (PLWH per population)	588.5 individuals per 100,000
Number of new HIV cases reported last year	145

Table 26 – HOPWA Data

Data Source: CDC HIV Surveillance

## HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	76
Short-term Rent, Mortgage, and Utility	0
Facility-Based Housing (Permanent, short-term or transitional)	20

Table 27 – HIV Housing Need

Data HOPWA CAPER and HOPWA Beneficiary Verification Worksheet  
Source:

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

Special needs populations include frail and non-frail elderly, persons with physical disabilities, homeless persons and persons at risk of becoming homeless, persons with mental or behavioral disabilities, persons with HIV/AIDS, or persons with alcohol or drug addictions. Persons living with HIV/AIDS tend to not have private insurance, are comprised of about 85 percent Black/African American and a large Hispanic population, and experience mental health issues.

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

The housing and supportive service needs of the special needs populations within the City of Birmingham were determined based on input was solicited through interviews, public meetings, and a community needs an online survey. Those identified needs are to be addressed through:

- Home rehabilitation for affordable maintenance and for accessibility,
- Case Management directed healthcare supportive services that include enough flexibility in type, intensity, and duration to support people to stay stably housed,
- Transportation,
- Case Management services that help people who are eligible to access entitlements such as SSI to increase their housing and service options,
- Financial assistance with the cost of utilities and other necessary expenses, and
- Education and employment programs which help people increase their income.

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

According the Centers for Disease Control and Prevention (CDC), there are over 1.1 million people currently living with HIV/AIDS in the United States with 38,739 new cases of HIV diagnosed nationwide in 2017<sup>2</sup>. The South accounted for 52 percent of all newly diagnosed cases of HIV in 2017. According to the Alabama Department of Public Health, there are 14,054 individuals living with HIV across the state

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<sup>2</sup> CDC, HIV Statistics, <https://www.cdc.gov/hiv/statistics/overview/index.html>

and 3,756 of those individuals reside in Jefferson County.<sup>3</sup> AIDS housing experts estimate that housing assistance is among the top needs of many households effected by HIV.<sup>4</sup>

Based on data from the State of Alabama HIV Surveillance 2017 Annual Report, the HIV epidemic in Alabama disproportionately affects men and communities of color. In Alabama, men accounted for 73 percent of individuals living with HIV and 79 percent of all newly diagnosed cases of HIV in 2017. In that same year, African-Americans accounted for 64 percent of all individuals living with HIV in the state and 66 percent of all new diagnoses. As noted by the report, seventy percent of all 2017 newly diagnosed and prevalent HIV cases resided in Jefferson, East Central, Northern and Mobile Public Health Districts (PHDs), thus highlight the critical impact such trends have on residents of Birmingham.

In general, the geographical shift of HIV in America is an alarming trend affecting the needs of this population. The disparate impact of HIV/AIDS in the southern region of the United States, for example, has created an emergency that must be addressed, especially among minority populations. As such, Alabama and Birmingham are not the exception to these alarming trends, thus highlighting the need to continue providing funding, services, and greater housing opportunities for this population in local and regional context.

**Discussion:**

As the lead agency of HOPWA, AIDS Alabama will continue to provide housing and supportive service to help persons with HIV/AIDS live healthy, independent lives in Birmingham. Through continued collaboration with the City of Birmingham, AIDS Alabama will continue to assess current and future needs of residents and leverage its HOPWA funding to proactively meet the changing dynamics of the population within the City of Birmingham and the Birmingham-Hoover Metropolitan Statistical Area.

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<sup>3</sup> State of Alabama HIV Surveillance 2017 Annual Report  
[https://www.alabamapublichealth.gov/hiv/assets/hivsurveillanceannualreport\\_2017.pdf](https://www.alabamapublichealth.gov/hiv/assets/hivsurveillanceannualreport_2017.pdf)

<sup>4</sup> National AIDS Housing Coalition, Housing and Health, <http://nationalaidshousing.org/housing-and-health/>

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

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

Non-housing community development covers a broad range of needs, including public facilities, infrastructure and transportation, human services, and neighborhood services. As documented in the City’s Comprehensive plan, in consultation with stakeholders, and in feedback from the resident community survey, there is a growing need for work related to public facilities. Expressed needs centered on the need for safety, sidewalks, and mental health services. The community survey results revealed that residents ranked neighborhood safety and affordability as a top priority with infrastructure such as streets and sidewalks as the second-highest ranked. Lastly, health and behavioral services were ranked as the third-highest need that continues to be a need.

### **How were these needs determined?**

By reviewing the City’s Comprehensive Plan, in consultation with stakeholders, and in feedback from the resident survey, there is a growing need for work related to public facilities.

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

The 2018-2020 Capital Improvement Program (CIP) is a five-year comprehensive listing and description of planned capital improvements. The CIP includes public projects that are of a large size and scope. As part of the process, the CIP reviews infrastructure and critical needs to determine potential public improvements. Based on such assessment improvements for the Botanical Gardens, the Historic Carver Theater/Jazz Hall of Fame, and the Birmingham Zoo have been identified to bring additional visitors to the City. Moreover, improvements to public parks, public libraries, fire stations, and street improvements have been identified for the jurisdiction. The City’s Department of Community Development continues to work closely with Birmingham’s Department of Parks and Recreation to improve facilities and leverage funding to better serve residents of Birmingham.

### **How were these needs determined?**

These improvements are determined through a collaborative process that solicits the input of residents, local nonprofits, and government entities to identify public improvement needs.

As part of this Consolidated Plan process, additional input was solicited through interviews, public meetings, and a community needs an online survey. Such engagement revealed a growing need to identify public improvement needs in the infrastructure of the city through greater engagement and long-term analysis of vision of public improvement needs for the area.

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

In addition to services for persons with HIV/AIDS served through HOPWA and the array of public services provided through other federal funding to address the need for affordable housing, the City of Birmingham provides an array of services including public transportation, public works (water and

sewage), and social justice and inclusion. The following sections explore these services and their potential impact on fair housing.

## 1. *Public Transportation*

In the City of Birmingham, the Department of Transportation (BDOT) is responsible for transportation-related services, including:

- Transportation system design,
- Transportation system permitting,
- Signal system engineering, analysis, and planning,
- Signal maintenance,
- Lighting maintenance,
- Signs and markings maintenance,
- Bridge, paving, sidewalk, and tunnel inspection and planning, and
- On-street parking system management.

BDOT develops and maintains safe and efficient multimodal transportation to support walkable, vibrant communities and promote a high quality of life, a healthy environment, and strong economic vitality. In recent years, the Department has launched a series of innovative transportation projects including: launching a microtransit pilot, working on a City-Wide Transportation Plan, and in planning for the Birmingham Xpress (BX), which will be a new, regional Bus Rapid Transit (BRT) transit system that will serve the communities of Birmingham and surrounding areas. Long-term planning for the BX includes Transit-Oriented Development to incentivize greater community development in nodes across the city and region. The figure below shows transit routes for the City of Birmingham but does not fully capture the level or quality of service provided by each route.

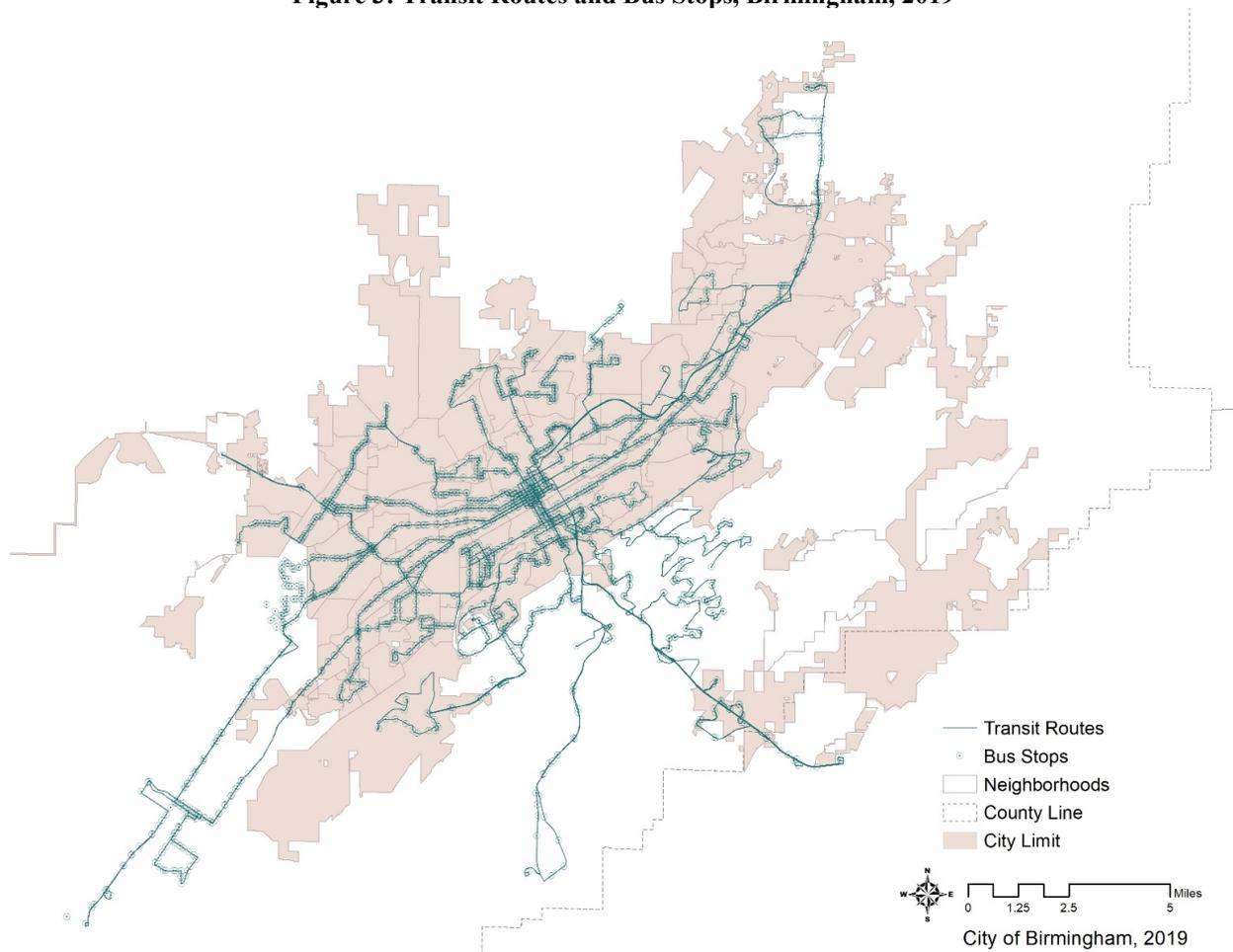
In addition to the local work of BDOT, regional transit needs are met by Birmingham Jefferson County Transit Authority (BJCT). As the transportation leader of Central Alabama, BJCT operates the Metro Area Express (MAX) bus system. The system averages approximately 3 million riders each year. Though the BJCTA does not receive dedicated funding from the Alabama Department of Transportation, federal funds and local funding from a beer tax, ad valorem taxes, and municipalities support helps to sustain their work.

In conjunction with the MAX system, BJCTA also operates a Paratransit system to serve the transportation needs of persons with disabilities in the region. Other services include the Magic City Connector, connecting residents and visitors to economic nodes within Birmingham, and the Birmingham Central Market, which aims to bring fresh produce to residents of Birmingham.

In addition to these services, in 2019 the City of Birmingham launched an on-demand transportation pilot program with Via, a leader in on-demand public mobility. The pilot creates an additional layer of services for residents in the city by booking a shared ride for a flat-rate fee of \$1.50. The partnership is supported by the Community Foundation of Greater Birmingham and is expected to extend public transportation for select areas of the city.

Connecting land use patterns, housing, and employment needs with public transportation in Birmingham will take years of long-term planning. But recent efforts, such as the BX and continued expansion of the MAX system, are poised to make a difference for residents and protected classes in the jurisdiction. Moreover, tailored programs such as Paratransit and on-demand transit partnerships with Via are helping to address existing gaps in accessibility and availability of public transportation in the area.

**Figure 3: Transit Routes and Bus Stops, Birmingham, 2019**



*Source: City of Birmingham, 2019*

## 2. *Public Works*

The City of Birmingham’s public works department includes trash pickup and landfill management through the work of the Department of Public Works and water and sewage through Birmingham Water Works and local sewer providers, such as Jefferson County Office of Sewer Services, Hoover Sewer Services, Southwest Water Company or Alabama Utility Services, LLC.

Birmingham residents can dispose of waste at either city landfill free of charge. Landfill permits for commercial and non-resident use may also be obtained. Meanwhile, local residential and commercial water rates are set annually by the Birmingham Water Works Board. Such changes aim to meet regulatory and financial standards while meeting the goals of the citizen-focused five-year strategic plan. Meanwhile, sewer rates are set and determined by local sewer providers, such as Jefferson County Office of Sewer Services, Hoover Sewer Services, Southwest Water Company or Alabama Utility Services, LLC, and in compliance with regulatory and strategic planning requirements.

### 3. Social Justice and Inclusion

The City of Birmingham's Office of Social Justice and Racial Equity, founded in 2019, advocates for equitable distribution of resources in the city through initiatives and activities aimed at bringing residents together to dialogue and provide greater access to city government and services. Among the top priorities of the office are cultural preservation, LGBTQ+ inclusion, a peaceful Birmingham, and by improving public health for residents.

With a vision of equity and meaningful civic engagement, the initiatives and activities promoted by the Office of Social Justice and Racial Equity also help to further affordable housing goals by not only addressing community inequities but also improving access to opportunity and engagement for residents the jurisdiction. In the long term, such interventions help to further understand potential barriers to adequate housing for all residents.

#### **How were these needs determined?**

The needs of public services in the City are evaluated on a periodic basis through the planning process in place in the jurisdiction. Comprehensive Plan Updates, Neighborhood Framework Planning, and Capital Improvement planning help to determine the long-term needs and gaps of the services provided by the City. These planning efforts are enhanced by direct feedback from community members through public forums, neighborhood meetings, surveys, and other public functions that allow residents to express their public service needs in Birmingham.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

An analysis of the City of Birmingham's housing market provides an understanding of the needs within the city's CDBG, HOME, and ESG programs to help allocate funding over the course of this Consolidated Plan. This analysis provides the basis for the City of Birmingham's Strategic Plan and its programs and projects. Most of the data tables in this section are based on the 2013-2017 American Community Survey (ACS) Census. Other sources are noted throughout the Plan.

