

# **THE CITY OF BIRMINGHAM, ALABAMA**

## **DEPARTMENT OF COMMUNITY DEVELOPMENT ACTION PLAN ONE-YEAR USE OF FUNDS**

**PROGRAM YEAR 2022  
JULY 1, 2022 – JUNE 30, 2023**

# Executive Summary

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

### 1. Introduction

The City's Action Plan-One Year Use of Funds is an annual description of the City's Federal and other resources that are expected to be available to address its priority needs and how the Federal funds will leverage other resources. The description includes activities for Plan Year (PY) 2022 (July 1, 2021 thru June 30, 2023) for the City to address its priority needs. The Action Plan explains where the assistance will be directed by geographic area during PY 2022.

The Proposed Action Plan also includes narrative and tables which identify the geographic areas in which it will direct assistance, a description of homeless and other special needs activities, as well as a description of other actions to foster affordable housing, public housing improvements and resident initiatives, evaluation and reduction of lead-based hazards, reducing the number of persons below the poverty line, development of the City's institutional structure, efforts to enhancing coordination between housing and service agencies, and assistance to public housing.

While HUD allocations are critical, they are not sufficient to overcome the barriers and address the community needs that low-income individuals and families face in attaining self-sufficiency.

Birmingham anticipates receiving the following grant amounts in fiscal year 2022. 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: \$6,054,064 (estimated \$30,270,320)
- HOME: \$1,400,013 (estimated \$7,000,065)
- HOPWA: \$1,541,007 (estimated \$7,705,035)
- ESG: \$509,160 (estimated \$2,545,800)

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

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

The community development needs in Birmingham are significant, with many areas of overlap requiring cross-cutting, place-based solutions. The City is tasked with determining both the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

The City of Birmingham has set an ambitious array of 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:

- Affordable housing supply and quality;
- Economic Development and job creation;
- Improve public facilities and public and community services; and
- Homeless prevention and rapid re-housing.

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. The City is committed to maintaining high-quality programs for those in need, but as with all cities, Birmingham faces challenges due to decreasing general fund and federal funding availability. These projected cuts will impact the City's ability to address all of the many needs identified.

The City is committed to aligning the Annual Action Plan to its Comprehensive Plan, Framework Plans and other recent community and economic development planning initiatives as much as possible with the strategies articulated in this Consolidated Plan. Throughout this Consolidated Plan, examples of alignment with these other plans will be noted. In Chapter 7 of the City's Comprehensive Plan entitled "NEIGHBORHOODS, HISTORIC PRESERVATION AND HOUSING," the City identifies three housing goals and policies:

- **Goal: A comprehensive housing policy supports quality neighborhoods.** POLICY: Support a community-based system to develop and implement a citywide housing policy that includes stakeholders from government, the nonprofit sector, and the private sector.
- **Goal: All housing is in good condition and code compliant.** POLICY: Support effective, efficient, and sensitive code enforcement efforts.
- **Goal: Quality housing meets the diverse needs of households at all income levels and all stages of the life cycle.**
- POLICY: Support the planning, regulatory and funding initiatives needed to provide a diversity of housing types.

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

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

The summary of past performance reported below was taken from Birmingham's most recently completed Consolidated Annual Performance Plan completed for the program year 2019 and submitted to HUD in the 2020 report:

**Affordable Housing:** Housing assistance was provided to 156 homeowners.

**Economic Development/Commercial Revitalization:** Technical assistance was provided to 462 businesses throughout the City with a focus on Woodlawn, Ensley and the 4th Avenue Business District. Twenty-three jobs were created and/or retained.

**HOPWA/Non-Homeless Special Needs Services:** AIDS Alabama assisted 579 households using HOPWA funds. There were 2,683 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 3,191 people. A total of 6,416 homeless people was assisted with ESG funding. Combining both funding sources 9,607 homeless person were served in PY 2019.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City has undertaken throughout the development of its PY 2022 Action Plan, an open, credible, and broad-based effort to involve and solicit the participation of the community and neighborhood leaders and residents of their needs and the types of services that they would like to see established or improved throughout the City.

In an effort to broaden public participation in the development of the PY 2022 Action Plan, the City began its Action Plan development process with the publication of a notice of virtual public hearings on November 29, 2020 in the Birmingham News. The virtual hearings were scheduled for Thursday, November 18, 2021 at 3:00 p.m., Thursday, December 16, 2021 at 9:30 a.m. and 5:30 p.m. and Thursday, January 6, 2022 at 5:30p.m. conducted via WebEx video and audio conferencing. The purpose of the hearings was to obtain comments and proposals for the use of the City's PY 2022 consolidated formula allocation and to obtain views of citizens, public agencies, and other interested parties on the housing and community development needs of the City. Citizens were also afforded the opportunity to 1) identify housing and community development needs and priorities; 2) review proposed uses of funds; and 3) comment on and review the City's program performance. Participants were allowed to speak and/or ask questions verbally, in the Q&A or in the Chat features. All comments, priorities, and proposals received at the hearings were considered in the development of the City's Final PY 2022 Action Plan. All activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

Copies of the notices were also mailed on December 7, 2021 to the President of the Citizens Advisory Board for the purpose of notifying the City's 99 Neighborhoods and 23 Communities. Copies were also mailed to the Birmingham City Council, City Departments, social service agencies representing a variety of interests including the housing needs of children, elderly persons, persons with disabilities, homeless

persons, and other categories of residents. Copies were also made available to the Housing Authority of the Birmingham District (HABD), the Jefferson County Housing Authority, One-Roof, Inc. (Local Continuum of Care), the Alabama State HUD office, and other entities. Hearing notices were published in the Birmingham News. Copies of the notices were also posted on the City's website at [www.birminghamal.gov](http://www.birminghamal.gov).

To broaden outreach to persons with disabilities, the hearings were virtual which is accessible to the disabled; however, anyone who required further information or had a disability which might require special materials, services, or assistance were asked to notify the City's Community Development Department within 48 hours of the hearings. This assistance included any requests for translators, or related services for non-English speaking persons.

All interested parties who were unable to attend the virtual public hearings but desired to submit written views, comments, or proposals regarding the City's development of its Proposed PY 2022 Action Plan-One Year Use of Funds were asked to submit them in writing to the City's Community Development Department on or before Monday, January 29, 2021 by 4:00 p.m. Interested parties could also review the public hearing presentation on Community Development website. All written proposals received in a timely manner were considered in the development of the City's Final PY 2022 Action Plan.

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

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

The City conducted a total of four (4) Public Hearings on its Proposed Program Year 2022 – Action Plan One Year Use of Funds. Generally, hearings were well attended with a total of seventy (135) citizens. Several representing community based non-profit entities expressed gratitude for the previous support provided by the City making it possible to leverage these funds with other available resources to address a myriad of critical housing and community development needs of low-income communities and citizens within the City of Birmingham. Beneficiaries represented included at-risk youth, the elderly, persons receiving various levels of homelessness prevention and/or rapid re-housing assistance and important support services designed to assist eligible citizens in securing and maintaining stabilized housing. Comments were also received stating the need for a youth shelter, more emergency shelters and accessible infrastructure within the City of Birmingham. In the development of the proposed and final Action Plan One Year Use of Funds, the City also took into consideration the public comments and participation received during the extensive outreach process undertaken for the City's Five-Year (2020 – 2024) Consolidated Plan. 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. During this process ongoing partnerships among public service, infrastructure and assisted housing providers served as a foundation. 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 future impact of activities and community development investments.

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

All comments received as a result of the Citizen Participation and Community Outreach efforts were taken into account. A summary of the comments for the public hearings is attached.

**7. Summary**

The PY 2022 Action Plan Summary and Notice was published in the Birmingham News on April 16, 2022 and placed on Community Development's website. The comment period ended May 17, 2022. There were no comments received during the final 30-day comment period. All activities budgeted will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

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

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

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

Agency Role	Name	Department/Agency
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 (optional)**

**Consolidated Plan Public Contact Information**

Dr. Meghan V. Thomas

Director

Community Development Department

City of Birmingham

(205) 254-2309

HousingandCommunityinfo@birminghamal.gov

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

### **1. Introduction**

While primary responsibility for the management and administration of the Consolidated Plan and the Annual Action Plan 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 subrecipients and other implementation partners, the City of Birmingham Consolidated Plan operates within the broader context of the full City government, a metropolitan planning organization, 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 each federal dollar spent, it is critical that the activities of these organizations coordinate and align with the City of Birmingham's community development goals. During the development of this Consolidated Plan, Community Development Department staff consulted with individual agencies, groups, and organizations as described below.

### **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))**

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: 1) City departmental meetings and outreach; 2) housing and social service agency meetings; 3) theme-based follow-up focus group meetings, and 4) interviews with local housing and community development practitioners. A detailed description of each initiative is provided below:

#### **City Departmental Meetings & Outreach**

- Community Development Department
  
- Department of Public Works
  
- Citizen Advisory Board
  
- Housing Authority of the Birmingham District



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

- United Way of Greater Birmingham
- Fair Housing Center of Northern Alabama
- One Roof (Homeless Continuum of Care)
- Firehouse Shelter
- Birmingham Urban League

## **Theme Based Focus Group Meetings and Interviews with Local Housing and Community Development Practitioners**

- Social/Human Services Focus Group
- Social/Human Services Subcommittee
- Affordable Housing Focus Group
- Affordable Housing Subcommittee
- Fair Housing Focus Group
- Homeless Services Focus Group

In the development of the proposed and final Action Plan One Year Use of Funds, the City also took into consideration the public comments and participation received during the extensive outreach process undertaken for the City's Five-Year (2020 – 2024) Consolidated Plan. 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. During this process ongoing partnerships among public service, infrastructure and assisted housing providers served as a foundation. 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 future impact of activities and community development investments.

Further, every year the City's draft Annual Action Plan and budget are presented at NA meetings for comment, (every five years for the Consolidated Plan) and citizens are encouraged to comment directly to the City's Community Development Department. Through this Institutionalized process, public notifications, online surveys, and access via email of phone, opportunities to comment on the Consolidated Plan and the Action Plan One-Year Use of Funds were afforded to all citizens.

The City will continue to maintain, strengthen and expand these collaborative partnerships with public and private organizations, non-profit organizations, economic development and corporate entities, private lenders, health-care institutions, educational institutions and housing development groups. The City of Birmingham will remain open to grass roots and other advocacy groups as community concerns are voiced and opportunities to expand partnerships arise.

**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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Assigned staff from the Community Development Department is a member of the CoC board. The Community Development Department works closely with the local CoC board and its' members in coordinating homeless issues locally and at the state level. The Community Development Department also reviews the State ESG allocation and provides comments as necessary to ADECA.

The City follows the following steps:

1. The Community Development Department prepares a written request for proposals that is published in local newspapers of general circulation. Notices are also made available through the City's Citizen Participation mailings and mailings to CDBG and ESG subrecipients.
2. Community Development Department staff review all proposals according to how each can best address the homeless priority needs identified in the City's Consolidated Plan.
3. After proposals are reviewed, the Community Development Department makes its recommendations based on program objectives to the Mayor for review and approval. The Mayor's recommendations are then reviewed through the appropriate City Council sub-committee and full City Council for approval.

4. Upon approval, ESG subrecipients are informed as to the disposition of their proposal. Contracts are prepared for execution by the City and ESG subrecipients approved to provide services.

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

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

1	<b>Agency/Group/Organization</b>	Fair Housing Center of Northern Alabama
	<b>Agency/Group/Organization Type</b>	Housing PHA Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to housing.
2	<b>Agency/Group/Organization</b>	Pathways, Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to homelessness to ensure comprehensive services with no gaps.
3	<b>Agency/Group/Organization</b>	FAMILY CONNECTION
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to homelessness to ensure comprehensive services with no

4	<b>Agency/Group/Organization</b>	ROSE GARDEN ADULT DAY SERVICES, INC.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to services for impaired adults.
5	<b>Agency/Group/Organization</b>	METRO CHANGERS, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to affordable housing.
6	<b>Agency/Group/Organization</b>	URBAN IMPACT, INC
	<b>Agency/Group/Organization Type</b>	Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to economic development.
7	<b>Agency/Group/Organization</b>	Aletheia House, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to homeless services.
8	<b>Agency/Group/Organization</b>	Jefferson County Department of Health
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via mail. The Health Department has been instrumental in providing helpful information for addressing lead based and other problems in the City. Outcome was to coordinate to provide data, surveys, referrals, education and testing.
9	<b>Agency/Group/Organization</b>	Housing Authority of Birmingham District
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing, meetings and mail. Outcome was to coordinate and leverage resources related to affordable housing.

10	<b>Agency/Group/Organization</b>	LEGAL SERVICES OF ALABAMA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to the provision of legal services to low income households.
11	<b>Agency/Group/Organization</b>	Disability Rights and Resources
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to housing accessibility for disabled persons.
12	<b>Agency/Group/Organization</b>	JEFFERSON STATE COMMUNITY COLLEGE
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Employment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to assisting adults, primarily single parents, obtain educational and job skills.

13	<b>Agency/Group/Organization</b>	CHILDCARE RESOURCES
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to child care financial assistance to low income working families.
14	<b>Agency/Group/Organization</b>	NEIGHBORHOOD HOUSING SERVICES OF BIRMINGHAM
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to affordable housing.
15	<b>Agency/Group/Organization</b>	CHILDREN'S VILLAGE
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to youth services.



16	<b>Agency/Group/Organization</b>	YWCA Central Alabama
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to homeless services for families and services for domestic violence victims.
17	<b>Agency/Group/Organization</b>	T-Mobile
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via conference calls and meetings. Outcome was to coordinate and leverage resources related to providing broadband services to eligible families.
18	<b>Agency/Group/Organization</b>	City of Birmingham Planning, Engineering and Permits Department
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via conference calls and meetings. Outcome was to coordinate and leverage resources related to affordable housing, comprehensive planning, storm water management, land use, zoning, flood mitigation and mitigation services.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	One Roof	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.
HOPWA	AIDS AL	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.

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

**Narrative (optional)**

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 2022 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 2022 Consolidated Plan and Annual Action Plan. A summary of the City's Proposed PY 2022 Annual Action Plan was also provided for comment and review for a period of 30 days.