The Market Analysis includes the following sections:

- Number of Housing Units,
- Cost of Housing,
- Condition of Housing,
- Public and Assisted Housing,
- Homeless Facilities and Services,
- Special Needs Facilities and Services,
- Barriers to Affordable Housing,
- Non-Housing Community Development Assets, and
- Needs and Market Analysis Discussion.

### Market Analysis Overview

Within the City of Birmingham, single-family detached homes are the most common housing type, thus accounting for 60.4 percent of the city's housing units based on 2013-2017 ACS figures. Other types of housing that are prevalent in Birmingham include large apartment complexes or high-rise apartments of 20 or more units (11 percent), duplexes, homes converted to apartments or other small apartment buildings (7 percent), and other attached homes (2 percent).

In May 2019, real estate investment firm Norada Real Estate Investments published Birmingham's Real Estate Market Trends and Forecasts for 2019-2021.<sup>5</sup> The report estimated an 88 percent probability that home prices in Birmingham would rise for the third quarter of 2019 and for the next three years, ending with the 3<sup>rd</sup> quarter of 2021. Based on 778 home sales from February 2 to May 1, 2019, the median sales price was \$195,275 and the average price per square foot was \$113, an increase of one percent compared to the same period last year (2018). The median rent per month for apartments in Birmingham for April 7, 2019 to May 7, 2019 was \$900.

The ten neighborhoods that have the highest real estate appreciation rates according to the real estate report are:

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<sup>5</sup> [Norada Real Estate Investments](#)

1. City Center
2. Avondale
3. 20<sup>th</sup> St S/Montgomery Hwy
4. Five Points South/U of Alabama at Birmingham
5. English Village
6. Penthouse Dr/11<sup>th</sup> Pl S
7. Woodlawn Heights
8. Altamont Park
9. Forest Park/Redmont Park
10. 16<sup>th</sup> Ave S/14<sup>th</sup> St S

Such a market forecast helps to portray an area with specific pockets of high growth, but an overall stagnant and housing stock that presents long-term affordability and housing supply challenges.

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

### Introduction

According to the 2013-2017 American Community Survey (ACS), there were 112,756 housing units in Birmingham in 2017, of which 90,149 were occupied households. Single-family detached houses are the most available housing, as they comprise 60 percent of Birmingham’s housing stock. Multi-unit housing, ranging from 5 to 19 units are the next most available housing, comprising 19 percent of Birmingham’s housing stock. Large multi-family housing complexes with at least 20 units comprise 11 percent of Birmingham’s housing, while 2-to-4-unit housing comprises 7 percent. Mobile homes and other housing structures are limited in Birmingham, making up about 1 percent of Birmingham’s housing stock.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	68,096	60%
1-unit, attached structure	1,681	2%
2-4 units	7,977	7%
5-19 units	21,723	19%
20 or more units	12,411	11%
Mobile Home, boat, RV, van, etc.	868	1%
<b>Total</b>	<b>112,756</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2013-2017 ACS

### Rental properties by number of units

Rental housing comprises 43 percent of Birmingham’s housing stock. The most available rental housing consists of multi-family housing ranging from 5 to 19 units with 17,036 rental units or 35 percent of rental housing. Single-family detached housing is the next most available rental housing in Birmingham with approximately 16,055 single-family rental units or 33 percent of rental housing stock. Apartment buildings with 20 or more units comprise 18 percent of rental housing, while 2 to 4-unit housing comprises just 12 percent. Mobile home and other rental housing comprise just 1 percent of rental housing units in Birmingham. One-unit attached rental housing is the least available for renters with just 597 rental units, comprising 1 percent of Birmingham’s rental housing stock.

**Table: Rental Properties by Unit Number**

Property Type	Number	%
1-unit detached structure	16,055	33%
1-unit, attached structure	597	1%
2-4 units	5,666	12%
5-19 units	17,036	35%
20 or more units	8,986	18%
Mobile Home, boat, RV, van, etc.	361	1%
<b>Total</b>	<b>48,611</b>	<b>100%</b>

Data Source: 2013-2017 ACS

Since 2010, the City of Birmingham significantly increased production of five or more-unit housing but lagged behind in other multifamily and single-family units. In 2017, 117 building permits were issued for five or more-unit housing, as seen in the table below. These permits comprised 51.3 percent of all permits for that year, compared to zero permits in 2010. Meanwhile, the proportion of single-unit detached housing decreased since 2010. In 2010, 97 permits were issued for single-unit detached houses, which was 75.2 percent of all permits, compared to 105 permits issued in 2017, comprising 46.1 percent of permits.

**Table: Building Permits 2010 vs. 2017**

Year	Building Permits				
	Total	1 unit	2 units	3-4 units	5+ units
2010	129	97	6	26	0
2017	228	105	2	4	117

Data Source: SOCDs Building Permits Database

### Unit Size by Tenure

The table below displays the number of housing units by unit-size (number of bedrooms) and tenure type. As seen in the table, three out of four or 75 percent of Birmingham’s owner-occupied households have at least three bedrooms, while 23 percent have two bedrooms. Looking at Birmingham’s renter housing units, two-bedroom units comprise 42 percent of renter housing, while three or more bedrooms comprise 30 percent. One-bedroom units comprise 23 percent of Birmingham’s renter housing, while studio apartments encompass 4 percent.

	Owners		Renters	
	Number	%	Number	%
No bedroom	132	0%	2,146	4%
1 bedroom	836	2%	11,034	23%
2 bedrooms	9,576	23%	20,657	42%
3 or more bedrooms	31,004	75%	14,774	30%
<b>Total</b>	<b>41,538</b>	<b>100%</b>	<b>48,611</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2013-2017 ACS

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

### Federally funded Programs

The City of Birmingham receives federal grant funding from the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development under the four primary formula allocation programs:

- The Community Development Block Grant Program (CDBG),
- The HOME Investment Partnership Program (HOME),
- The Emergency Solutions Grant Program (ESG), and

- The Housing Opportunities for Persons with AIDS Program (HOPWA).

HUD grants these entitlement program funds to the City of Birmingham based upon formula allocation. Upon receipt, the City’s Department of Community Development administers the funds, which are utilized for a variety of purposes that meet the intent of the funding for each specific program.

Services include, but are not limited to, housing rehabilitation, new affordable housing construction, services to special needs populations, economic development activities, program administration, and public services. Public service activities are those concerned with employment, crime prevention, child-care, health drug abuse treatment, education, fair housing counseling, energy conservation, and others.

Based on the 2018 CAPER, using CDBG, HOME, ESG, and HOPWA funding, the City of Birmingham:

- Provided affordable housing assistance to 165 homeowners,
- Assisted 515 households through AIDS Alabama,
- Assisted 2,957 people through CDBG homeless service agencies,
- Assisted 6,615 homeless persons with ESG funding, and
- Combining both funding sources, assisted 9,572 homeless persons.

The following is a summary of these programs and the number and types of households that were assisted.

### 1. CDBG Affordable Housing Activities

The tables below describe the types of affordable housing units and the number of households supported through the City of Birmingham’s CDBG affordable housing activities.

**Table: Number of Households Provided Affordable Housing Units**

	<b>Number (Actual)</b>
Number of Homeless households provided affordable housing units	9,572
Number of Non-Homeless households provided affordable housing units	1,137
Number of Special-Needs households to be provided affordable housing units	2,263
<b>Total</b>	<b>12,972</b>

**Data Source:** City of Birmingham HUD Approved 2018 CAPER

**Table: Number of Households Supported through Birmingham’s Programs**

	<b>Number (Actual)</b>
Number of households supported through Rental Assistance	39
Number of households supported through the production of new units	0
Number of households supported through rehab of existing units	199
Number of households supported through the acquisition of existing units.	0
<b>Total</b>	<b>238</b>

**Data Source:** City of Birmingham HUD Approved 2018 CAPER

The City of Birmingham primarily uses its CDBG housing dollars to assist low to very-low-income homeowners with housing rehabilitation. However, mostly owner-occupied housing was assisted with CDBG funds. Priority households for this program are those that are 50 percent of median income or below. Between 2017 and 2018, CDBG funds assisted a total of 199 households for housing rehabilitation, 134 of which were extremely low income, 57 were low income, and 8 were moderate-income households. This breakdown is described in the table below.

**Table: Number of Households Served by Income**

<b>Number of Households Served</b>	<b>CDBG (Actual)</b>
Extremely Low-Income	134
Low-Income	57
Moderate Income	8
<b>Total</b>	<b>199</b>

**Data Source:** City of Birmingham HUD Approved 2018 CAPER

CDBG funds are also used to target persons with disabilities. Persons with disabilities are targeted and assisted through the City’s Critical Repair Grant Program and through the Disability Rights and Resources agency, a public service partner, funded with CDBG funding. The Critical Repair Grant Program provides grants of up to \$15,000 to assist low to moderate income-qualifying homeowners to enable home repairs to critical building systems, such as roofs, HVAC, foundation and environmental issues like sewer/water.

The Critical Repair Grant Program targets households that are 30 percent or below HUD’s income limits and/or are disabled. In 2017 -2018, this program served 82 households, 75 of which were extremely low-income. Additionally, the Disability Rights and Resources agency assisted 33 households.

The City of Birmingham also assists persons who are homeless by funding agencies, such as YWCA and the Dannon Project, among others, that work to assist persons who are homeless and prevent homelessness. These agencies served 230 households.

In 2018, Birmingham’s federal allocation funding collectively assisted 13,929 families. More than half of these families, 51.3 percent, were assisted with CDBG funding. According to the 2018 CAPER, the majority of families assisted were Black or African American and 2 percent were Hispanic. Overall, most families that were assisted were non-Hispanic.

## **2. HOME Program Activities**

The primary use of HOME dollars in Birmingham is to stimulate and finance new construction and/or substantial renovation projects, which result in the revitalization of neighborhoods and communities. In 2018, the City of Birmingham received \$1,499,847 in HOME funds, which, along with leveraged funding began the construction of 100 HOME rental units and one single-family home in the 2018 plan year.

### 3. HOPWA Program Activities

The HOPWA program provides funding for supportive services, tenant-based rental assistance, operating costs, rehabilitation/conversion, and resource identification services which benefit individuals who have been diagnosed with HIV/AIDS. In Birmingham, while the City serves as the Grantee, the HOPWA program is administered through AIDS Alabama, Inc., who serves as the Project Sponsor. In 2018, using HOPWA funds, AIDS Alabama assisted 515 individuals and 163 households for homeless prevention services, as described in the table below:

**Table: Number of Households Served for Homeless Prevention Services with HOPWA Funds**

Program	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	24
Tenant-based rental assistance	39
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	67
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	33

Data Source: City of Birmingham HUD Approved 2018 CAPER

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

Based on data collected from the HUD Multifamily Assistance and Section 8 database, affordability restrictions on 1,460 assisted units in Birmingham are set to expire by 2025. The most significant loss would be from the Section 8 New Construction program, which would lose affordability restrictions on 516 assisted units by 2025, as well as the Section 8 and Substantial Rehabilitation program, which would lose affordability restrictions on 420 assisted units.

**Table: City of Birmingham Program Expiration Fiscal Year and Number of Units**

Expiring Fiscal Year	Section 202	Loan Management Set Aside (LMSA)	Project Rental Assistance Contract (PRAC)	Section 8 Rental Assistance Demonstration Convert (S8 RAD Conv)	Section 8 New Construction (S8NC)	Section 8 Substantial Rehabilitation (S8SR)	Grand Total
2020			266				266
2021	9	132	117			59	317
2022					104	66	170
2023					124		124
2024					226		226
2025					62	295	357
<b>Total</b>	<b>9</b>	<b>132</b>	<b>383</b>	<b>0</b>	<b>516</b>	<b>420</b>	<b>1,460</b>

Data Source: HUD Multifamily Assistance & Section 8 Database

Birmingham will continue to monitor all affordable housing contracts in its portfolio and other available databases over the next five years to assess how the City can address the loss of units due to expiring contracts, and what actions the City can take to preserve these units.

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

Within Birmingham there are high percentages of households that experience cost burden, or paying more than 30 percent of household's monthly income, which indicates that the availability of housing units does not satisfy the population's needs. Based on 2012-2016 CHAS data, about 58 percent of Birmingham households spend less than 30 percent of their monthly income on housing costs, while 18 percent spend between 30 and 49 percent of their monthly income and an additional 21 percent spend more than 50 percent of monthly income on housing costs. Such a high proportion of cost burdened households demonstrates a need for housing that is adequately affordable to Birmingham's population.

Furthermore, based on 2013-2017 ACS data, renter households earning less than \$20,000 annually face the most significant challenges finding housing that is affordable in Birmingham. Of these households (15,646), 32 percent pay 30 percent or more of their income on housing. This percentage is significantly high when compared to 13.3 percent of owner-occupied households who also earn less than \$20,000 annually and pay in excess of 30 percent on housing costs. Overall, there is a need for more affordable housing for lower income households.

Despite the City's ongoing commitment and investment in affordable housing, there is not enough quality affordable, safe, healthy, and sustainable housing to meet the multiple needs of the population. In addition to the ongoing needs for housing for extremely low, very low, and low-income households identified in the Needs Assessment of this Consolidated Plan, there is evidence that housing is becoming unaffordable even for households above area low-income levels, when considering that Birmingham median income levels are significantly below the regional median income.

As one example of the local affordability issues, it is becoming increasingly difficult to find housing units for rent at HUD's Fair Market Rents (FMR) in Birmingham, impacting the Shelter Plus Care program and the Housing Authority of the Birmingham District (HABD) Housing Choice Voucher program. The City has also heard from the HABD and social services providers that there are not enough accessible units that are affordable, even for Housing Choice Voucher holders.

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

The City of Birmingham needs more affordable housing. According to HUD 2012-2016 CHAS data, about 40 percent of Birmingham households, both owner and renter are cost burdened. Additionally, renter households that earn 30 percent or less of the area's median family income (HAMFI) are the most cost burdened households. Such disparities help to highlight gaps in the types of housing available and the unmet needs of low-income households in the jurisdiction.

In addition to affordability, the low number of no bedroom units, particularly renter units, highlight a potential gap in meeting the needs of the senior population or persons transitioning from homelessness into permanent housing looking for affordable single-room-occupancy or SRO units. Moreover, though multifamily rental units are available in the jurisdiction, a more diverse supply that expands the availability of affordable duplexes and triplexes may help more readily meet the potential needs of families and multigenerational households in the jurisdiction.