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

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

The City conducted a total of four (4) Virtual Public Hearings on its Proposed Program Year 2022 – Action Plan One Year Use of Funds. Generally, hearings were well attended with a total of seventy (70) citizens. Participants were allowed to speak and/or ask questions verbally, in the Q&A or in the Chat features. Many representing community based non-profit entities expressed gratitude for the previous support provided by the City making it possible to leverage these funds with other available resources to address a myriad of critical housing and community development needs of low-income communities and citizens within the City of Birmingham. Beneficiaries represented included at-risk youth, the elderly, persons receiving various levels of homelessness prevention and/or rapid re-housing assistance and important support services designed to assist eligible citizens in securing and maintaining stabilized housing. Comments were also received stating the need for a youth shelter, more emergency shelters and accessible infrastructure within the City of Birmingham. In the development of the proposed and final Action Plan One Year Use of Funds, the City also took into consideration the public comments and participation received during the extensive outreach process undertaken for the City’s Five-Year (2020 – 2024) Consolidated Plan. 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. During this process ongoing partnerships among public service, infrastructure and assisted housing providers served as a foundation. 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 future impact of activities and community development investments.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	Approximately 70 individuals attended the meetings.	The minutes to the public hearings are provided in the appendix.	N/A	
2	Newspaper Ad	Non-targeted/broad community	N/A	No comments were received	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 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	6,054,064	50,000	0	6,104,064	0	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	1,400,013	100,000	0	1,500,013	0	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	1,541,007	0	0	1,541,007	0	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	509,160	0	0	509,160	0	Grant from US Department of Housing and Urban Development to address needs and services for homeless persons or persons at risk of becoming homeless.

Table 5 - Expected Resources – Priority Table

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

Federal 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 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.



There are no matching requirements associated with the CDBG, or HOPWA programs in Birmingham. The City of Birmingham has received a waiver for the HOME match requirement for many years. The City of Birmingham was determined to be in severe fiscal distress and receives a 100 percent reduction of match per the regulations at 92.222. It is not anticipated to change. However, Match Reductions for PY 2022 have not been provided. There are matching requirements associated with the ESG program. Funding under the ESG programs requires that each grant recipient supplement its grant with an equal amount of matching funds from other sources. ESG match requirements are monitored as expenses were incurred by each ESG service provider awarded funding during the FY.

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**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 highlighting the continued 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.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development and Commercial Revitalization	2020	2025	Non-Housing Community Development Economic Development	Birmingham, AL	Promotion of Jobs and Business Creation	CDBG: \$690,000	Jobs created/retained: 12 Jobs Businesses assisted: 12 Businesses Assisted
2	Affordable Housing Supply and Quality	2020	2025	Affordable Housing	Birmingham, AL	Affordable Housing Supply and Quality	CDBG: \$3,010,000 HOME: \$1,500,013	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 300 Household Housing Unit
3	Improve Public Services	2020	2025	Non-Housing Community Development	Birmingham, AL	Development and Implementation of Public Services	CDBG: \$254,278	Public service activities other than Low/Moderate Income Housing Benefit: 3200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Homelessness Prevention and Rapid Re-housing	2020	2025	Homeless	Birmingham, AL	Services and Housing for Homeless Population	CDBG: \$361,557 ESG: \$509,160	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 2500 Beds Homelessness Prevention: 100 Persons Assisted
5	HOPWA and Non-homeless Special Needs Services	2020	2025	Non-Homeless Special Needs	Birmingham, AL	Housing and Services for Special Needs Populations	HOPWA: \$1,541,007	HIV/AIDS Housing Operations: 200 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Economic Development and Commercial Revitalization
	<b>Goal Description</b>	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.
2	<b>Goal Name</b>	Affordable Housing Supply and Quality
	<b>Goal Description</b>	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.

3	<b>Goal Name</b>	Improve Public Services
	<b>Goal Description</b>	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.
4	<b>Goal Name</b>	Homelessness Prevention and Rapid Re-housing
	<b>Goal Description</b>	Reducing homelessness and providing opportunities for housing for low-income individuals and households remains a priority need for the City to support.
5	<b>Goal Name</b>	HOPWA and Non-homeless Special Needs Services
	<b>Goal Description</b>	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.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

This strategic plan outlines the City’s plans for allocating the HUD entitlement grants. It utilizes qualitative and quantitative data gathered through citizen participation, market analysis, and an assessment of need to identify the highest priority needs in which to direct entitlement dollars. In order to meet identified goals, Birmingham has established a set of priorities to continue successful investments during the 2020-2024 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.

Entitlement program funds are received by the City based upon formula allocation. Upon receipt, the funds are administered by the City’s Department of Community Development and are utilized for a variety of purposes that meet the intent of the funding for each specific program. The City’s federal funds are leveraged against numerous other sources of federal, state, local and private funding.

### Projects

#	Project Name
1	CDBG Administration
2	Planning and Management - One Roof
3	Repayment of Section 108
4	Economic Development
5	Housing Rehabilitation - Program Cost
6	Housing Rehabilitation - Single Family Rehabilitation Programs
7	Acquisition
8	Demolition
9	Down Payment Assistance
10	Public Services
11	HOME Program Administration
12	HOME Program CHDO Activities

#	Project Name
13	HOME Program Homebuyer and Rental Activities
14	ESG21 Birmingham
15	HOPWA - AIDS Alabama, Inc.
16	HOPWA Administration - Grantee
17	Public Facilities and Infrastructure

**Table 7 - Project Information**

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

The City of Birmingham intends to direct assistance during the program year on a city-wide basis so as to provide widespread benefit from the limited federal and other resources anticipated to be available to the city's very low, low- and -moderate income population. By investing resources on a city-wide basis, the city expects to be able to pursue its basic community development goals. The City anticipates that this distribution of resources will achieve an appropriate balance that places the resources where they can meet community needs without promoting areas of low-income concentration.

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

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1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Economic Development and Commercial Revitalization Affordable Housing Supply and Quality Improve Public Services Homelessness Prevention and Rapid Re-housing
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality Services and Housing for Homeless Population Promotion of Jobs and Business Creation Development and Implementation of Public Services Housing and Services for Special Needs Populations
	<b>Funding</b>	CDBG: \$1,153,229
	<b>Description</b>	These funds provide CDBG support for planning and administration of the City's Consolidated Formula Allocation grants and activities including CDBG, ESG, HOME, HOPWA, CDBG-R, and any other Community Development Activities assisted in whole or in part with CDBG funds. Supportive funds will be allocated towards general program administration, legal services, planning, environmental reviews, public information, and fair housing.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	710 20th Street North Birmingham, AL 35203
	<b>Planned Activities</b>	Program Administration
2	<b>Project Name</b>	Planning and Management - One Roof
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Homelessness Prevention and Rapid Re-housing
	<b>Needs Addressed</b>	Services and Housing for Homeless Population
	<b>Funding</b>	CDBG: \$40,000

	<b>Description</b>	Administration of Continuum of Care for homeless persons and Coordinated Assessment Systems. Maintains the Homeless Management Information System to the extent costs are necessary to meet the new HMIS participation requirement under the McKinney Vento Act and provide other activities and services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	1515 6th Avenue South, 5th Floor Birmingham, AL 35233
	<b>Planned Activities</b>	As the Continuum of Care will maintain the Homeless Management Information System and Coordinated Assessment.
<b>3</b>	<b>Project Name</b>	Repayment of Section 108
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Economic Development and Commercial Revitalization
	<b>Needs Addressed</b>	Promotion of Jobs and Business Creation
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Repayments of Section 108 Loan to be administered by the Community Development Department. Principal and interest payments due in August 2022 and Principal only payments due in February 2023 to The Bank of New York Mellon.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	710 20th Street North Birmingham, AL 35203
	<b>Planned Activities</b>	Principal and interest payments due in August 2022 and Principal only payments due in February 2023 to The Bank of New York Mellon.

4	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Economic Development and Commercial Revitalization
	<b>Needs Addressed</b>	Promotion of Jobs and Business Creation
	<b>Funding</b>	CDBG: \$690,000
	<b>Description</b>	Provide technical and financial assistance to entrepreneurs that commit to the creation or retention of jobs. Financial assistance and technical assistance will be offered to small businesses located within city of Birmingham.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assists 45 businesses; Create 12 jobs; 12 Low income families will be assisted
	<b>Location Description</b>	Small business within the City of Birmingham such as Woodlawn, downtown, 4th Avenue business district.
	<b>Planned Activities</b>	Provide technical and financial assistance to entrepreneurs that commit to the creation or retention of jobs through contracts with REV Birmingham, TruFund and Urban Impact.
5	<b>Project Name</b>	Housing Rehabilitation - Program Cost
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	CDBG: \$1,000,000
	<b>Description</b>	Cost associated with the rehabilitation services including the preparation of work specifications, loans/application processing, inspections, and other services related to assisting owners, tenants, contractors and other entities participating or seeking to participate in rehabilitation activities. Includes staff salaries, legal services, mortgage services, and other related cost.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serve 100 low-and-moderate income homeowners
	<b>Location Description</b>	710 20th Street North Birmingham, AL 35203
	<b>Planned Activities</b>	Cost associated with the rehabilitation services including the preparation of work specifications, loans/application processing, inspections, and other services related to assisting owners, tenants, contractors and other entities participating or seeking to participate in rehabilitation activities. Includes staff salaries, legal services, mortgage services, and other related cost.
<b>6</b>	<b>Project Name</b>	Housing Rehabilitation - Single Family Rehabilitation Programs
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	CDBG: \$1,700,000
	<b>Description</b>	Provides for the rehabilitation of single-family owner-occupied homes on a City-wide basis.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Activities benefiting 300 low-and-moderate income homeowners.
	<b>Location Description</b>	Single family homeowners in the City of Birmingham.
	<b>Planned Activities</b>	Provide eligible housing rehabilitation services to low-and moderate-income homeowners through our Critical Repair Program, Volunteer Rehab Program and contracts with HouseProud, BuildUp, Disability Rights & Resources, and Titusville Development Corporation.
<b>7</b>	<b>Project Name</b>	Acquisition
	<b>Target Area</b>	Birmingham, AL City of Birmingham

	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Acquisition of properties for eligible activities.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined - approximately 1 low income families will benefit.
	<b>Location Description</b>	Low-moderate census tract within the City of Birmingham.
	<b>Planned Activities</b>	Acquire properties for eligible housing and/or infrastructure projects.
	8	<b>Project Name</b>
<b>Target Area</b>		Birmingham, AL City of Birmingham
<b>Goals Supported</b>		Affordable Housing Supply and Quality
<b>Needs Addressed</b>		Affordable Housing Supply and Quality
<b>Funding</b>		CDBG: \$10,000
<b>Description</b>		Demolition of properties for eligible activities.
<b>Target Date</b>		6/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		1 low-moderate income family
<b>Location Description</b>		Low-moderate census tract within the City of Birmingham.
<b>Planned Activities</b>	Demolition of properties for eligible activities.	
9	<b>Project Name</b>	Down Payment Assistance
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	CDBG: \$290,000

	<b>Description</b>	Provisions to provide down payment assistance to eligible purchasers for buying homes in the City of Birmingham.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 low- and -moderate income families
	<b>Location Description</b>	710 North 20th Street Birmingham, AL 35203
	<b>Planned Activities</b>	Provide down payment assistance to eligible homebuyers.
10	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Improve Public Services
	<b>Needs Addressed</b>	Development and Implementation of Public Services
	<b>Funding</b>	CDBG: \$886,557
	<b>Description</b>	Provision of public services (including labor, supplies, and materials) including, but not limited to those concerned with employment, crime prevention, homeless services, child care, health, drug abuse, education, fair housing counseling, senior services, etc.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assist 3500 low income families.
	<b>Location Description</b>	Agency locations throughout the City of Birmingham.
	<b>Planned Activities</b>	Implementation of public services (including labor, supplies, and materials) including, but not limited to those concerned with employment, crime prevention, homeless services, child care, health, drug abuse, education, fair housing counseling, senior services, etc. through contracts with the agencies below.
	<b>Project Name</b>	HOME Program Administration

11	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	HOME: \$150,001
	<b>Description</b>	HOME Administrative costs for PY 2022. Costs include general management, monitoring and evaluation, staff and overhead related to carrying out of the project, including relocation services, the provision of information to residents and citizen groups, fair housing activities, and indirect costs, consultation and publication costs associated with the submission of the Consolidated Plan.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	710 20th Street North Birmingham, AL 35203
	<b>Planned Activities</b>	Planning and administration of the HOME Program.
12	<b>Project Name</b>	HOME Program CHDO Activities
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	HOME: \$225,001
	<b>Description</b>	Provide decent and affordable housing to low-and very low-income persons.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 low-moderate income family

	<b>Location Description</b>	Areas within the City of Birmingham.
	<b>Planned Activities</b>	Provide decent and affordable housing to low-and very low-income persons.
<b>13</b>	<b>Project Name</b>	HOME Program Homebuyer and Rental Activities
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Affordable Housing Supply and Quality
	<b>Needs Addressed</b>	Affordable Housing Supply and Quality
	<b>Funding</b>	HOME: \$1,125,011
	<b>Description</b>	Provide HOME funds for the acquisition/rehabilitation, rehabilitation, and new construction of substandard or aging single/multi-family housing units that are suitable for rehabilitation.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 low-moderate income families
	<b>Location Description</b>	One of the 99 neighborhoods within the City of Birmingham.
	<b>Planned Activities</b>	Provide HOME funds for the acquisition/rehabilitation, rehabilitation, and new construction of substandard or aging single/multi-family housing units that are suitable for rehabilitation.
<b>14</b>	<b>Project Name</b>	ESG21 Birmingham
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	Homelessness Prevention and Rapid Re-housing
	<b>Needs Addressed</b>	Services and Housing for Homeless Population
	<b>Funding</b>	ESG: \$509,160
	<b>Description</b>	Services and Housing for Homeless Population and Special Needs Populations
	<b>Target Date</b>	6/30/2023



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serve 450 people
	<b>Location Description</b>	Varies homeless agencies.
	<b>Planned Activities</b>	Administration of the grant, street outreach, emergency shelter, homeless prevention, rapid re-housing and HMIS (data collection) through contracts with Bridge Ministries, First Lighty, YWCA, Family Connection, Cooperative Downtown Ministries and Pathways.
15	<b>Project Name</b>	HOPWA - AIDS Alabama, Inc.
	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	HOPWA and Non-homeless Special Needs Services
	<b>Needs Addressed</b>	Housing and Services for Special Needs Populations
	<b>Funding</b>	HOPWA: \$1,494,777
	<b>Description</b>	Provide housing and access to support services to low income persons living with the Human Immunodeficiency Virus (HIV) and the Acquired Immunodeficiency Syndrome (AIDS) and their families.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serve 152 families low income families
	<b>Location Description</b>	3529 7th Avenue, South Birmingham, AL 35222
<b>Planned Activities</b>	- <u>Rental Assistance/TBRA</u> : \$410,000.00 - <u>Rental Assistance/STRMU</u> : \$50,000.00 - <u>Supportive Services</u> : \$460,000.00 - <u>Operating Costs/Facility Based Housing Subsidy</u> : \$406,906.30 - <u>Resource Identification</u> : \$60,000.00 - <u>Sponsor Administration</u> : \$107,870.49	
<b>Project Name</b>	HOPWA Administration - Grantee	