## **Discussion**

Overall, as discussed, Birmingham has limited options in its housing stock. Single-family detached homes comprise 60 percent of housing units, 75 percent of which are 3-bedroom homes. Rental housing, which consists of approximately 48,600 units, is slightly more diverse with a wider range of accommodations, 2-bedroom units dominate the housing stock, comprising 42 percent of rental units. These limitations in housing diversity pose challenges for households at varying income levels to comfortably afford housing within Birmingham. Currently, based on 2016 CHAS data, about 40 percent of households are cost burdened. This proportion of cost burdened households may be exacerbated with the pending expiration of affordability restrictions on assisted units over the next five years. The City has made efforts to provide more housing by approving 117 permits in 2017 for five or more-unit multifamily housing construction. Overall, the city needs more affordable housing, especially for lower income households and additional programs to support and assist households with securing housing.

City officials have also identified the provision of more quality affordable housing units as a critical element of the City's neighborhood revitalization and stabilization efforts. As such, City leaders have engaged business, and civic leaders to explore a variety of new programs aimed at increasing the production of affordable units. These programs include establishing Community Land Trusts (CLTs), and density bonuses for developers who incorporate affordable units within market rate housing developments.

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

### **Introduction**

In 2017, Birmingham had 112,756 total housing units. Between 2010 and 2017, housing units increased by 1,381 units or 1.2 percent. This sluggish housing growth is low when compared to the region and to the state, where during the same time period, housing units grew 2 percent in Jefferson County, 8 percent in Shelby County, and 4 percent statewide. Birmingham's housing stock is also aging, as 75 percent of housing was built prior to 1980, making three out of four housing units at least 40 years old. Housing units in Birmingham are largely single-family detached households, comprising 60 percent of housing units in 2017. A significantly high proportion of housing units are vacant (20 percent), 62 percent of which are classified as "Other Vacant," which are often indicators of community disinvestment and blight.

The median value of a home in Birmingham was \$86,900 in 2017. This value was \$62,100 lower than Jefferson County's median home value of \$149,000 and lower than the state median home value of \$132,100 by \$45,200. Between 2010 and 2017, home values in Birmingham increased just 1 percent from \$85,800 to \$86,900. During this period, median home values in Jefferson County increased 7.7 percent, going from \$138,300 to \$149,000. Meanwhile, Shelby County's home values slightly increased by 2.9 percent, going from \$193,900 to \$199,500. Median home values increased most significantly statewide increasing 12.3 percent between 2010 and 2017, going from \$117,600 to \$132,100.

Fair Market Rent (FMR) in the Birmingham-Hoover metropolitan area, as determined by HUD for Fiscal Year 2017, was \$751 for a one-bedroom unit and \$866 for a two-bedroom unit. Based on 2013-2017 ACS data, half of renters in 2017 paid rents at or around the Fair Market Rate, but the percent of persons paying rent over \$1,000 is showing slight increases, going from 28 percent in 2010 to 30 percent in 2017.

Housing affordability is a challenge to Birmingham's lower income households and is especially limiting in enabling these households to own homes. Based on 2012-2016 CHAS data, renter households represent 76 percent of extremely low-income households, 62 percent of very low-income households, and 49 percent of low-income households. Additionally, 53.6 percent of Birmingham households are renter-occupied. This lack of homeownership could be indicating a lack of affordable and moderately priced housing units for lower income residents or a general adequate housing that meet the needs of potential low-income homebuyers in the area.

## Cost of Housing

Home values in Birmingham have remained steady between 2010 and 2017. During this period, the median home value rose just one percent. Contract rent, however, rose significantly, increasing by 16 percent during this period.

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	\$85,800	\$86,900	1%
Median Contract Rent	\$481	\$559	16%

**Table 30 – Cost of Housing**

Data Source: 2006-2010 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

This increase in contract rent has significantly impacted renter households, as seen in the increase of renter households having higher rental costs in Birmingham between 2011 and 2017. In 2017, more than half, or 54.2 percent of renters in Birmingham had rental costs between \$500 and \$999. This is an increase from 2011 when 43.3 percent had rental costs within this range. Further, in 2017, just 19 percent of renter households had rental costs less than \$500, compared to 53 percent in 2011. Renter households with rental costs of \$1,000 or more have also increased. In 2017, 6.7 percent of renter households had rental costs over \$1,000, whereas in 2011, these persons comprised just 3.8 percent.

Rent Paid	Number	%
Less than \$500	8,848	19.2%
\$500-999	24,942	54.2%
\$1,000-1,499	10,105	22%
\$1,500-1,999	1,800	3.9%
\$2,000 or more	309	0.6%
<b>Total</b>	<b>46,004</b>	<b>100.0%</b>

**Table 31 - Rent Paid**

Data Source: 2013-2017 ACS

## Housing Affordability

As defined by HUD, a rental unit is considered affordable if gross rent, including utilities, is no more than 30 percent of the household income. Meanwhile, an owner-occupied unit is considered affordable if monthly housing costs, including principal and interest, taxes, and insurance, are no more than 30 percent of the household income.

In Birmingham, housing units are generally not affordable to households earning less than the Household Area Median Family Income (HAMFI), as defined by HUD. Renter households are especially less able to afford rental units when compared to owner-occupied households. The table below illustrates the household income for renter and owner-occupied housing units. Of extremely low-income households, 37 percent are renter households, while just 14 percent are owner-occupied. Conversely, of households earning greater than the HAMFI, 18 percent are renters, while 42 percent are owner-occupied.

**Table: Household Income Distribution**

Household Income Distribution	Renter Housing Units		Owner-Occupied Housing Units	
	Number	Percent	Number	Percent
Household Income <= 30% HAMFI	18,115	37%	5,875	14%
Household Income >30% to <=50% HAMFI	9,365	19%	5,750	14%
Household Income >50% to <=80% HAMFI	8,290	17%	8,685	21%
Household Income >80% to <=100% HAMFI	3,940	8%	4,175	10%
Household Income >100% HAMFI	8,820	18%	17,465	42%
Total	48,530		41,950	

**Table 32 – Housing Affordability**

Data Source: 2012-2016 CHAS

According to 2012-2016 CHAS data, of renter households in Birmingham considered extremely low-income (households earning 30 percent or less of the Area Median Income), 74 percent are cost-burdened and 60 percent are severely cost-burdened (thus paying more than 50 percent of their income into housing). Very low-income (those earning between 30 and 50 percent of the Area Median Income) also have significant rates of the cost burden, where 63 percent experience cost burden and 24 percent are severely cost-burdened. Such figures indicate a strong need for housing that is affordable to these households.

Moreover, based on a 2018 Rental Housing Affordability report conducted by the Federal Reserve Bank of Atlanta, the Southeast, which includes Birmingham, has experienced a persistent affordable housing shortage since 2006. This loss of affordable housing has the most significant impact on lower income households. The report found that of housing units in Birmingham that are affordable and available for every 100 tenants, 37 are affordable to extremely low-income households, 81 are affordable to very low-income households, and 106 are available to low-income households. Based on this analysis, Birmingham has a shortage of 11,608 affordable and available housing units for extremely low-income households, a shortage of 5,084 affordable and available housing units for very low-income households, and a surplus of 2,131 affordable and available housing units for low-income households.

### Monthly Rent

Fair Market Rents are used to determine rent ceilings for rental units in both the HOME and ESG programs.<sup>6</sup> Maximum HOME rents do not exceed 30 percent of the adjusted income of a family whose annual income exceeds 65 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit.<sup>7</sup> The Low HOME Rent Limit for an area is 30 percent of the annual income of a family whose income equals 50 percent of the area median income,

<sup>6</sup> HUD Office of Policy Development and Research, Datasets, Fair Market Rents

<sup>7</sup> HUD Exchange, HOME Investment Partnerships Program-HOME Rent Limits

as determined by HUD.<sup>8</sup>

The HOME rent limit for efficiency, one, and two-bedroom units are the same as the fair market rent, indicating that fair market rent for these units does not create a cost burden for families earning 65 percent or above of the area median income.

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$665	\$751	\$866	\$1,163	\$1,298
High HOME Rent	\$665	\$751	\$866	\$1,113	\$1,223
Low HOME Rent	\$560	\$600	\$720	\$832	\$928

**Table 33 – Monthly Rent**

Data Source: HUD FY 2017 FMR for Birmingham-Hoover Metro Area and 2017 HOME Rent Limits

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

The supply of housing within Birmingham is not sufficient, based on the high percentage of cost burdened households and the figures published by the Federal Reserve Bank of Atlanta. As the table below shows, about 40 percent of Birmingham households are cost burdened with housing costs that exceed at least 30 percent of household income. Additionally, approximately one out of five households (21 percent) are cost burdened by greater than 50 percent.

Renter households are more severely cost burdened than owner-occupied households. Twenty-seven percent of renter households are severely cost burdened, with housing costs greater than 50 percent of household income, compared to 13 percent owner-occupied households that are severely cost burdened.

**Table 34: Housing Cost Burden, City of Birmingham, 2016**

Housing Cost Burden	Owner		Renter		Total	Percent
	Number	Percent	Number	Percent		
Cost Burden <=30%	29,810	71.1%	22,630	46.6%	52,440	58.0%
Cost Burden >30% to <=50%	6,185	14.7%	10,410	21.5%	16,595	18.3%
Cost Burden >50%	5,530	13.2%	13,250	27.3%	18,780	20.8%
Cost Burden not available	425	1.0%	2,230	4.6%	2,655	2.9%
Total	41,950	(X)	48,530	(X)	90,480	(X)

Data Source: HUD 2012-2016 CHAS Data

In general, the most common problem being experienced by owners and renters alike is the high cost of affordable, safe, healthy and sustainable housing, which results in households being cost burdened.

<sup>8</sup> [U.S. Department of Housing and Urban Development, Office of Community Planning and Development, HOME Program Rent Limits-2017](#)

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

Overall, median home values in Birmingham have been relatively stagnant since 2010, increasing just 1 percent to \$86,900 in 2017. Therefore, affordability for owner-occupied units is not expected to see significant change.

Meanwhile, median contract rent increased 16 percent from \$481 to \$559 between 2010 and 2017, while median household income increased by 4.2 percent during this period.<sup>9</sup> Considering a large proportion of renter households experience some cost burden, an increase in contract rent will likely decrease housing affordability for renters throughout Birmingham.

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

Based on 2013-2017 ACS data, the 2017 Median Contract Rent in the City of Birmingham was \$559, which is \$192 lower than the Fair Market Rent (FMR) for 1-bedroom units (\$751). Most of Birmingham's residents (54.2 percent) pay between \$500 and \$999 in rent, which is within range of Fair Market Rents for one and two-bedroom housing units.

Compared to fair market rent, the high end of HOME rent is close to FMR for zero to two-bedroom housing units. However, for three- and four-bedroom units, Fair Market Rents exceeds HOME rents, thus highlighting the growing potential gap in meeting the needs of financially vulnerable large families unable to secure a safe and affordable home on their own in the local market.

### **Discussion**

Housing costs for owner-occupied households have remained stable, while renter housing costs have significantly increased, resulting in renter households being less able to afford housing in comparison to owner-occupied households. Fair Market Rents in the Birmingham metro area and HOME rents are within range of each other, meaning that Fair Market Rents would not cause significant undue cost burden on families earning 65 percent of the Area Median Income. However, more housing is needed overall in Birmingham to accommodate all income levels comfortably. Adding more housing units to the local market will likely diminish the current trend of increasing contract rents, while home values continue to be stable.

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<sup>9</sup> U.S. Census Bureau, 2006-2010 and 2012-2016 American Community Survey, 5-Year Estimates

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

### **Introduction**

This section discusses the housing conditions of owner-occupied and rental housing within the City of Birmingham. Housing conditions include an assessment of the HUD defined selected conditions, which are discussed below, housing rehabilitation, and the risk of lead-based paint.

### **Definitions**

Selected Conditions – HUD-defined conditions that create substandard housing.

### **Condition of Units**

According to the ACS, the variable “Selected Conditions” is defined for owner- and renter-occupied housing units as having at least one of the following conditions:

1. Lacking complete plumbing facilities,
2. Lacking complete kitchen facilities,
3. With 1.01 or more occupants per room,
4. Selected monthly owner costs as a percentage of household income greater than 30 percent, and
5. Gross rent as a percentage of household income greater than 30 percent.

Selected conditions provide information in assessing the quality of the housing inventory and its occupants. The data is used to identify those homes in which the quality of living and housing can be considered substandard.<sup>10</sup>

The following table indicates the proportion of owner and renter housing units that experience housing conditions as defined above. Most of Birmingham’s housing, both owner and renter-occupied housing do not have any of the selected conditions. Approximately 72 percent of owner units and 50 percent of renter units do not have any housing conditions, while 27 percent of owner units and 48 percent of renter units experience at least one housing condition. Housing units that have two selected conditions comprise one percent for owner units and two percent for renter housing units.

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<sup>10</sup> American Community Survey and Puerto Rico Community Survey 2017 Subject Definitions

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected condition	11,256	27%	23,360	48%
With two selected conditions	271	1%	956	2%
With three selected conditions	17	0%	46	0%
With four selected conditions	0	0%	0	0%
No selected conditions	29,994	72%	24,249	50%
<b>Total</b>	<b>41,538</b>	<b>100%</b>	<b>48,611</b>	<b>100%</b>

**Table 35 - Condition of Units**

Data Source: 2013-2017 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,633	6%	6,618	14%
1980-1999	4,833	12%	9,803	20%
1950-1979	21,910	53%	22,668	47%
Before 1950	12,162	29%	9,522	20%
<b>Total</b>	<b>41,538</b>	<b>100%</b>	<b>48,611</b>	<b>100%</b>

**Table 36 – Year Unit Built**

Data Source: 2013-2017 ACS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	34,720	82%	32,190	66%
Housing Units built before 1980 with children present	3,204	8%	725	2%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2013-2017 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

Data on vacant and abandoned buildings is being collected citywide as part of the City's Framework Planning processes (2014-present). The City of Birmingham does not maintain data on abandoned buildings suitability for rehabilitation or real estate owned properties.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	5,926	2,481	8,407
Abandoned Vacant Units	3,536	2,055	5,591
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

**Table 38 - Vacant Units**

**NOTE:** *The data was collected over the past several years by windshield surveys. It is not to be taken as absolutely accurate data. This data has been collected for a large percentage of the City but not the entire City.*

**Need for Owner and Rental Rehabilitation**

Although few of Birmingham’s housing has any of the four selected housing conditions, given the age of Birmingham’s housing stock, where 82 percent of owner housing units and 66 percent of renter housing were constructed before 1980, owner and rental rehabilitation would generally be needed throughout the city as housing units continue to age and repairs appear.

**Estimated Number of Housing Units Occupied by Low- and Moderate-Income Families with Lead-Based Paint (LBP) Hazards**

Lead paint in residential units was banned in 1978. Therefore, housing units built before 1979 are at a high risk of having lead paint. Using ACS data, an estimate of the number of housing units that could potentially have lead-based paint can be calculated.