16	<b>Target Area</b>	Birmingham, AL City of Birmingham
	<b>Goals Supported</b>	HOPWA and Non-homeless Special Needs Services
	<b>Needs Addressed</b>	Housing and Services for Special Needs Populations
	<b>Funding</b>	HOPWA: \$46,230
	<b>Description</b>	HOPWA Administrative costs for PY 2020. Costs include general management, monitoring and evaluation, staff and overhead related to carrying out the projects.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	710 20th Street N Birmingham, AL 35203
	<b>Planned Activities</b>	HOPWA Administrative costs for PY 2022. Costs include general management, monitoring and evaluation, staff and overhead related to carrying out the projects.
17	<b>Project Name</b>	Public Facilities and Infrastructure
	<b>Target Area</b>	Birmingham, AL City of Birmingham City of Birmingham
	<b>Goals Supported</b>	Improve Public Services
	<b>Needs Addressed</b>	Development and Implementation of Public Services
	<b>Funding</b>	CDBG: \$254,278
	<b>Description</b>	Development and Implementation of Public Services
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 50 low income families.
	<b>Location Description</b>	Eligible census tracts within the City of Birmingham

	<b>Planned Activities</b>	Provide activities to be determined for public facilities and improvements eligible for assistance subject to the policies in 570.201(c)
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## **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**

The City of Birmingham intends to direct funding from anticipated federal and local resources throughout the jurisdiction to provide the greatest benefit to low-income households and individuals.

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.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Birmingham, AL	100

**Table 8 - Geographic Distribution**

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

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.

### **Discussion**

Approximately 63% of the City is considered low-mod. Funding will be provided in one of the 99 neighborhoods within the 23 communities in the City of Birmingham.

## Affordable Housing

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

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	3,500
Non-Homeless	350
Special-Needs	300
Total	4,150

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	10
Rehab of Existing Units	100
Acquisition of Existing Units	0
Total	160

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

#### Discussion

The goals listed above represent the City's plans for its 2022 allocations. The City currently has ongoing housing-related activities (utilizing prior years' resources) that will bring affordable units on-line throughout the 2022-2023 program year.

## AP-60 Public Housing – 91.220(h)

### Introduction

- The Housing Authority of the Birmingham District (HABD) mission is to be the leader in making available excellent, affordable housing for low and moderate-income persons through effective management and the wise stewardship of public funds. The HABD will also partner with the residents and others to enhance the quality of life in the communities. HABD is the leading developer of affordable housing in the greater Birmingham area with over 5,000 units of public and mixed income multi-family housing developments within the portfolio.

HABD will seek to reduce high concentration of poverty, develop open space and green space, and mixed-income communities. This includes improving the overall look and quality of public housing, demolishing outdated complexes and replacing them with modern homes. He will also declare a new era of transparency and community engagement on every level such as greater collaboration between the City of Birmingham, public housing residents and the general public.

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

The City of Birmingham partners with HABD to enhance the quality of life in public housing communities. The City cooperates in providing resident programs, services and activities with regard to local drug elimination, crime prevention and neighborhood improvement programs to achieve comprehensive community development goals. HABD is currently implementing its plans and initiatives described below.

- **Homeownership Program:** The HABD has an active homeownership program to identify and assist families that may qualify for homeownership opportunities. The attraction of higher income working families to Public Housing and HCV will enable the HABD to develop a larger pool of qualified families. The minimum yearly income required for participation in the program is \$15,000.00.
- **Improvements and Upgrades:** The HABD is dedicated to improving living conditions at all sites through various forms of upgrades and redevelopment in order to make its housing portfolio more competitive with private sector housing. An ongoing lighting plan in conjunction with Alabama Power has brought about replacement of all exterior lighting to LED lighting. An Energy Performance Contract is near completion which includes the upgrade of energy saving plumbing fixtures, interior L.E.D lighting, HVAC installation and exterior weatherization of public housing sites. Old lighting has been upgraded to brighter and more energy efficient LED lighting. Redevelopment of Loveman Village and Freedom Manor through HUD's Rental Assistance Demonstration (RAD) program will provide opportunities to attract more working families attracted to new construction in both traditional and new neighborhoods.
- **Working Family Preference:** HABD has instituted a working family preference for select sites in order to attract working families public housing communities, thus assisting further with de-

concentration efforts.

- **Project Based Voucher (PBV):** HABD will solicit projects in low-poverty areas to provide residents housing options in areas of higher incomes. HABD will reserve its right to project- base assistance through any appropriate program and up to the maximum allotted number of units/vouchers.
- **The FSS Program:** HABD is committed to providing the highest quality of housing and related services to the FSS Program participants. In an effort to encourage residents to reach their fullest potential and become self-sufficient, the HABD will link community support services with education, job training, etc. with housing assistance for residents through the FSS Program.
- **Foster Youth to Independence (FYI) Initiative:** Youth referred by the Alabama Department of Human Resources must be certified by said agency, has attained at least 18 years and not more than 24 years of age, left foster care or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act at age 16 or older, and is homeless or at risk of becoming homeless at age 16 or older will be assisted with vouchers.
- **Community Safety Partners:** HABD will continue to contract with the Birmingham Police Department which includes community policing and crime enforcement efforts on all HABD public housing properties.

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

The HABD is building its Housing Choice Voucher Homeownership Program. This program allows eligible first-time homeowners to use voucher subsidy to meet monthly homeownership expenses. The assisted housing family locates an eligible unit to purchase instead of rent. The HABD will make monthly homeownership assistance payment on behalf of the new homeowner. The HABD may make payment to lender. The family is responsible for all homeownership expenses not covered by the Housing Assistance Program payment.

The HABD has established and will maintain a Program Coordination Committee (PCC) whose function will be to assist in securing commitments of public and private resources (supportive services, jobs, etc.) for the operation of the program. The committee is composed of a cross section of community and business leaders and program participants. The PCC will assume an advisory role in the FSS Program, and the HABD's FSS Coordinator will assume the leadership role. The PCC will meet on a quarterly basis to review and recommend when needed, revisions to the FSS Action Plan, assist with fundraising activities and resources.

The PH Residents, HCV residents, Property Managers, and/or Community Center Coordinator who serve on the PCC will serve for a term of one (1) year to allow the broadest representation of participants.

These persons will be replaced by selecting new individuals to serve.

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

HABD is a designated agency. It is funded through U. S. Department of Housing and Urban Development (HUD) under the listed public housing programs. HABD is not designated as troubled PHA.

- Capital Funds provides funds to housing authorities to modernize public housing developments.
- Public Housing Operating Subsidy provides operating subsidies to housing authorities to assist in funding the operating and maintenance expenses of the dwelling and help to maintain services and provide minimum operating reserves.
- Housing Choice Voucher (Section 8) allow very low-income families to choose and lease or purchase safe, decent, and affordable privately-owned rental housing.
- Resident Opportunities & Self-Sufficiency Grant Program (ROSS) links services to public housing residents by providing grants for supportive services, resident empowerment activities and activities to assist residents in becoming economically self-sufficient.