Of Birmingham’s 90,149 households, 66,262 or about 74 percent were built before 1980. Out of owner-occupied households, 82 percent were built before 1980, while 66 percent of renter-occupied households were built before 1980.

**Discussion**

Most of Birmingham's owner-occupied housing is in decent condition, with 72 percent having none of the HUD selected conditions. Rental housing, however, may need rehabilitation, as 48 percent have at least one housing condition. In addition, given the age of Birmingham's housing stock, where about 74 percent were built before 1980, there is a high risk of lead-based paint within housing units. In December 2018, the City received a HUD grant of \$4.1 million to protect children and families from lead-based paint and home health hazards. With this funding, the City of Birmingham implemented the Lead Hazard Reduction Demonstration Program to clean up dangerous lead in low-income housing.

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

### Introduction

The Housing Authority of the Birmingham District is a Public Housing Agency in Birmingham that participates in the Section 8 Housing Choice Voucher (HCV), Public Housing, Veteran Affairs Supportive Housing (VASH), and Section 8 Project-Based Voucher (PBV) programs. The mission of the HABD is to be “the leader in making available excellent, affordable housing for low- and moderate-income through effective management and the wise stewardship of public funds.”

The Birmingham Housing Authority serves over 9,200 households in the City between traditional public housing developments and tenant-based and project-based housing vouchers. The average income of households in public housing is \$8,813, while it is slightly higher for voucher holders at \$10,640. Between vouchers and public housing units, the Housing Authority serves about 900 elderly residents of Birmingham.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	25	4,187	4,578	20	4,508	45	0	0
# of accessible units									

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

**Table 39 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

### Describe the supply of public housing developments:

Based on feedback provided by the Birmingham Public Housing Authority, efforts continue to meet the needs of low-income residents, families with children, the elderly, and persons with disabilities through the housing opportunities offered through their programs. From a supply perspective, HABD continues to participate in HUD’s Rental Assistance Demonstration (RAD) program, which at its core allows for capital improvement to the existing publicly-assisted housing stock and for the continued supply of public housing for years to come.

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

HUD’s Public Housing Assessment System (PHAS) is used to evaluate how well public housing authorities manage their low-rent housing programs. According to data published by HUD.gov, the most recent PHAS assessment for the Housing Authority of the Birmingham District was in 2018, in which it received a passing score and was designated as Standard Performer, meaning it received passing scores in every category. These categories are described in the table below:

**Table: Birmingham Housing Authority PHAS Score, 2019**

Physical Condition	26/40
Financial Condition	15/25
Management Operations	21/25
Capital Fund	10/10
Total Score	72/100

**Data Source:** HUD Public Housing Assessment System, 2019

HABD has over 4,000 public housing units spread across 14 housing communities in the City. These housing units serve all types of households including elderly, small family, large family, and disabled households. The table below indicates the current assessment score (when available) for each development.

## Public Housing Condition

Development Name	Inspection Score
Charles P Marks Village	41
Collegeville Center	69
Cooper Green Homes	83
Elyton Village	54
Glenbrook At Oxmoor-Hope VI Phase I	84
Joseph H Loveman Village	33
Mason City I	93
Mason City III	87
Mason City IV	99
Morton Simpson Village	57
North Birmingham Homes	51
Park Place	64
Park Place II	68
Park Place III	92
Ralph Kimbrough Homes	67
Roosevelt City	57
Russell B Harris Homes	89
Smithfield Court	84
Southtown	53
Tom Brown Village	65
Tuxedo Terrace II	82
Tuxedo Terrace Phase I	86
Tuxedo Terrace Phase II	90
Tuxedo Terrace/Hope Iv-Phase I	80
Tuxedo Trace III	92

**Table 40 - Public Housing Condition, as of March 2019**

**Data Source:** HUD Office of Policy Development, Physical Inspection Scores

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

There is an ongoing need for general restoration and revitalization needs of public housing units in Birmingham. The current needs are clearly described in the agency's Capital Expenditure Budget.

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

Part of the Housing Authority of Birmingham District's (HABD) mission is to improve the living environment of low- and moderate-income residents in public housing. HABD provides community development and social service resources to residents and maintains an active database of all service providers in Birmingham who provide relevant services to residents.

**Discussion:**

There are units in need of renovation and units that are severely distressed at the above discussed public housing neighborhoods which need demolition, disposition, and redevelopment. There is no doubt that redevelopment of these public housing sites will help to make housing affordable and more accessible for low and moderate-income households.

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

### **Introduction**

The City of Birmingham supports a broad-based coalition of homeless providers in the Birmingham metropolitan area. The City's aim is to make services to the homeless effective, and it is essential to identify and promote a coalition organization that can lead the effort toward managing a comprehensive continuum of care. One Roof, a non-profit organization, is the designated lead coordinating agency regarding the implementation of the City's continuum of care, with the primary goal of identifying and eliminating gaps in service, developing a community-wide service plan and assisting with the application for funds annually. One Roof comprises approximately 30 service providers (Continuum of Care) that work to meet the needs of the homeless population in the Birmingham metropolitan area, which includes: Jefferson, Shelby, St. Clair, and Blount counties. One Roof membership includes the following shelters and service agencies:

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

- Shelby County Commission
- Shelby Emergency Assistance
- TAKE
- Three Hots and a Cot
- Travelers Aid of Greater Birmingham
- Urban Ministry
- Veterans Administration
- Volunteer Lawyers Birmingham
- Youth Towers
- YWCA of Central Alabama

### **Facilities and Housing Targeted to Homeless Households**

According to the Homeless Shelter Directory, a free website that provides a directory of shelters that provide assistance to the homeless, as of 2018, there are 25 homeless shelters in or near Birmingham. Homeless services provided within the Birmingham metropolitan area CoC include emergency shelter beds, voucher/seasonal/overflow beds, transitional housing bed, and permanent supportive housing. Based on HUD’s 2019 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, Birmingham’s CoC 516 emergency shelter beds, 40 voucher/seasonal/overflow beds, 277 transitional housing beds, and 1,846 permanent supportive housing, including 106 rapid re-housing units. Within these facilities, some are targeted for families, children, veterans, and the chronically homeless.

Across Birmingham, there are shelters that are targeted to women, men, and youth. As reported in “Bham Now” in December 2018, the recently constructed Firehouse homeless shelter in downtown Birmingham meets the food, shelter, and clothing needs of the homeless men in the Birmingham-metro area. The shelter houses 213 persons nightly and serves over 300 men each day, providing meals, clothing, addiction recovery, legal counsel, or transportation. The Firehouse Shelter is also the only shelter that does not have a specific time limit on the length of stay. Moreover, Hope House Residential Youth Shelter focuses on the needs of youths ages 12 to 17 providing 24-hour access for youth in crisis. Services are designed to assist youth and their families in identifying and resolving conflict, strengthening family relationships, and reuniting youth with their families when possible. Lastly, as of 2020, AIDS Alabama is completing its Way Station project, which will provide 20 beds for emergency accommodations and a transitional living program for an up to two-year stay for older youth, thus providing supportive programs to 16- to 24-year-olds in the area.

Table 38 highlights the availability of different types of housing facilities per targeted population. The total number of beds reflects all the beds available for the targeted groups, which in some cases may overlap depending on the facility.

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	182	0	97	484	0
Households with Only Adults	322	0	180	1,256	0
Chronically Homeless Households	0	0	0	210	0
Veterans	74	0	0	545	0
Unaccompanied Youth	12	0	20	0	0
<b>Total</b>	<b>516</b>	<b>40</b>	<b>277</b>	<b>1,740</b>	<b>0</b>

**Table 41 - Facilities and Housing Targeted to Homeless Households**

**Data Source:** HUD 2019 Birmingham/Jefferson, St. Clair, Shelby Counties Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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

The City of Birmingham uses a suite of mainstream services to supplement services targeted to homeless persons. Services are delivered by non-profits, service organizations, and other City partners. The services provided are described below.

*Housing and Shelter Assistance*

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

*Other Services and Assistance*

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

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

There are many organizations and homeless shelters that provide services and facilities in Birmingham and its surrounding cities. As described by the Homeless Shelter Directory, local agencies provide life skills training, meals, recovery programs, learning centers, thrift stores, career readiness, counseling, job placement assistance, transportation assistance, monthly medical clinic, substance abuse treatment, and other services to homeless individuals and families. Services to specific populations are described below.

#### Chronically Homeless Individuals and Families

- First Light Women Children Shelter and Services provides permanent housing for chronically homeless women.
- Firehouse Shelter provides overnight shelter and day program for adult homeless men.
- As of 2019, within Birmingham, there are 210 permanent supportive housing beds for chronically homeless persons.

#### Families with Children

- Bridge Ministries provides services to families with children include temporary motel lodging for families with children when all other shelters are full. Additional services include financial assistance from shelter to housing, emergency services that include meals, clothing, shower and laundry facilities, and case management services.
- YWCA Interfaith Hospitality House serves two-parent families experiencing homelessness with case management to assist the family into permanent housing. The facility offers furnished two-bedroom suites with shared common areas, and three meals each day while families remain in the program.
- Beds for families with children comprise 182 emergency shelter beds, 97 transitional housing beds, and 484 permanent supportive housing beds.

#### Veterans

- Priority Veteran Birmingham serves veterans and their family members by assisting low-income, homeless or at-risk veteran families with obtaining permanent stable housing, VA benefits, federal and/or state benefits, community-based resources, employment training, employment, and housing-related issues, such as advocacy in landlord/tenant disputes and rent/utility

arrearages, temporary financial assistance deposits, rent assistance, moving costs, general housing supplies, and utility assistance.

- Beds available to veterans in the Birmingham metro area include 74 year-round emergency shelter beds and 575 permanent supportive housing beds, including 29 rapid re-housing units.

#### Unaccompanied Youth

- Hope House Residential Youth Shelter, operated by Family Connection, assists youth and their families in identifying and resolving conflict, strengthening family relationships, avoiding family dissolution, and reuniting youth with their families or into safe and appropriate long-term housing solutions.
- Beds for unaccompanied youth comprise 12 year-round emergency shelter beds and 20 transitional housing beds.

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

### Introduction

Many residents of Birmingham face homelessness, or the risk of becoming homeless, each year. As one of the main recipients of homelessness assistance funding, the City administers the ESG and HOPWA programs to meet the special needs and services for communities in the area. The following section describes the conditions of such special needs, services, and facilities within Birmingham.

### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
Tenant Based Rental Assistance (TBRA)	39
Permanent Housing (PH) in facilities	67
Short Term Rent, Mortgage Utility Assistance	24
Short Term (ST) or Transitional Housing (TH) facilities	33
Permanent Housing (PH) placement services	0

Table 42– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

#### Elderly and Frail Elderly

Based on HUD's 2018 Public Housing Resident Characteristics Report, about 12 percent of public housing residents in Birmingham were 62 in older, one percent of that population was in fact 82 and older. Moreover, according to the database Seniorhousing.net, as of 2020, there are approximately ten assisted living communities in Birmingham. Assisted living facilities allow senior citizens to maintain independence, while having professional assistance on hand to assist with certain tasks.

#### Persons with HIV/AIDS

In Birmingham, AIDS Alabama is the primary organization that serves persons who are diagnosed with HIV/AIDS and are low income. HOPWA funds allocated by HUD are administered through AIDS Alabama, which offers several housing options for people living with HIV/AIDS and their families, as well as people who are homeless regardless of their HIV status. Programs for individuals and families include:

- Rectory
- JASPER House
- Permanent Housing
- Permanent Supportive Housing
- Rapid Rehousing
- Rental Assistance
- Rural Housing
- Shelter Plus Care

Based on the 2018 CAPER, AIDS Alabama assisted 515 households using HOPWA funds. Moreover, the 2018 HOPWA Beneficiary Verification Worksheet reveals that 46 percent of the individuals served were 51 or older, thus highlighting the continued care necessary for the population. Moreover, 3 percent of individuals served by HOPWA were transgender, thus highlighted the need to adequately meet the housing and supportive service needs of this population.

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

A systematic approach to developing the structure and key processes of the discharge planning system is critical in ensuring the quality of care and maximizing organizational effectiveness. State policy prohibits the discharge of clients into homelessness: The Alabama Department of Mental Health (DMH) policy for state facilities is that discharge planning is done by caseworkers with consumer involvement and input. Patients are discharged to family, certified group homes or permitted boarding homes ONLY. None of these housing types is HUD CoC funded. Clinical decisions dictating supervised placement are followed up with a caseworker visit to the placement. Patients are not discharged into homelessness or into any HUD CoC funded program. This protocol is understood and agreed to by the Continuum and the State DMH. Jefferson Blount St. Clair Mental Health Authority, a participating member of the CoC, runs many of the group homes to which consumers are discharged.

According to the Alabama State Board Of Health Alabama Department Of Public Health Chapter 420-5-10, when a facility anticipates discharge, they must notify the resident, consult the resident’s physician, and notify the legal representative or interested family member immediately when the facility decides to discharge a resident. (420-5-10-.05).

When discharged, a resident must have a discharge summary. This final summary must be available for release to authorized persons and agencies with the consent of the resident or legal representative at the time of the resident’s discharge. A post-discharge plan of care, developed with the participation of the resident and his or her family, to assist the resident in adjusting to his or her new living environment is included in the discharge summary. A facility must provide sufficient preparation and orientation to residents to ensure safe and orderly transfer or discharge from the facility.

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

The City of Birmingham, in its attempts to address the community’s housing needs, has also given consideration to the supportive housing needs of several groups:

- Elderly, frail elderly,
- Persons with disabilities (including mental, physical, and developmental),
- Alcohol and substance abusers
- Persons with hiv/aids and their families as well as
- Victims of domestic violence.

Individuals who fall into these groups are not always homeless, but they do require specific types of housing that may be connected to supportive services. A careful examination and discussion of the housing needs for these sub-populations must occur if the City is going to be comprehensive in its approach to addressing the housing needs of all its citizens. The individuals who fall into these categories are often least able to advocate for themselves and often struggle just to maintain their existence because of the challenges that often confront them.

### **Elderly and Frail Elderly Persons**

The City's focus must continue to be on insuring that an adequate number of decent, safe, and affordable housing units are available. In addition to retirement homes and independent living facilities, investments in assisted living units and nursing homes are a priority.

### **Persons with Disabilities**

Priority will be given to developing new housing choices for this segment of the community consistent with the City's policy to ensure that persons with disabilities can enjoy all city services, activities, and programs on an equal basis.