**Discussion**

The HABD goal is to develop and continue implement a successful Family Self Sufficiency (FSS) Program for residents of Public Housing (PH) and Housing Choice Voucher (HCV) Programs, including homeownership for those who desire to continue to participate. The program will prepare families for becoming self-sufficient, by providing them with assistance through case management and linking them to education opportunities, development and/or enhancement of job skills, job placement and Homeownership Counseling/Assistance, and other related supportive services. To increase the percentage of working families in the FSS Program, HABD will link the participants with local job readiness and training programs.



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

### **Introduction**

Goal: 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. ESG funds will be used to provide homeless households with financial and other assistance to move them as quickly as possible into permanent housing. The City and the CoC will address this goal by completing the following activities:

- Develop and/or expand housing options for homeless people.
- Use abandoned or vacant housing units in a way that reduces slum or blight & improves appearance of community without concentrating homeless individuals.
- Provide Decent & Affordable Housing for Low & Very Low-Income Households.
- Rehab existing houses, products & services in neighborhoods where housing rehab contributes to revitalization
- Build affordable homes on vacant lots
- Provide Housing & Supportive Services for Homeless
- Provide permanent supportive housing for homeless
- Strengthen & provide better access to support services for people to obtain & remain in permanent housing
- Provide Housing & Services for Special Needs Populations
- Provide assistance to modify homes of disabled persons to removing barriers preventing accessibility
- Provide housing for the elderly & for HIV/AIDS people

**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**

In compliance with HUD requirements, the Continuum has developed a Coordinated Assessment System among homeless and mainstream service providers which is designed to provide in-depth assessments of needs and barriers to homelessness at its earliest point possible. The goals are to divert people from the system of homeless shelters whenever possible, provide prevention services when indicated, objectively match people with the type, level, and duration of services that best meet their needs and to

house the most vulnerable, including youth, families, Veterans, and the chronically homeless. The system provides streamlined access to homeless services for eligible clients, creates easier access to services and generates important referrals within the continuum and with mainstream community partners which allows more effective prioritization and targeting. The system greatly reduces the duplication of efforts and scarce resources and enhances the intake, assessment, referral and housing stability process.

Through the City's implementation of action steps contained in the 10 Year Plan to End Homelessness, our partners overwhelmingly identify Street Outreach as an important and necessary component in working with the chronically homeless. The City, through CDBG Public Services (Homeless Assistance), ESG Prevention/Rapid-Rehousing/Housing Stabilization/Emergency Shelter/Transitional Housing and an myriad of wrap-around services helps to leverage other resources that work together to strengthen the community's resolve to reach this 10 year goal.

Outreach services to the homeless provided through Birmingham's Continuum of Care include:

The Birmingham CoC provides the following outreach services to homeless individuals:

- Street Outreach Program (STOP) - Dedicated outreach team that collaborates with providers to house street dwellers. Works with a Mayor's Office Liaison & Community Policing/Business Liaison groups to identify "new" people on the street.
- HOPE Mobile: Street outreach team for unaccompanied youth. Works closely with State Department of Human Resources & relevant providers.
- Assertive Community Treatment (ACT) & Research and Evaluation of Assertive Community Treatment (REACT): Includes serious mental illness (SMI) street outreach.
- A Faith-based medical team provides street medicine, services & housing information to street dwellers.
- All teams collaborate to identify HIV positive individuals and refer them to the AIDS outreach team.
- The CoC hosts annually Project Homeless Connect and does extensive outreach to pre-register street dwellers.
- The Continuum also coordinates the HUD mandated annual Point-In-Time (PIT) count during the month of January which provides an in-depth look at homelessness on a single night. HUD compiles this data from CoC's nation-wide to generate its report on the status of homelessness in the United States and important demographics.

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

Addressing the needs of its homeless population (homeless individuals, homeless families with children,

and the related sub-populations) continues to be a priority for the City of Birmingham. The City and CoC have identified the need for emergency shelter and transitional housing services to the homeless as a high priority needs to be addressed as a part of the City's five-year strategic plan. Sub-populations include the severely mentally ill, alcohol or drug addicted, domestic violence victims, homeless youth, and persons diagnosed with HIV/AIDS as well as their families. The City and the Continuum are focusing on the following to address emergency and transitional housing needs:

- **Emergency Shelter/Services** – Emergency shelter, food, counseling and other supportive services will continue to be provided to the chronically homeless, the homeless, and the homeless sub-populations. The City of Birmingham fully anticipates the continued funding of applications during the coming year for programs specifically designed to benefit these populations.
- **Housing & Services For Transition To Permanent Housing & Independent Living** – Housing and services for transition to permanent housing and independent living will continue to be provided to homeless and homeless sub-populations. Efforts will be made to increase the time that homeless individuals remain in permanent housing and to encourage more individuals to move from transitional to permanent housing. Emphasis will also be placed on creating greater self-sufficiency by increasing the percentage of persons employed.
- **Permanent Housing & Services For Those Incapable Of Achieving Independent Living** – The City and CoC will continue its practice of providing emergency shelter, food, counseling and supportive services to those incapable of achieving independent living.
- **Permanent Affordable Housing Opportunities For Persons Who Successfully Complete A Transitional Housing Program** – Transitional housing opportunities and related services will be provided to those individuals who successfully complete a transitional housing program.

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

Addressing the needs of its homeless population (homeless individuals, homeless families with children, and the related sub-populations) continues to be a priority for the City of Birmingham. Sub-populations include the severely mentally ill, alcohol or drug addicted, domestic violence victims, homeless youth, and persons diagnosed with HIV/AIDS as well as their families. Among the goals and strategies for addressing the needs of the homeless populations the City and the Continuum are focusing on the

following:

- **Emergency Shelter/Services** – Emergency shelter, food, counseling and other supportive services will continue to be provided to the chronically homeless, the homeless, and the homeless sub-populations. The City of Birmingham fully anticipates the continued funding of applications during the coming year for programs specifically designed to benefit these populations.
- **Housing & Services For Transition To Permanent Housing & Independent Living** – Housing and services for transition to permanent housing and independent living will continue to be provided to homeless and homeless sub-populations. Efforts will be made to increase the time that homeless individuals remain in permanent housing and to encourage more individuals to move from transitional to permanent housing. Emphasis will also be placed on creating greater self-sufficiency by increasing the percentage of persons employed.
- **Permanent Housing & Services For Those Incapable Of Achieving Independent Living** – The City and CoC will continue its practice of providing emergency shelter, food, counseling and supportive services to those incapable of achieving independent living.
- **Permanent Affordable Housing Opportunities For Persons Who Successfully Complete A Transitional Housing Program** – Transitional housing opportunities and related services will be provided to those individuals who successfully complete a transitional housing program.
- **Assistance For Preventing Low-Income Individuals and Families With Children From Becoming Homeless** –The City of Birmingham and Continuum will continue providing assistance to low-income homeowners and renters in order to prevent them from becoming homeless. This will be done by upgrading and expanding the availability of affordable housing, through outreach and assessment in order to identify needs, and make supportive services connections. It will also offer emergency utility payment assistance, counseling and legal services, job training, credit counseling, and other life skills training as well as to offer daycare for children of working parents. Efforts will also be made to decrease the number of homeless households with children.
- **New Permanent Housing Beds for Chronically Homeless** – The City of Birmingham and the Continuum will continue to push for funding for affordable housing and push CoC providers to prioritize the chronically homeless for any public supported housing.