### **Alcohol and Substance Abusers**

The City will continue to invest in substance abuse and treatment facilities in Birmingham to provide quality treatment and/or residential programs and services this population of residents.

### **Persons with HIV/AIDS and their Families**

The City will continue to strengthen its partnership with AIDS Alabama, a nonprofit organization, offers services to persons living with HIV disease and to those concerned about HIV transmission with a clear focus on provision of housing. AIDS Alabama devotes its energy and resources statewide to help people with AIDS live healthy, independent lives and to help prevent the spread of HIV. Through AIDS Alabama persons living with HIV can access housing, rental assistance, financial assistance, and a variety of other supportive services. AIDS Alabama operates the U. S. Department of Housing and Urban Development (HUD) Housing Opportunities for Person with AIDS (HOPWA) formula grants for both the City of Birmingham and State of Alabama.

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

As the lead agency of HOPWA, AIDS Alabama devotes its energy and resources to helping people with HIV/AIDS live healthy, independent lives and works to prevent the spread of HIV. Through the City of Birmingham, AIDS Alabama uses its HOPWA funding for the following programs: rental assistance,

supportive services (including case management and transportation), resource identification, and continued operation of existing housing within the City of Birmingham and the Birmingham-Hoover Metropolitan Statistical Area.

AIDS Alabama provides a spectrum of decent, safe, and affordable housing for low-income persons living with HIV disease. Housing ranges from emergency housing, which provides short-term housing and intensive case management, to a service-enriched permanent housing facility that is available for dually diagnosed persons living with HIV and a severe mental illness. AIDS Alabama provided supportive services to 515 unduplicated individuals between July 1, 2018, and June 30, 2019. Homeless prevention services were provided in the form of Short-Term Mortgage, Rental, and Utility Assistance (STRMU), Tenant-Based Rental Assistance (TBRA), and Project-Based Rental Assistance (PBRA) to 163 unduplicated households.

Alabama maintains a waiting list for housing vacancies, as well as for Tenant-Based Rental Assistance (TBRA). Through a referral system, which includes collaborations with the local Continuum of Care, other local AIDS Service Organizations, clinics, and other service providers, AIDS Alabama connects eligible clients with housing availabilities. If there are no current vacancies, the client is added to a waiting list until a unit is available or is referred to another affordable housing provider if eligible. The TBRA waiting list is managed in much the same way. As of 2019, there were 40 Birmingham-area households awaiting placement on the TBRA program. This waiting list, as well as all HOPWA funding, is monitored monthly and will be modified as needed.

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

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

The City of Birmingham’s 2020 Analysis of Impediments to Fair Housing Choice identified the following barriers to fair and affordable housing in the jurisdiction:

**Affordable Housing:** Lack of affordable housing units available to low-income residents, families, and other protected classes.

**Housing Quality:** Available affordable housing stock is aging, while new housing production has not met the affordability or accessibility needs of low-income residents, older residents, persons with disabilities, and other protected classes.

**Inequitable Community Development:** Lower wages, access to equitable transit, and inadequate educational opportunities for communities of color and protected classes impact housing stability, social mobility, and potential displacement.

**Social and Environmental Justice:** Persistent social justice and environmental concerns for low income and minority neighborhoods hinder fair housing protections and access to greater social opportunities.

**Home Lending Disparities:** Low income and protected classes lack equitable access to home lending opportunities and market capital.

**Local Policies:** Some land use, zoning, and building code policies, such as site selection, limits on alternative housing, minimum floor space requirements, and a lack of a local accessibility building code, may create additional hurdles to housing choice and access for protected classes.

**Reasonable Accommodation:** A lack of a reasonable accommodation protocol in the local zoning code creates ambiguity and potential housing access barriers for persons with disabilities.

**Fair Housing Education and Enforcement:** A lack of community awareness of fair housing protections limit the impact of fair housing education and outreach efforts.

**Segregation:** Historic segregation patterns and current concentrations of poverty continue to disproportionately impact communities of color and protected classes.

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

### **Introduction**

Birmingham's education and health care sectors represent the largest percentage of jobs and workers in the city. Other major employers are arts, entertainment, accommodations, and retail trade. The largest occupational category is management, business, science, and arts occupations, indicating a mix of jobs by skill and wage level throughout the city.

Residents are becoming more educated as younger generations of Birmingham residents are earning bachelor's, graduate or professional degrees at a higher rate. However, most residents (55 percent) are high school graduates or some college with no degree. Local economic development initiatives are looking to attract and support businesses in life sciences, advanced manufacturing, and technology firms, which will need an educated workforce to meet the needs of employers.

While the Business Activity table below indicates that there are more jobs than workers in many business sectors, Birmingham's unemployment rate for the population over 16 is 10.7 percent, over 3 points higher than Alabama's unemployment rate of 7.4 percent.<sup>11</sup> Based on the data provided below, the high unemployment rate indicates a mismatch between workers and businesses due to skills, pay, or a lack of pathways to achieve employment.

The City of Birmingham's residents are more likely to be represented in lower-wage occupations and less likely to be represented in higher-wage occupations. Educational attainment among Birmingham residents is lower than in other cities at both the regional and national levels. Lower educational attainment and employment levels have contributed to income disparities between Birmingham residents and their peers at the regional and national levels. Birmingham households earn considerably lower incomes and experience higher poverty rates. Among Birmingham residents, the non-White population earns considerably less income and experiences higher poverty rates than whites. Occupations of Birmingham residents vary significantly by race and ethnicity. Whites tend to be much more heavily represented in management and professional occupations than other racial and ethnic groups.

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<sup>11</sup> 2013-2017 ACS

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	260	116	0.3%	0.1%	-0.2%
Arts, Entertainment, Accommodations	10,943	13,989	11.8%	8.9%	-2.9%
Construction	3,969	7,148	4.3%	4.5%	0.3%
Education and Health Care Services	24,753	52,978	26.6%	33.6%	7.1%
Finance, Insurance, and Real Estate	6,869	15,414	7.4%	9.8%	2.4%
Information	2,320	2,139	2.5%	1.4%	-1.1%
Manufacturing	7,811	11,483	8.4%	7.3%	-1.1%
Other Services	4,989	4,031	5.4%	2.6%	-2.8%
Professional, Scientific, Management Services	9,773	13,605	10.5%	8.6%	-1.9%
Public Administration	3,609	8,482	3.9%	5.4%	1.5%
Retail Trade	10,756	12,093	11.5%	7.7%	-3.9%
Transportation and Warehousing	4,752	6,371	5.1%	4.0%	-1.1%
Wholesale Trade	2,325	9,686	2.5%	6.1%	3.7%
Total	93,129	157,535	(X)	(X)	(X)

**Table 43 - Business Activity**

**Data** 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	104,332
Civilian Employed Population 16 years and over	93,129
Unemployment Rate	10.7
Unemployment Rate for Ages 16-24	12.3
Unemployment Rate for Ages 25-65	8.1

**Table 44 - Labor Force**

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business, science, and arts occupations	30,377
Farming, fisheries and forestry occupations	61
Service Occupations	21,117
Sales and office occupations	23,425
Natural resources, construction, and maintenance occupations	5,708
Production, transportation and material moving occupations	12,502

**Table 45 – Occupations by Sector**

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	66,410	74%
30-59 Minutes	19,440	22%
60 or More Minutes	3,351	4%
<b>Total</b>	<b>89,201</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2013-2017 ACS

## Education:

Educational Attainment by Employment Status (Population 25 to 64 Years)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,103	1,461	6,654
High school graduate (includes equivalency)	18,389	2,745	10,945
Some college or Associate's degree	24,866	2,873	10,372
Bachelor's degree or higher	25,351	863	4,466

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	397	725	784	1,423	2,163
9th to 12th grade, no diploma	2,512	3,671	2,262	5,353	4,036
High school graduate, GED, or alternative	6,646	9,785	6,820	15,474	9,052
Some college, no degree	11,052	7,770	5,754	14,587	6,043
Associate's degree	876	2,395	2,308	5,319	1,623
Bachelor's degree	3,126	8,056	3,881	8,283	3,189
Graduate or professional degree	183	4,006	2,423	4,093	3,217

**Table 48 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$16,752
High school graduate (includes equivalency)	\$22,032
Some college or Associate's degree	\$25,764
Bachelor's degree	\$41,821
Graduate or professional degree	\$52,168

**Table 49 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

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

The major employment sectors in Birmingham are largely service-based and include education and healthcare services, arts, entertainment, accommodations, and retail trade. Local schools and healthcare entities are the primary employers in Birmingham. Education and health care services account for the largest percentage of workers (26.6 percent) and jobs (33.6 percent) within Birmingham. Jobs in the education sector range from teachers assistants that make a national median income of \$27,640 annually to administrators that make a national median income of \$95,400 annually.<sup>12</sup> The health care services sector also contains a varied set of jobs that range from home health aids that make

<sup>12</sup> U.S. Bureau of Labor Statistics. Industries at a Glance: Education and Health Services: NAICS 61. <https://www.bls.gov/iag/tgs/iag65.htm>

a national median of \$25,190 annually, to medical and health services managers that make a national median of \$96,880 annually.<sup>13</sup>

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

Younger generations of Birmingham residents are becoming more educated than past generations. Residents 25 to 44 are more likely to have a bachelor's, graduate or professional degree than those 45 to 65 at 30.3 percent and 22.7 percent, respectively. Although the community is home to a younger demographic with more education, the majority of residents (55 percent) are high school graduates or some college with no degree. As Birmingham and the region work to attract life sciences, advanced manufacturing, and technology firms, initiatives to support a high level of education among residents has the potential to attract these firms and increase the pay and quality of life for Birmingham residents.

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

The Birmingham Business Alliance announced a new mission and approach to economic development in December of 2019. Informed by the *Building It Together* report, the strategy for the seven-county region will focus on life sciences, advanced manufacturing, and technology as key drivers for the local economy.<sup>14</sup> As the Birmingham Business Alliance works to attract new businesses in this sector, the local workforce will need additional training in areas such as IT and engineering.

The University of Alabama at Birmingham will continue to grow into the next planning period. Recent additions to the campus include University Hall, the College of Arts and Sciences building, and an ROTC training facility. Plans are underway for a new space for the UAB Honors College (May 2020), Residence Hall 2020 (Fall 2020), Technology Innovation Center (early 2021), and planning is underway for a Science and Engineering Complex.<sup>15</sup> These investments have the potential to draw additional students, further expanding the percentage of residents with higher education. Additionally, strong education institutions are a key component of local economic development and business retention. Another result of the expansion will be the need for construction workers. According to Table 40 – Business Activity, there are more construction jobs than employees. There may be an opportunity for the City of Birmingham to assist local contractors and train residents in helping fill the gap between supply and demand in the local construction industry.

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<sup>13</sup> U.S. Bureau of Labor Statistics. Industries at a Glance: Health Care and Social Assistance: NAICS 62. <https://www.bls.gov/iag/tgs/iag62.htm>

<sup>14</sup> Birmingham Business Alliance. 2019. Building It Together. <https://buildingittogether.com/wp-content/uploads/2018/06/Building-it-Together-Report.pdf>

<sup>15</sup> Herfurth, Haley. UAB Reporter. 2019. Six new buildings that will transform campus in coming years. <https://www.uab.edu/reporter/campus/campus-news/item/8778-6-new-buildings-that-will-transform-campus-in-coming-years>

The 2021 World Games will be held in Birmingham for over ten days in July 2021. According to the official website of the games, 3,600 international athletes will participate in 34 sports over the course of the event. There will be opportunities for local vendors to provide services for the event, including transportation services, event production, security, promotional items, merchandise, sports equipment, food service, technology, printing, medical supplies, event equipment, waste removal, and construction services. Supplier workshops are being held to inform the community of opportunities to participate in the estimated \$256 million in economic impact associated with the event.<sup>16</sup> Overall, the World Games will provide tourism and marketing opportunities for the city as well to promote local businesses and draw new and returning visitors that may provide growth to the retail and tourism sectors.

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

There is a need for additional experienced workers and managers in Birmingham, according to the *Building It Together* report released by the Birmingham Business Alliance. Current employers find it difficult to find qualified candidates for managerial jobs and positions that require the ability to “wear many hats.”<sup>17</sup> The current workforce tends to fall into lower-wage jobs. Approximately 42 percent of the workforce is without any post-high school education, college, or professional degree, making it more difficult to compete for jobs requiring higher education and technical skills, such as scientists, engineers, and managers across multiple industries.

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

**Birmingham Promise**

Birmingham Promise provides tuition assistance and apprentices for students that attend Birmingham City Schools. Beginning with the Class of 2020, graduates can apply to received tuition assistance to attend any two or four years higher education institutions in Alabama. In addition to providing local students with support as they enter higher learning, the program may increase enrollment and state funding, lead to higher graduation rates, reduce racial disparities in student success, and draw families to Birmingham. Additionally, the program seeks to help graduates prepare to meet the needs of the local business community.<sup>18</sup>

**Jefferson County Workforce Initiatives**

Birmingham’s residents are served by the Central Alabama Partnership for Training and Employment (CAPTE). The Community Services and Workforce Development Department in Jefferson County is an

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<sup>16</sup> <https://theworldgames2021.com/>

<sup>17</sup> Birmingham Business Alliance. 2019. Building It Together. <https://buildingittogether.com/wp-content/uploads/2018/06/Building-it-Together-Report.pdf>

<sup>18</sup> <https://www.birminghampromise.org/>

administrator of CAPTE, which covers the six-county Central Alabama region. The following is a summary of initiatives carried out by CAPTE.

- **ADULT PROGRAM**— Adults, 18 years and older are eligible for core services outreach, job search and placement assistance, and labor market information. Intensive services are available to those who have been unable to find employment and includes comprehensive assessments, counseling and development of individual employment plans and career planning. Training services to those that qualify include both occupational training and training in basic skills. Approved participants use an Individual Training Account (ITA) to select an appropriate training program from a qualified training provider. Priority for intensive training service is given to recipients of public assistance, veterans and other low-income individuals where funds are limited.
- **DISLOCATED WORKER PROGRAM**— Generally a dislocated worker is an individual (aged 18 and up) who has been terminated or laid off (through no fault of their own); has received a notice of termination or layoff from employment; is eligible for or has exhausted unemployment insurance; was self-employed but is unemployed as a result of general economic conditions in the community or because of a natural disaster; or is a displaced homemaker who is no longer supported by another family member. This individual is eligible for the same services as presented in the Adult Program (Core Services—Intensive Services— and Training Services).
- **YOUTH PROGRAMS**— The Youth Program provides education, training and employment opportunities for low-income youth. Services are tailored to meet the needs of the individual and may include tutoring; study skills training and instruction leading to completion of secondary school; dropout prevention strategies; alternative school services; summer employment opportunities linked to academic and occupational learning; paid and unpaid work experience to include job shadowing and internships; occupational skills training such as vocational classes or On-The-Job training (OJT); leadership development opportunities; supportive services such as transportation and child care; adult mentoring; follow-up services to help individuals who have completed the program; and guidance and counseling.
- **INCUMBENT WORKER PROGRAM**— The Incumbent Worker Training Program provides financial assistance to qualifying Alabama for-profit companies to provide skills training to full-time, permanent company workers. Training must be a business necessity that will enhance the companies' abilities to compete in global economies, expand present markets, and help ensure the permanency of the business in Alabama. For workers, the training will upgrade present work skills, heighten job security, provide marketable skills, and increase the possibility of higher wages and promotional opportunities. The JCWIA staff administers, monitors, evaluates, and provides fiscal and agreement compliance assistance during the training process. The maximum funding award for training projects is \$50,000 and the initial agreement duration may not exceed twelve months.
- **RAPID RESPONSE**— (Worker Adjustment & Retraining Notification Act—WARN Act) This program provides services to employers with employees facing upcoming layoffs— 60-day advance notice of plant closings/mass layoffs. Rapid Response provides a quick response to

upcoming layoffs; helps in conducting an orderly shutdown; pre-layoff services designed to help employees shorten their transition time; provides information to employees about alternative employment or training opportunities; provides assistance with Unemployment Insurance and Workers' Compensation; and provides assistance with coordination of services for employees with the Workforce Investment Board and One-Stop Career Center.

- ON-THE-JOB TRAINING (OJT) PROGRAMS— The OJT program provides training to individuals unskilled or lacking adequate job skills. Individuals are placed in occupations that will enhance their prospects for long-term employment and lead to self-sufficiency. Individuals are paid the same wage as other entry-level employees in the same occupation. Employers may receive up to 50% reimbursement of the employee's wages while they train. Employers must be an established business with workers' compensation insurance.

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

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

The Regional Planning Commission of Greater Birmingham (RPCGB) completed an update to the region's Comprehensive Economic Development Strategy (CEDS) in 2019.<sup>19</sup> The update provides progress on the vision and goals outlined in the 2017 CEDS, which include a well-marketed region that fosters partnerships that promote growth and stability while retaining an ample employment-ready workforce, heavily invested leadership, and an infrastructure network that is both highly connective and visible.

As a component of the overarching CEDS, the RPCGB is leading the development of nine Neighborhood Framework Plans. Neighborhood Framework Plans encourage City Planners and the RPCGB to develop long term expertise and relationships with neighborhoods. The plans focus on the City's vision for the future and provide a framework for guiding public and private investments. Five have been adopted, two are nearing completion, and two will get underway in the next two years.

RPCGB also collaborates with local entities such as the Innovation Depot and Create Birmingham as part of the CEDS to encourage startup and small business development.

The City of Birmingham is continuing to develop Neighborhood Framework Plans in partnership with the Regional Planning Commission of Greater Birmingham. As noted in the previous section, the plans focus on the City's vision for the future and provide a framework for guiding public and private investments. Currently a draft of the Northside Southside Framework Plan is available for review. These plans are subsets of the City of Birmingham Comprehensive Plan and seek to develop specific neighborhood-level recommendations to support the vision of the Comprehensive Plan.

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<sup>19</sup> Regional Planning Commission of Greater Birmingham. 2019. Comprehensive Economic Development Strategy. <https://static1.squarespace.com/static/5bfc5ef3f93fd4e73b6c10fa/t/5ddc14b8bfdeb16a6e960b67/1574704313129/CEDS+Annual+Update-2019.pdf>

Additionally, the City of Birmingham's Department of Innovation and Economic Opportunity (IEO) has established a 21-member Small Business Council (SBC) to serve as an advisory committee to the Mayor and IEO staff. The SBC will focus on guiding the city's support of women-, minority-owned and disadvantaged business enterprises.

### **Discussion**

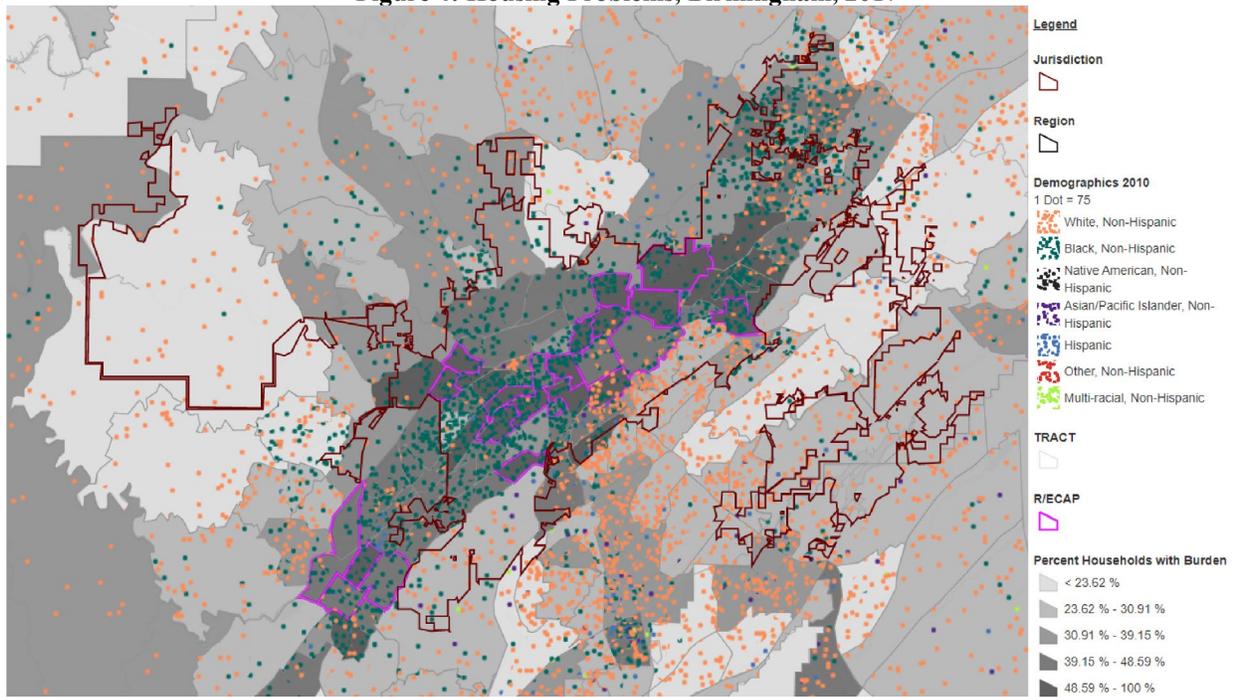
The City of Birmingham will continue to work in tandem with regional entities such as the Birmingham Business Alliance, Regional Planning Commission of Greater Birmingham, and Jefferson County to support a well-educated workforce that has access to training. Workforce and economic development efforts will focus on bridging gaps between the existing skills of the workforce and the needs of existing and potential employers. The City of Birmingham will continue to focus on education, youth programs, training, and local economic development efforts to support the regional economy.

## MA-50 Needs and Market Analysis Discussion

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

As presented in the figure below, census tracts in the peripheries of downtown and those that correlate with Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) are the areas of the city experiencing the highest concentrations of housing problems. Concentration, in this case, is defined as areas where poverty, higher proportions of non-White communities, and housing costs exceeding 30 percent of a household's monthly income coalesce into proportions higher than the jurisdiction as a whole.

**Figure 4: Housing Problems, Birmingham, 2017**



**Data Source:** HUD Affirmatively Furthering Fair Housing Data and Mapping Tool AFFHT0003 Map 6 - Housing Problems

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

HUD provides three approaches to defining racial or ethnic minority concentrations:

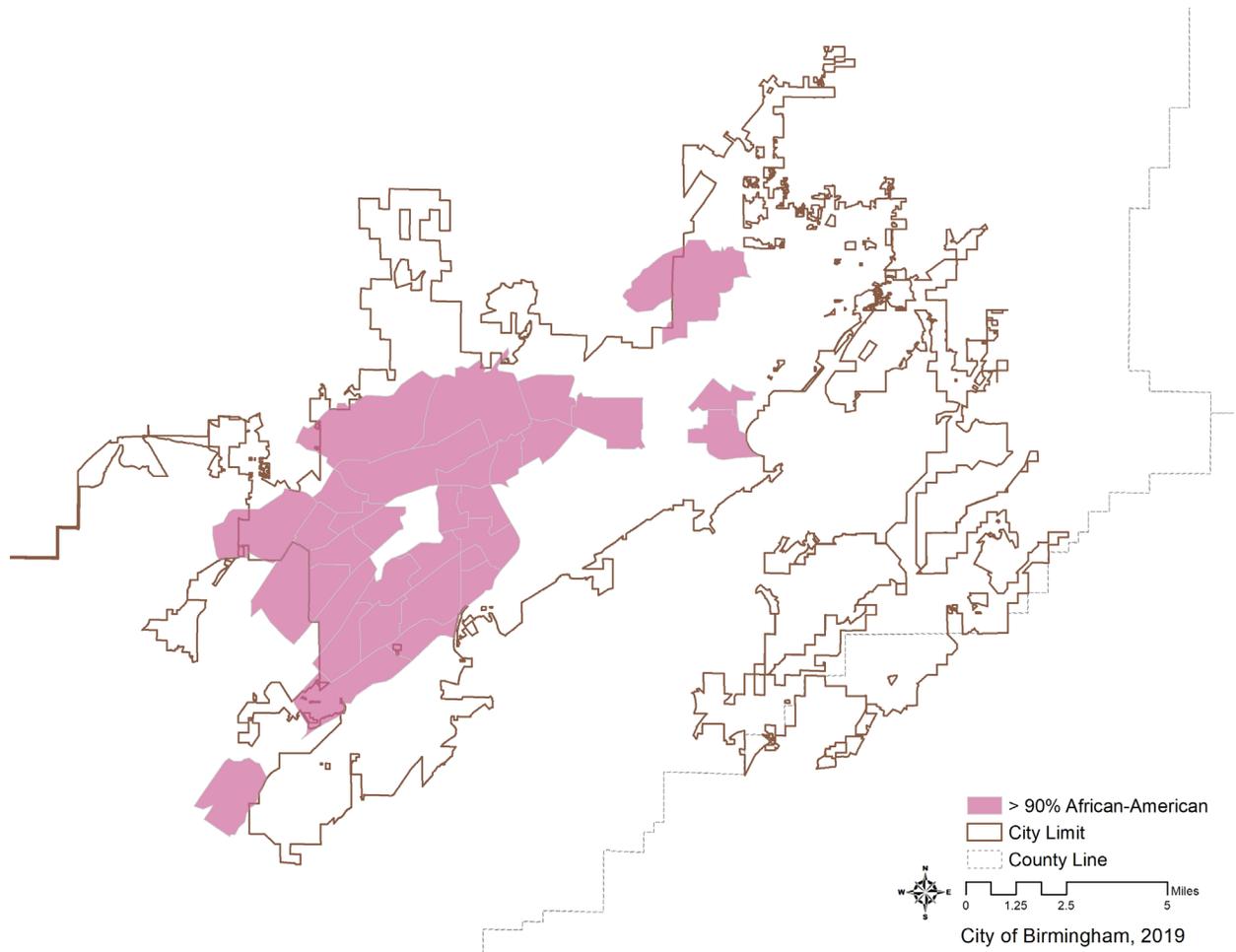
Definition 1: Any neighborhood where the percentage of all minorities is more than 50 percent;

Definition 2: Any neighborhood where the percentage of all minorities is at least 20 percent above the overall percentage for the citywide minority population percentage; or

Definition 3: Any area where the percentage of a particular minority is at least 20 percent higher than the citywide percentage.

Given the high concentration of the African-American population in Birmingham, none of these definitions fit the City especially well. However, the third definition provides the most value to the City and there are census tracts within the city that meet this definition. The figure below highlights Census Tracts with African-American populations over 90 percent, based on 2013-2017 ACS figures. As the map underscores, the vast majority of these Census Tracts are concentrated in the eastern parts of Birmingham, which helps to highlight the ongoing need to understand the community needs of the area and to meet unmet housing and community development needs.

**Figure 5: Census Tracts With High Concentrations of African-American Residents, Birmingham, 2017**



**Data Source:** 2013-2017 ACS

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

Neighborhood characteristics vary in income and market strength, however many are facing higher proportions of housing cost burden and, as indicated by the survey conducted for this Consolidated Plan process, a higher need for comprehensive community development interventions that include improvement to sidewalks, parks, and public safety. Other issues that characterize these areas and market is a general lack of adequate public transit and service, less access to higher-paying jobs, housing problems due to an aging housing stock, a higher number of vacant properties and blight, and a perception of inadequate access to quality public school education.

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

There is a strong and successful group of social service providers operating throughout these neighborhoods, providing services such as job training, youth services, and homeless services that are present in these neighborhoods.

Moreover, the ongoing Framework planning process for the eastern part of the city and other areas has helped to identify additional neighborhood-based assets such as parks, trails, major roads and highways, anchor institutions, and land use and zoning opportunities, such as Birmingham's International Airport, that can be leveraged in the near future for greater community development.

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

The recent strategic planning efforts of the Framework planning process for the eastern part of Birmingham and other areas across the city has laid out a road map of opportunities and community investment priorities for these areas. Such a road map aims to create sustainable opportunities to improve the quality of life of residents in the area without undermining the character of the area. As laid out in the 2018 Draft Framework Plan for Eastern Part of the city, the goal for such opportunities include:<sup>20</sup>

1. Beautify the Eastern Area and reduce blight over the next 20 years.
2. Improve the well-being and security of citizens in the Eastern Area over the next 20 years.
3. Provide high-quality housing options for a range of income levels and household sizes.
4. Establish new partnerships and proactively engage citizens to ensure the successful implementation of this plan.

Proactive actions to support goals include:

- Encouraging green, sustainable, and healthy homes;
- The development of an affordable housing trust fund and other funding streams;
- Redevelopment efforts adjacent to Birmingham's international airport; and
- An array of other forward-thinking strategies for these areas the jurisdiction as a whole.