**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.**

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

In the area of Foster Care, the CoC shares that all youth in the care of the State of Alabama through the Department of Human Resources are evaluated by case managers at high school graduation or upon aging out of the system, whichever comes first, for placement in transitional housing programs managed by partners supported by a non-McKinney Vento funded program. The State's Human Resource Policy states "The purpose of discharge planning is to identify and begin implementing steps to successfully finalize a youth's discharge from the system of care based on the established permanency goal. Placement in the permanent living situation shall occur within a timeframe that allows at least six (6) months of post foster care supervision. Discharge planning shall begin no later than twelve (12) months prior to the anticipated date that youth will be discharged from the system of care." Finally, the City of Birmingham supports non-profit organizations and for-profit developers in their efforts to develop affordable supportive housing units for individuals facing discharge from publicly funded institutions."

As it relates to health care and mental health, Continuum providers work closely with hospital staff and social work staff to determine housing options for those who frequently require hospital services. Discussions continue with the partners to seek ways to be more responsive in addressing housing issues. With regards to mental health, the Alabama Department of Mental Health policy for all state operated facilities is that discharge planning is done by case workers with consumer involvement and input. The policy further states that patients may go home to family or they may be released ONLY into certified group homes or permitted boarding homes. Protocol is understood by the Continuum and the State of Alabama Department of Mental Health that supervised placements are followed up with a case worker and patients are not discharged into homelessness or into any McKinney-Vento funded program. Similarly, there are very specific discharge policies for local HIV/AIDS housing providers and patients.

## **Discussion**

In addition to its partnership with One Roof, Inc; the City will allocate its ESG funds to agencies who

serve the homeless or those at risk of becoming homeless.

DRAFT

**AP-70 HOPWA Goals– 91.220 (I)(3)**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	30
Tenant-based rental assistance	52
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	50
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	30
<b>Total</b>	<b>162</b>

DRAFT

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

### **Introduction:**

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

### **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**

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 Action 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.

### **Discussion:**

The City will continue to pursue strategies designed to make housing affordable and accessible. In its efforts to decrease barriers to the development of more affordable housing, the City of Birmingham is working diligently to address areas that create barriers to all residential development.

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

### **Introduction:**

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.

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

The primary obstacles to meeting underserved needs are lack of financial and human resources in the public and private sectors, and a growing gap between housing costs and incomes. The City will continue to use its resources carefully and strategically, emphasizing leveraging, as evidenced in this plan to reduce the effects of the cost/income gap. During PY 2022 the City will continue its efforts to meet the needs of the underserved through all of its PY 2022 Action Plan programs. Examples are below.

The City of Birmingham proposed to fund such agencies as the YWCA, Aletheia House, Pathways, First Light and Changed Lives. To meet the need of providing affordable housing the City proposes to fund BuildUp, HouseProud, Christian Service Mission and Titusville Development Corporation. Bridge Ministries is proposed to receiving funding to provide medical services and food to low-income persons. Employment and housing assistance for the low income are proposed via funding to Birmingham Urban League, Childcare Resources, Legal Services and Jefferson State Community College. The City proposes to aid low income children, senior citizens and individuals with special needs by funding agencies such as Rose Garden Adult Day Services, Positive Maturity, Children's Village, etc.

Our efforts to provide access to LEP population include the following:

- Identify organizations representing LEP groups and put them on the active mailing list to receive program information.
- Recruit volunteers that will provide language assistance when necessary.
- Upon request, publish flyers in languages other than English.
- Attend LEP group meetings to discuss available programs and how to access them, including

soliciting their input on consolidated planning process and other related plans and projects.

Provide referral services to other service agencies that may be of benefit to LEP persons.

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

Given local market conditions, homeownership costs remain high, although they have diminished somewhat during the recent economic downturn. Even with funding limitations and cutbacks, the City will continue to focus its HUD Community Planning and Development (CPD) funds to support activities across the housing needs spectrum; seeking to increase and improve affordable housing stock, including modifications to housing for persons with disabilities through housing rehabilitation programs, preserve existing affordable rental housing, rehabilitate existing single and multi-family housing, and to affirmatively further fair housing.

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

### **Actions planned to reduce 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.

### **Actions planned to develop institutional structure**

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

The Department of Community Development staff members will continue to work with key departments to carry out housing and community development strategies. These departments include: Department of Planning, Engineering and Permits; Parks and Recreation Board; Innovation and Economic Opportunity; Police Department; and other city departments.

Other key public entities are many and varied and include, but are not limited to, the Housing Authority of the Birmingham District, non-profit community housing development organizations (CHDOs), community development corporations (CDCs), community and neighborhood associations and organizations, non-profit human services and shelter providers and non-profit organizations that work

with special needs populations served by the mental health, disabled and substance abuse care provider systems.

The Department of Community Development has developed and maintained a very good working relationship with the Alabama Housing Finance Authority, which administers several below market-rate mortgage programs and allocates the Low-Income Housing Tax Credit (LIHTC) Program for the state of Alabama.

Public agencies, for profit and nonprofit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development in partnership with the City of Birmingham. However, the lack of financial resources for development, operations, and support services is a huge gap to overcome. Addressing these gaps will be a high priority for the City. The City will follow up and build on the robust citizen participation process implemented during the development of this Consolidated Plan and continue to work to provide stronger coordination between agencies and local organizations and increase outreach activities to identify additional partners.

**Discussion:**

NA

## Program Specific Requirements

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

#### Introduction:

The City of Birmingham will comply with all program specific requirements at 91.220(I)(1,2,4). In accordance with federal regulations, this Action Plan describes the CDBG, ESG, HOME and HOPWA activities proposed to be undertaken with PY 2022 allocations. Program specific requirements for CDBG, ESG, HOME and HOPWA are addressed below.

#### 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	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>50,000</b>

#### Other CDBG Requirements

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

#### 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:

No other forms of investment are currently being used.

Participation in the HOME Program is open to nonprofit and for-profit organizations as well as individuals to build or rehab affordable housing that will be made available to families whose income is at or below 80% of LMI. Applications/proposals were taken until January 29, 2022 for the PY 2022 Action Plan-One Year Use of Funds. A notice was placed in the Birmingham News on November 29, 2020. Copies of the notice and application/proposal guidelines were posted on the City's website at [www.birminghamal.gov](http://www.birminghamal.gov). Application/proposal guidelines were also available in the office of Community Development.

The City of Birmingham did not limit the beneficiaries or give preference to a particular segment of the low-income population. All segments of the low-income population from 0-80% of the household income limits may benefit from investments.

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:

There is not a direct homebuyer program. Applications from developers are accepted during our Action Plan process or via request for proposals (RFP). Developers are responsible for the sale of the homes. The City ensures that the purchasers are income eligible (80% of medium income or below) and at the time of closing underwrite to provide a gap in the form of a second mortgage.

- Must be low/low moderate income: that is, the purchaser must have a gross annual income that does not exceed 80 percent of median income for the area.
- Must occupy the property as a principal residence.
- Principal Residence: The purchaser household must use the property as its principal residence.

For purposes of the HOME Program, homeownership means ownership in fee simple title or leasehold in a one-to-four-unit dwelling, ownership, or membership in a cooperative.

The ownership interest may be subject only to the following:

- Mortgages, deeds of trust or other debt instruments approved by the City.
- Any other encumbrances or restrictions that do not impair the marketability of the ownership

interest, other than the HOME Program restrictions on resale.

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:

The method of repayment will be recapture for all current HOME activities. The City will not use sub-recipients, urban county or consortium members, CHDOs or other entities to provide the homebuyer assistance. Homebuyers are income-eligible families and required to live in the HOME assisted property as their principal residence for the duration of the applicable affordability period. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The following table outlines the required minimum affordability periods.