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<sup>20</sup> 2018 Draft Framework Plan for Eastern Part, City of Birmingham, 2018  
[https://www.imaginebham.com/uploads/1/4/4/7/14479416/eafp\\_draft\\_20180807.pdf](https://www.imaginebham.com/uploads/1/4/4/7/14479416/eafp_draft_20180807.pdf)

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The five-year Strategic Plan was developed in concert with an Analysis of Impediments to identify community needs in housing, infrastructure, and services. The following plan is informed by extensive outreach, engagement, and data analysis, as well as program performance in the last Consolidated Plan. It represents priorities for the City of Birmingham's entitlement funding over the next five years. The Strategic Plan is one aspect of a larger strategy to continue pursuing the goals established in the 2015-2019 period:

- Enhance the City's economic stability and prosperity by investing in economic development programs that encourage development, and assist business with promotion and revitalization activities within targeted business districts.
- Improve housing opportunities by creating and preserving affordable rental and homeowner housing in close proximity to transit, employment and community services.
- Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions.
- Invest in community services and nonprofit facilities that maximize impact by providing new or increased access to programs that serve highly vulnerable populations such as youth and seniors.
- Meet the needs of persons with HIV/AIDS and other special needs and their families through the provision of housing, health, and support services.

In order to meet the goals above, Birmingham has established a set of priorities to continue successful investments during the 2020-2025 Consolidated Plan period.

- Promotion of Jobs and Business Creation,
- Affordable Housing Supply and Quality,
- Services and Housing for Homeless Population,
- Development and Implementation of Public Services, and
- Housing and Services for Special Needs Populations.

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

### Geographic Area

<b>1</b>	<b>Area Name:</b>	Birmingham, AL
	<b>Area Type:</b>	Birmingham
	<b>Other Target Area Description:</b>	Birmingham
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

Table 50 - Geographic Priority Areas

### General Allocation Priorities

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

The City of Birmingham intends to direct funding from anticipated federal and local resources throughout the jurisdiction over the next five years to provide the greatest benefit to low-income households and individuals. By setting the geographic priority area as the City, Birmingham can identify those with the greatest need, and support agencies and services according to the needs determined in the Consolidated Plan throughout the jurisdiction.

The City may also allocate funding to eligible areas in census block groups or R/ECAP areas where the share of low- and moderate-income households is greater than 51% (as determined in the 2013-2017 ACS estimates) as priorities are identified and services are needed. Efforts within a targeted block group or R/ECAP area would be made with community input and by working closely with subrecipients and citizen advisory boards. Refer to section NA-30 for a map of current R/ECAP areas within Birmingham.

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

### Priority Needs

1	<b>Priority Need Name</b>	Affordable Housing Supply and Quality
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Families with Children Chronic Substance Abuse Persons with HIV/AIDS Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	Affordable Housing Supply and Quality
	<b>Description</b>	This includes Acquisition/Rehabilitation, rehabilitation of substandard, and new construction of multifamily housing units, single-family rehabilitation programs, and targeted housing rehabilitation of homes with persons and families with special needs.
	<b>Basis for Relative Priority</b>	As mentioned in the Needs Assessment Section, 61.8 percent of Birmingham households are considered "low-moderate income" per HUD definitions. Within that low-moderate income population, an estimated 1,485 rental households and 355 homeowners live in HUD defined substandard housing (lacking complete plumbing or kitchen facilities, and/or overcrowding). There is a strong need for housing rehabilitation and more affordable housing options in the City.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	Homelessness Prevention and Rapid Re-housing
	<b>Description</b>	This includes Rapid Re-Housing and Homeless Prevention activities.
	<b>Basis for Relative Priority</b>	On any given night, there are almost 1000 homeless individuals in Central Alabama. The 2010 PIT Count for Birmingham/Jefferson, St. Clair, Shelby Counties estimates that in 2019 a total of 981 persons were considered homeless in the area, which as in increased from the 901 reported for 2018. Condition of housing of shelters/facilities do not meet the needs of the homeless persons due to the volume of homelessness. Agencies are looking for finance to help and support with building user-friendly facilities; homeless individuals need modern facilities. ESG funds are expected to be allocated to these activities during the period of the consolidated plan.
<b>3</b>	<b>Priority Need Name</b>	Promotion of Jobs and Business Creation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	Economic Development and Commercial Revitalization

	<b>Description</b>	CDBG funds will be used for the provision of technical assistance to public or nonprofit entities to increase the capacity of such entities to carry out eligible neighborhood revitalization or economic development activities.
	<b>Basis for Relative Priority</b>	Employment in the City of Birmingham has improved since 2010 with the unemployment rate for the City dropping from 12.9 percent in 2010 to 10.7 in 2017, based on ACS figures. However, such improvements have not kept up with the economic prosperity experienced by the Birmingham region as a whole as well as the state and the nation. While all of these areas have gained jobs since the recession of 2008-2009, Birmingham's recovery has been more sluggish. For example, as of 2017, the unemployment rate for Jefferson County as a whole was 7.7 percent, while in Shelby County the unemployment rate was 4.5 percent. The Regional Planning Commission of Greater Birmingham, which manages the Comprehensive Economic Development Strategy (CEDS) for the region, identified several projects necessary for economic development to best leverage City and federal funds. Federal funds are expected to be allocated to these plans and resources during the period of the consolidated plan.
4	<b>Priority Need Name</b>	Development and Implementation of Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Chronic Substance Abuse Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	Improve Public Services

	<b>Description</b>	CDBG funds will be used for public facility improvements and public services including, but not limited to those concerned with employment, public safety, child care, health, drug abuse, education, emergency food assistance, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified under 570.207(b)(4)), homebuyer down payment assistance, or recreational needs. The amount of CDBG funds used for public services shall not exceed 15 percent of each grant plus 15 percent of program income received during the grantee's immediately preceding program year.
	<b>Basis for Relative Priority</b>	Federal funds are expected to be allocated to these resources during the period of the Consolidated Plan.
<b>5</b>	<b>Priority Need Name</b>	Housing and Services for Special Needs Populations
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Individuals Persons with HIV/AIDS Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Birmingham
	<b>Associated Goals</b>	HOPWA and Non-homeless Special Needs Services
	<b>Description</b>	AIDS Alabama, Inc. will serve as the City's sponsor of HOPWA Entitlement Funds per HUD's recommendation. HOPWA Activities are as follows: rental assistance, supportive services, operating costs, resource identification, project sponsor administration, and City administration.

<p><b>Basis for Relative Priority</b></p>	<p>According to the State of Alabama HIV Surveillance 2018 Annual Report seventy-five percent of all 2018 newly diagnosed HIV cases resided in the Public Health Districts (PHDs) of Jefferson, East Central, Northern and Mobile, where the larger cities of Birmingham, Montgomery, Huntsville, and Mobile are located.</p> <p>Rising infection rates coupled with inadequate funding, infrastructures, and resources for a population that is also aging have resulted in a grave situation in the public health care systems of the South, and Alabama is no exception. The impact of HIV/AIDS on the most vulnerable populations continues to intensify the challenges of 1) reducing new infections; 2) identifying infections as early as possible; and 3) providing adequate care, treatment, and housing. Adversities such as these are the reason that AIDS Alabama is devoted to supporting the City's and State's HIV/AIDS community and the most at-risk populations through housing, supportive services, advocacy, testing, and education. Federal funds are expected to be allocated to these resources during the period of the consolidated plan.</p>
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**Table 51 – Priority Needs Summary**

**Narrative (Optional)**

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	As stated in the Needs Assessment, severe cost burden does increase homelessness risk. Analyzing this data throughout the Consolidated Plan period will inform the application and use of TBRA activities. It is worth noting that TBRA activities are led by Housing Authority of the Birmingham District in close collaboration with the City.
TBRA for Non-Homeless Special Needs	Special Needs populations, including those who have HIV/AIDS, experienced domestic violence, and the elderly, may require TBRA due to the increased barriers faced in accessing adequate supportive services as well as maintaining a stable income for housing costs. As such, these populations may require TBRA. Birmingham will continue to consult with stakeholders and partners working with these populations throughout this Consolidated Plan cycle to understand their needs.
New Unit Production	The cost of development in Birmingham has risen, making it more challenging to develop affordable housing using LIHTC alone. As such, the City may need to layer HOME and other funding sources as part of a LIHTC project to ensure it has adequate financing.
Rehabilitation	Aging housing stock and owners with a housing cost burden may struggle to address home maintenance and rehabilitation needs. By rehabilitating owner-occupied housing, the City will assist those who are living in dangerous or deteriorating situations to bring their homes up to code, improve energy efficiency and/or improve access for disabled persons. In determining the need for rehabilitation, Birmingham has assessed the number of households experiencing some form of substandard housing problem as well as consultation with housing providers to determine the general condition of housing within the City. As found through these consultations and stated in the City's Housing Market Analysis, the overall age of the housing stock in Birmingham means a majority of units require rehabilitation to remain safe and up to code, and provide stable, quality housing options for all residents.
Acquisition, including preservation	As noted in the Market Analysis, there are a large number of affordable units potentially at risk of expiring and losing their affordability status in the next five years. The City will work to preserve and maintain as many of these units as possible, in addition to seeking opportunities to layer funding with LIHTC credits for new developments.

**Table 52 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Birmingham receives federal funding from the U.S. Department of Housing and Urban Development (HUD) through the following annual allocation programs.

- The Community Development Block Grant Program (CDBG),
- The HOME Investment Partnership Program (HOME),
- The Emergency Solutions Grant Program (ESG), and
- The Housing Opportunities for Persons with AIDS Program (HOPWA).

These entitlement program funds are received by the City based upon formula allocation and administered by the City's Department of Community Development. The City's federal funds are used to leverage other sources of federal, state, local and private funding.

### 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	\$5,969,972	\$50,000	\$0	\$6,019,972	\$28,017,047	Block grant from US Department of Housing and Urban Development to address housing, community development, and economic development 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	\$1,402,448	\$1,000,000	\$0	\$1,502,448	\$5,944,944	Grant from US Department of Housing and Urban Development to address affordable housing needs.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$1,444,186	\$0	\$0	\$1,444,186	\$4,803,880	Grant from US Department of Housing and Urban Development to address needs and services for persons with HIV/AIDS.

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	\$515,798	\$0	\$0	\$515,798	\$2,615,808	Grant from US Department of Housing and Urban Development to address needs and services for homeless persons or persons at risk of becoming homeless.
Other	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership						
Other	public - federal	Economic Development Housing Other	\$0	\$0	\$0	\$0	\$0	

Table 53 - Anticipated Resources

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

Federal resources are leveraged through the City's affordable housing and economic development activity programs to maximize the impact of investments made. For example, the City uses HOME funding to support the Federal Low-Income Housing Tax Credit (LIHTC), Historic Tax Credits, and various affordable housing loan and grant products from the Federal Home Loan Bank with to develop affordable housing. Leveraging varies from activity to activity depending on the project scope, and the City strongly encourages CDBG subrecipients to leverage funds for the CDBG activities that they propose to undertake. The City's federal funds are leveraged against numerous other sources of federal, state, local and private funding.

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

The Birmingham Land Bank Authority was established through the Alabama Land Bank Authority Act and by City Council resolution in 2014 to acquire tax delinquent properties to rehabilitate land which is not generating revenue, not producing taxes and turn it into a property that provides housing, industry and jobs.

Data collected over the past several years through windshield surveys estimated a total 5,591 vacant units in the jurisdiction, with about 3,536 of those units suitable for rehabilitation. Though data has been collected for a large percentage of the City, it does not encompass the entire City, thus highlight the continue need to identify and address vacancy and potential blight throughout the jurisdiction. The City will continue to work through its Land Bank Authority to identify opportunities to address the needs identified in this Plan through the acquisition or rehabilitation of vacant land or properties.

**Discussion**

The City owns several acres of land and properties across Birmingham. The Consolidated Plan includes strategies to reuse properties, encourage businesses to invest in Birmingham, and redevelop City-owned properties to improve the overall character of the area's neighborhoods. The Land Bank has been able to acquire and sell over 500 properties since 2017, of which 207 properties have been sold to new owners for development or rehabilitation. As of January 2020, 286 applications have been received. Currently there are 37 available properties and access to over 10,000 tax delinquent properties. The goal is assembly and rehabilitate 200 properties per year.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF BIRMINGHAM	Departments and agencies	Homelessness Non-homeless special needs Ownership Planning Rental	Jurisdiction
One Roof, Inc	Continuum of Care	Homelessness Planning	Other
AIDS ALABAMA	Other	Non-homeless special needs	Other
Fair Housing Center of Northern Alabama	Other	Education Training Outreach	Other

**Table 54 - Institutional Delivery Structure**

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

The City of Birmingham manages all activities within the Community Development Department for CDBG, ESG, and HOME – enabling it to coordinate, align and manage all CPD grant funds. Additionally, the City has a long-standing relationship with AIDS Alabama to administer HOPWA funding.

The City also assists CoC efforts on homeless prevention led by One Roof and continues to use ESG funds to support the area's HUD-mandated Homeless Management Information System (HMIS) to link those in need to those who care and to connect area social service agencies that serve the homeless.

With its CDBG and HOME funding, the City has offered subrecipients technical assistance and training to increase their capacity to serve low-to-moderate income residents and expand service opportunities. The City continues to identify suitable organizations, landlords and developers that can provide scattered-site housing with support services for the homeless and special needs populations.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Other			

**Table 55 - Homeless Prevention Services Summary**

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

The City of Birmingham supports mainstream services through subrecipients to supplement services targeted to homeless persons. Services are delivered by nonprofits, service organizations, and other City partners. Additionally, the member organizations of the CoC operate under a community-wide service plan to eliminate gaps and meet the needs of special populations within the homeless community to provide shelters and services to youth, families with children as well as homeless individuals.

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

The CoC, led by One Roof, has developed a community-wide service plan with the goal of identifying and eliminating gaps in service. This plan will support member organizations to provide better case management, which will lead to increased homelessness prevention, understand and address the emergency shelter and transitional housing needs of homeless individuals and families, and help homeless persons make the transition to permanent housing and independent living.

As was demonstrated through the Needs Assessment and community engagement meetings, the population of homeless unaccompanied youth has increased from 26 to 67 individuals between 2018 and 2019. The City anticipates supporting efforts to strengthen the capacity of service providers serving youth that may address the increase in homelessness during this Consolidated Plan period.

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

The City of Birmingham is committed to supporting the CoC efforts to address homelessness and provide services to transition individuals and families into permanent housing. The City manages the HMIS system and data reporting for CoC activities, providing data-driven recommendations for coordinating the delivery of services for homeless persons and special needs populations. These efforts also help the City and CoC members to identify needs and gaps that CPD funding can be leveraged with other federal, state, local and private funding services to provide appropriate services for homeless and other special needs populations.

To reduce the number of homeless unaccompanied youth, the network of services needs to be considered and coordinated to determine gaps and where resources may be needed most. While homeless and housing services for youth are vital to providing them safe shelter, the causes need to be addressed both before and after a child becomes homeless. Youth services providers across the City should be included in strategies addressing the issue.

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

<b>Goals Summary Information Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b>1</b>	Economic Development and Commercial Revitalization	2020	2025	Non-Housing Community Development Economic Development	Birmingham, AL	Promotion of Jobs and Business Creation	<b>CDBG \$1,681,023</b>	<b>Businesses Assisted 300 Jobs created/retained 60 FTE Jobs</b>
<b>2</b>	Affordable Housing Supply and Quality	2020	2025	Affordable Housing	Birmingham, AL	Affordable Housing Supply and Quality	<b>HOME \$5,944,944  CDBG \$13,168,012</b>	<b>Homeowner Housing Rehabilitated; 1,500 Household Housing Units  Rental units constructed; 125 Household Housing Units  Rental units rehabilitated; 100 Household Housing Units</b>

<b>Goals Summary Information Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b>3</b>	Improve Public Services	2020	2025	Non-Housing Community Development	Birmingham, AL	Development and Implementation of Public Services	<b>CDBG \$2,241,364</b>	<b>Persons Assisted 10,000</b>
<b>4</b>	Homelessness Prevention and Rapid Re-housing	2020	2025	Homeless	Birmingham, AL	Services and Housing for Homeless Population	<b>ESG \$2,615,808</b> <b>CDBG \$1,681,023</b>	<b>Homeless Persons Overnight Shelter; 40,000 Persons Assisted</b> <b>Overnight/Emergency Shelter 1000 persons assisted</b> <b>Homelessness Prevention; 3,000 Persons Assisted</b> <b>TBRA / Rapid Rehousing; 100 Households/ Housing Units</b>
<b>5</b>	HOPWA and Non-homeless Special Needs Services	2020	2025	Non-Homeless Special Needs	Birmingham, AL	Housing and Services for Special Needs Populations	<b>HOPWA \$4,803,880</b>	<b>HIV/AIDS Housing Operations; 2,000 Household/Housing Units</b>

**Table 56 – Goals Summary**

## Goal Descriptions

The goals for the 2020-2025 Consolidated Plan are a continuation of strategies and focus from the prior period. The City of Birmingham has seen progress, but also continues to see needs to be addressed through these five goals.

- **Economic Development and Commercial Revitalization:** The City's support of small, local businesses helps stimulate jobs and expand economic opportunities for the business owners, employees, and the neighborhoods businesses serve.
- **Affordable Housing Supply and Quality:** Addressing aging housing stock across the City is a priority need to prevent unsafe and unsanitary living conditions, neighborhood blight, and potential homelessness. The number of safe, affordable housing units for low-income households is also a priority, as rents and the cost of living for residents increases.
- **Improve Public Services:** Building service provider capacity and coordination helps address service gaps and provides better case management and care to clients. The City will continue its support of nonprofit and service organizations based on the needs determined in this Consolidated Plan to improve the capacity of services across the jurisdiction.
- **Homelessness Prevention and Rapid Re-housing:** Reducing homelessness and providing opportunities for housing for low-income individuals and households remains a priority need for the City to support.
- **HOPWA and Non-homeless Special Needs Services:** The City will continue its partnership with AIDS Alabama to administer HOPWA funding to support the needs of the HIV/AIDS community. The City anticipates opportunities to serve special needs populations that were demonstrated to have an increased need in the jurisdiction, such as homeless youth and the elderly.

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

The City of Birmingham anticipates that it will provide affordable housing to 500 households in the course of this Consolidated Plan cycle.

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

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

The Housing Authority of the Birmingham District (HABD) has a total of 4,418 units of public housing and 5,836 of Housing Choice vouchers across the City of Birmingham, making HABD one of the largest landlords in the City. HABD currently serves 2,008 households in which at least one person has a disability and has policies and procedures in place to provide reasonable accommodations for disabilities as requested by current residents.

To maintain units and continue providing affordable housing for the extremely low- and low-income households, HABD participates in HUD's Rental Assistance Demonstration (RAD) program to provide for capital improvement to the existing publicly-assisted housing stock.

### **Activities to Increase Resident Involvements**

The number of units and vouchers administered by HABD provides an opportunity for the City of Birmingham to develop partnerships and coordinate services to increase access to the service delivery network within the HABD community. The City will continue to work with HABD and seek opportunities for increased resident involvement with HABD, within residents' neighborhoods, and the larger community.

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

No. While there is a need for ongoing improvements across public housing units owned by HABD, the last HUD monitoring review provided a total score of 72 out of 100.

### **Plan to remove the 'troubled' designation**

Not applicable.

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

### **Barriers to Affordable Housing**

The City has completed an Analysis of Impediments to identify barriers to affordable housing within the community and through city policy. The recent analysis has outlined recommendations and goals for the City to address over the next five years. As seen in the Needs Assessment, the Analysis of Impediments also identifies housing quantity and quality within neighborhoods as a key challenge to households accessing affordable housing. Lack of affordable housing for low-income residents, and quality of aging housing, coupled with inequitable development and access has left areas within Birmingham experiencing greater social and economic gaps compared to others.

Additionally, local policies may impact affordable development opportunities through land use, zoning, and building code policies that set limits on site selection, alternative housing, minimum floor space requirements, and a lack of a local accessibility building code. Reasonable accommodation policies and limited fair housing education and enforcement efforts are also areas that may create additional hurdles to housing choice and access for protected classes.

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

The City of Birmingham will work to address the recommendations and goals of the Analysis of Impediments through its annual programs and ensure the goals of this Consolidated Plan are in alignment.

### **Owner-occupied Home Rehabilitation**

The City of Birmingham provides rehabilitation programs to low-income residents for home repairs to maintain safe living environments, keep homes up to code, reduce the risk of foreclosure, and maintain the quality of the housing stock. This program allows low-income residents to maintain their homes and addresses the issue of aging housing across the jurisdiction.

### **Slum and Blight Remediation**

With aging housing comes likely increases in slum and blight as properties become too costly to maintain for low-income or elderly homeowners. The City will continue its relationship with the Birmingham Land Bank Authority to identify and acquire properties that have succumbed to blight. The Land Bank Authority rehabilitates properties to sell as affordable housing, returning the property to livable conditions and increasing the affordable housing supply.

### **Addressing Neighborhood Safety Concerns**

The City of Birmingham heard from citizens and stakeholders that neighborhood safety is a deep concern. Blighted or abandoned properties pose increased risks to the community and residents begin to feel less safe in their neighborhoods. This is connected to the aging housing stock, lack of supply of affordable housing and inequitable development that limit growth. The City of Birmingham will use this

Consolidated Plan period to not only continue addressing home rehabilitation and blight but seek opportunities to increase investments in neighborhoods with safety concerns to help with growth and development.

### **Housing Unit Development through CHDOs and Private Developers**

The limited supply of affordable housing for renters and owners puts too many households at risk. The City will build relationships with Community Housing Development Organizations (CHDOs) and private developers, through incentives and other opportunities, to increase housing targeted for low-income families and individuals. The City will consider long-term goals for housing accessibility and development beyond the five-year Consolidated Plan period to establish a smart path for development that meets the needs of residents.

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

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

The City of Birmingham supports homeless outreach through One Roof and the CoC member agencies. Additionally, as the HMIS-lead, the City collects the reporting on homeless activities and provides analysis back to members to provide supported, data-driven recommendations for addressing the most frequent needs, service gaps, or to identify recent trends for service organizations. This is designed to help organizations meet individual client needs by understanding the condition and needs of the homeless population, as well as coordinate care for individuals among agencies based on the necessary case management.

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

In coordination with CoC member organizations, the City supports homeless shelters across the jurisdiction to provide emergency and transitional housing. However, the sheltered homeless population within Birmingham has a large proportion of individuals with chronic substance abuse, veterans, persons with HIV/AIDS, unaccompanied and parenting youth, and children of parenting youth. Addressing the needs of these groups is both pressing and requires resources and case management across organizations to ensure the needs for housing and individual care are provided for.

### **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.**

The CoC coordination of care is determined through the city-wide service plan and data-driven decision-making based on HMIS reports. The City and CoC are able to identify service gaps and needs based on the reporting provided by service organizations and provide case management to homeless individuals and families to transition to permanent housing as seamlessly as possible.

As the Point-in Count reporting and the Needs Assessment has shown, the population of homeless unaccompanied youth increased from 26 to 67 individuals between 2018 and 2019. The City anticipates using this Consolidated Plan period to support CoC planning efforts to support and strengthen the capacity of service providers serving youth that may address the causes of youth homelessness.

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

**assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City provides homelessness prevention and rapid re-housing program funding to low-income households at risk of becoming homeless.

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

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

The State of Alabama operates the Alabama Lead Contractors Certification program which provides rules and regulations to obtain licensing and certifications required for conducting lead abatement and lead remediation. The State Office of Public Health sets the standards and fee schedule that certified contractors abide by. The City of Birmingham ensures its lead assessments, abatement and remediation activities are conducted by certified lead contractors and in accordance with HUD and state requirements.

In December 2018, the City received a HUD grant of \$4.1 million to protect children and families from lead-based paint and home health hazards. With this funding, the City of Birmingham implemented the Lead Hazard Reduction Demonstration Program to abate and remediate low-income housing with lead present.

The City has worked closely with Jefferson County's Health Department for surveys, referrals, education, and tests. The Health Department has been a primary source for conducting assessments on homes and providing resources on addressing lead-based paint issues in the City of Birmingham.

The home rehabilitation program is also a priority effort by the City to repair aging homes and provides the means to address and remove lead-based paint threats in older homes owned by low-income individuals and families. The City will also consider opportunities to use HOME funds as leverage for homeowner and rental unit development with LIHTC credits and other funding sources. Further development of new affordable units will add to the number of units without lead-based paint hazards.

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

As shown in the Market Analysis, 82 percent of homes and 66.2 percent of rental units were built before 1980, which means approximately 66,262 units have potential lead-abatement needs. This accounts for 73.5 percent of the total housing stock. The City's work under the Lead Hazard Reduction Demonstration Program, Home Rehabilitation, and housing development are intended to begin reducing lead hazards in current homes and provide access to new units.

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

All units considered for rehabilitation by the City are evaluated for the presence of lead in accordance to HUD requirements. The City of Birmingham will account for the potential number of homes inspected that may have lead present in its rehabilitation programs and address lead abatement according to the City's program policies and procedures.

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

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

The City's anti-poverty strategy ties together its housing, homeless, public housing and non-housing community development strategies as one comprehensive plan for reducing the number of extremely low- and low-income families. The goals and objectives outlined in this strategic plan are designed to promote self-sufficiency and empowerment of residents.

The City recognizes that not a single program or strategy can be used to alleviate poverty across the jurisdiction, as the root causes of poverty vary widely (including education, employment, and access to affordable housing) as do the required actions to reduce the number of extremely low- and low-income households. As such, the goals, programs and policies described in this plan are intended to contribute to the reduction of the number of families earning less than 50 percent AMI in the City of Birmingham in coordination with other strategic plans and efforts.

The Department of Community Development, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts among its many partner organizations to ensure that the goals outlined in the strategic plan are met. These partners include neighborhood residents, state and local health and human service agencies, businesses, churches, nonprofit developers, lenders and for-profit entities.

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

The City of Birmingham's relationships with One Roof and CoC members, AIDS Alabama, nonprofits and service organizations, and other agencies across the jurisdiction provide opportunities to leverage federal grant funds for supporting programs and services that address the causes of poverty that affect the Birmingham community.

## **SP-80 Monitoring – 91.230**

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

The City of Birmingham through its Department of Community Development is committed to a comprehensive program of monitoring and evaluating the progress of housing and community development activities. The goal of the jurisdiction is to ensure long-term compliance with the applicable regulations and standards, particularly the National Affordable Housing Act. The Department of Community Development administers and monitors activities funded in whole or in part under programs covered by the Consolidated Plan. The Department of Community Development is responsible for overseeing funds distributed to sub-recipients and other entities, and for reporting performance and accomplishments in the Consolidated Annual Performance and Evaluation Report (CAPER).

The City's monitoring process is designed to evaluate program performance, financial performance, and regulatory performance.

The City's Community Development Department requires quarterly reports from each of its CDBG, ESG, HOME and HOPWA grantees measuring performance and output measures. These reports are compiled and included as a part of the City's annual CAPER submission.

The City of Birmingham Department of Community Development has structured its monitoring process to ensure that a system of continuous communication and evaluation is in place. The monitoring process facilitates the evaluation of accomplishments in relation to established goals and objectives. Information gained from the review will give the City of Birmingham an opportunity to determine which programs and /or strategies are working, which benefits are being achieved, which needs are being met and which objectives are being accomplished. Both qualitative and quantitative methods of evaluation will be used including the following:

- Surveys
- Telephone conversations
- Quarterly reports
- Periodic meetings
- Workshops
- Evaluation sessions
- Other forms of data collection

Monitoring reinforces the written agreement and promotes accountability. The written agreement the City executes with subrecipients is an enforceable contract and there are consequences that subrecipients must understand if they are or are not observing program rules and regulations. The Department of Community Development will require that all subrecipients, CHDOs, or other entities receiving funding execute written agreements before any CDBG, HOME, ESG, or HOPWA funds will be

disbursed. These agreements will provide a description of the activity or project to be undertaken, its objectives, budget, and expected duration. The roles and responsibilities of each partner and the expected public benefit will be specified, measured, and recorded for tracking performance.

## Expected Resources

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

**Introduction**

**Anticipated Resources**

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

Table 57 - 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**

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

**Discussion**

# 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

Table 58 – Goals Summary

### Goal Descriptions

## Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name

Table 59 – Project Information

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

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

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 60 - Geographic Distribution**

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

### **Discussion**

# Affordable Housing

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

### Introduction

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

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

**Table 62 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

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

### **Introduction**

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

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

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

### **Discussion**

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

### **Introduction**

**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**

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

**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**

**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**

### **Discussion**

**AP-70 HOPWA Goals - 91.220 (I)(3)**

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

### **Introduction:**

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

### **Discussion:**

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

### **Introduction:**

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

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

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

**Actions planned to reduce the number of poverty-level families**

**Actions planned to develop institutional structure**

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

### **Discussion:**

## **Program Specific Requirements**

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

#### **Introduction:**

#### **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
  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
  3. The amount of surplus funds from urban renewal settlements
  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.
  5. The amount of income from float-funded activities
- Total Program Income

#### **Other CDBG Requirements**

1. The amount of urgent need activities

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

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

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

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
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).
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.
5. Describe performance standards for evaluating ESG.

**Appendix - Alternate/Local Data Sources**