- Under \$15,000 - 5 years period of affordability
- Between \$15,000 and \$40,000 - 10 years period of affordability
- Over \$40,000 - 15 years of affordability

If the homebuyer sales, transfers, exchange, assign, refinance or lease the HOME assisted property, the City will recapture HOME funds. The recapture requirements are reflected in the written agreement, mortgage, and mortgage note. The recapture requirement is limited to the amount of the net proceeds available from the sale of the HOME assisted property. The recapture terms are as follows:

Upon the sale, exchange, assignment, transfer, refinancing or lease during the affordability period of the real estate which is the subject of the mortgage securing this note, the recipient of the second mortgage HOME loan shall be required to pay to the Mortgagee 3% annual simple interest on the second mortgage HOME loan plus the remaining principal amount of said second mortgage HOME



loan.

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:

The City has no intentions to refinance multifamily loans. However, The City's HOME program refinancing guidelines would follow the guidelines under 24 CFR92.206(b).

- (i) Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing;
- (ii) Require a review of management practices to demonstrate that disinvestment in the property has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended Affordability period can be demonstrated;
- (iii) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both;
- (iv) The required period of affordability is a minimum of 15 years;
- (v) The investment of HOME funds may be jurisdiction-wide;
- (vi) HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including Community Development Block Grant (CDBG) programs.

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

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

Any sub-grantee receiving ESG funds shall be subject to all of the requirements that apply to the

grantee under the HUD Notice.

Sub-grantees MUST:

- Assess every program applicant for risk of imminent homelessness or verification of current homelessness, and to determine income and program eligibility.
- Use a clear documented process to determine the type, level, and duration of assistance for each program participant.
- Review and verify documents and payments to ensure compliance with HUD regulations and to avoid and prevent fraud.
- Certify eligibility at least once every 3 months for all program participants receiving rental assistance.
- Provide on-going case management or support services, as needed, to all program participants receiving rental assistance in order to transition them to independence.
- Adhere to all data collection and reporting requirements. **MONITORING AND COMPLIANCE:** Sub-grantees are expected to make available all client, financial and program records for periodic review on a schedule established by the City of Birmingham. In addition, Sub-grantees will maintain client files with all of the required documentation from HUD and the City of Birmingham. **REPORTING REQUIREMENTS:** Sub-grantees will submit quarterly reports to the City of Birmingham in accordance to contractual obligations, as well as other Quarterly and Annual Performance Reports for E-SNAPS. Sub-Grantees will submit any additional reporting requirements by the Federal Government or the City of Birmingham, as outlined in the “Welcome Package” included with your fully-executed grant agreement. **REALLOCATION AND RECAPTURE: Sub-grantees MUST EXPEND 100% of their funds within one year of the signing of their contract with final draw request submitted no later than 30 days from the end of the contract. The Director of Community Development may grant extensions if the need arises.** The City of Birmingham and HUD will closely track sub-grantee expenditures in order to meet requirements and allow for reallocation if sub-recipients have not spent their funds within 2 years. The City of Birmingham reserves the right to review a sub-grantees balance of funds quarterly and reallocate unused funds (per section IV Sanctions). **ADMINISTRATIVE COSTS:** Payment of administrative costs is not to exceed the administrative award received. Administrative costs may be used for accounting for the use of grant funds; preparing reports for submission to the City of Birmingham; and sub-grantee staff salaries associated with these administrative costs. Administrative costs also include training for staff who will administer the program or case managers who will serve program participants, as long as this training is directly related to learning about ESG. Administrative costs *do not* include the costs of issuing financial assistance, providing housing relocation and stabilization services, or carrying out eligible data collection and evaluation activities, as specified above, such as sub-recipient staff salaries, costs of conducting housing inspections, and other operating costs. These costs should be

included under one of the three other eligible activity categories.

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

The CoC does not yet have a formal coordinated assessment system due to unavailability of funds. However, the CoC has a 2-pronged informal system that has existed for many years. 2-1-1 Connects Alabama is a statewide regional call center referral system to provide easy access to health and human services. Several CoC's within the State use 2-1-1 Connects Alabama as a coordinated assessment system. One Roof CoC has not been able to implement a partnership with the 2-1-1. However, all people entering an HMIS participating agency are assessed in the same manner, complete the same intake form and appropriate referrals are made, a process that is essentially a decentralized coordinated system. Additionally, One Roof partnered with a local University to beta test a Vulnerability Index which is used by outreach teams to prioritize what housing is available. New HMIS used by the CoC include a Vulnerability Index Service Prioritization Decision Assistance Tool, a Service Prioritization Decision Assistance Tool, and a Family Service Prioritization Decision Assistance Tool.

The Birmingham CoC provides the following outreach services to homeless individuals:

- Street Outreach Program (STOP) - Dedicated outreach team that collaborates with providers to house street dwellers. Works with a Mayor's Office Liaison & Community Policing/Business Liaison groups to identify "new" people on the street.
  - HOPE Mobile: Street outreach team for unaccompanied youth. Works closely with State Department of Human Resources & relevant providers.
  - Assertive Community Treatment (ACT) & Research and Evaluation of Assertive Community Treatment (REACT): Includes serious mental illness (SMI) street outreach.
  - A Faith-based medical team provides street medicine, services & housing information to street dwellers.
  - All teams collaborate to identify HIV positive individuals and refer them to the AIDS outreach team.
  - The CoC hosts annual the Project Homeless Connect and does extensive outreach to pre-register street dwellers.
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).

The City follows the following steps in making ESG sub-awards.

The Community Development Department prepares a written request for proposals that is published in local newspapers of general circulation. Notices are also made available through the City's Citizen Participation mailings and mailings to CDBG and ESG subrecipients.

1. Community Development Department staff review all proposals according to how each can best address the homeless priority needs identified in the City's Consolidated Plan.
2. After proposals are reviewed, the Community Development Department makes its recommendations based on program objectives to the Mayor for review and approval. The Mayor's recommendations are then reviewed through the appropriate City Council sub-committee and full City Council for approval.
3. Upon approval, ESG sub recipients are informed as to the disposition of their proposal. Contracts are prepared for execution by the City and ESG subrecipients approved to provide services.
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.

One Roof, Inc., the Continuum of Care for the Birmingham area, reserves a position on their board for a homeless or former homeless person. The city also publishes each Action Plan and Action Plan Amendment in an effort to target those that may be affected by the use of funds or lack thereof. The City strives to extend this participation through these existing and any future possible avenue so that the City can better hear from those it is directly affecting. Also, many of the sub-recipients the City uses allow for homeless or former homeless persons to be employed or volunteer with their organization so as to further better the person and allow for experience and input.

To the maximum extent practical, the Subrecipient must involve homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under Emergency Solutions Grant (ESG), in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.

5. Describe performance standards for evaluating ESG.

The Performance Standards are generally evaluate based on each activity with outputs/outcomes in mind. These outcomes/outputs will also be adapted with the evolution of the grant through further consultation with the Continuum of Care. The outcomes/public benefit/accomplishments are reported quarterly.

Quarterly reports are required from each of its subrecipients measuring performance and output measures. The reports aid in the evaluation of accomplishments in relation to specific established goals and objectives for each agency. Methods of evaluation include the following survey, telephone conversations, periodic meetings, workshop, etc. The roles and responsibilities of each partner and the expected public benefit are specified, measured, and recorded for tracking performance.

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