

# JEFFERSON COUNTY COMMISSION



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Reporting Authority  
**Daren Lanier**  
Deputy County Manager

**COMMISSIONER SHEILA TYSON**  
Chairman, Community Development & Human  
Resources Services Committee

**Department of Community Services**  
*Dr. Frederick L. Hamilton, CECD/EDFP, Director*  
Suite A-430  
716 Richard Arrington, Jr. Blvd. North  
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Telephone (205) 325-5761  
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November 18, 2022

Subject: 2021 Consolidated Annual Performance Report (CAPER)

  
RECEIVED DEC 13 2022

Dear Mayor:

The United States Department of Housing and Urban Development requires that in order to receive funding under the Community Development Block Grant Program (CDBG); the Home Investment Partnerships program (HOME); and the Emergency Solutions Grant program (ESG) each Entitlement City or Urban County must prepare a Consolidated Annual Performance Report (CAPER). The overall goal of the community development programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income persons.

The CAPER is designed to provide information on how a grantee actually used its entitlement funds during its most recently completed program year. Jefferson County welcomes citizens' comments on the CAPER. Further information may be obtained by attending a public hearing at the Office of Community Services at 716 Richard Arrington Jr. Blvd., Suite A-420, Birmingham, AL on December 2, 2022 at 10:00 a.m. You may also contact the Office of Community Services at (205) 325-5761. Special accommodations are available, upon request, for those with disabilities and for those with limited English proficiency. Those requiring special accommodations should call (205) 325-5761 in advance for assistance.

Please find enclosed a summary of the Proposed 2021 CAPER for Community Development Programs to be made available for public review through December 19, 2022, at 5PM.

Should you have any questions pertaining to this matter, please feel free to contact ShaDel Nix Williams at (205) 325-5761 or (205) 325-5571.

Sincerely,

Frederick L. Hamilton

Enclosure

Jefferson County Commission  
Department of Community Services  
A430 716 Richard Arrington, Jr. Blvd North  
Birmingham, AL 35203

Mayor Steve Ware  
City of Hueytown  
P.O. Box 3650  
Hueytown, AL 35023



## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the Program Year.

During the period of October 1, 2021 through September 30, 2022, Jefferson County expended \$2,254,843.58 in Community Development Block Grant (CDBG) funds to provide a suitable, living environment and safe, decent, affordable housing to low- to moderate-income residents of Jefferson County, Alabama. During this period Jefferson County completed six (6) infrastructure/public facility activities; seven (7) public service activities; and fifty-six housing rehabilitation activities for forty household, five (5) demolition cases. Additionally, ten infrastructure/public facility activities, emergency housing rehabilitation activities, and six (6) public service activities in addition to two (2) CDBG-CV public service activities were underway.

The Environmental Review is underway for the HOME funded Villas at York development which will be 52 newly constructed units of elderly rental housing. The Villas at York will have 52 units comprised of one- and two-bedroom units and is located in the unincorporated Grayson Valley area. The Villas at York will utilize \$896,056 in HOME Program funds and leverages Low Income Housing Tax Credits as well as private loan funds. Total costs are anticipated to be approximately \$10,000,000. Construction was completed on the Cherry Woods Apartments which is also a 52 unit elderly rental development in the unincorporated Forestdale area of Jefferson County. All units were leased by Low and Very Low Income elderly residents. Ten of the 52 units are "HOME-assisted" and are occupied by Very Low Income elderly residents. Total HOME funds for the project were \$1,830,078.61. Total development costs were \$10,099,642.61.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's Program Year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CDBG General Administration	Administration	CDBG: \$	Other	Other	10	12	120.00%	12	10	100.00%
CHDO Administration	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	1	0	0.00%	0	0	0.00%
CHDO Set-Aside	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	4	5	120.00%	1	0	0.00 %
Clearance and Remediation Activities	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	5	0	0.00%	1	5	0.00%
Construction of Rental Units	Affordable Housing	CDBG: \$ / HOME: \$766550.25	Rental units constructed	Household Housing Unit	40	10	25.00%	5	10	200.00%
Down Payment Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1	0	0.00%			
Economic Development Assistance	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	5	0	0.00%	1	21	0.00%
HESG Admin	Homeless	ESG: \$	Other	Other	2	1	50.00%	2	1	50.00%

HESG HMIS	Homeless	ESG: \$	Other	Other	5	1	20.00%	5	1	20.00%
HESG Homeless Prevention	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	15	47	313.33%	3	47	1,566.67%
HESG Rapid Re-Housing	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	15	4	26.67%	3	4	133.33%
HESG Shelter	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	1795	359.00%	100	1795	1,795.00%
HESG Street Outreach	Homeless	ESG: \$	Other	Other	25	1	4.00%	5	1	20.00%
HOME Administration	Affordable Housing	HOME: \$	Other	Other	4	4	100.00%	4	4	100.00%
Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	20	2	10.00%	0	0	0.00%
Housing Program Delivery	Affordable Housing	CDBG: \$	Other	Other	4	0	0.00%	4	4	100.00%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	22460	3373.5%	200	11,275	5,637.5%

Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%	100	0	0.00%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1661	0.00%	0	1661	0.00%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	2282	0.00%	100	182	182.00%
Rehab of Homeowner Housing: Emergency Repairs	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	0	0.00%	20	52	260.00%
Rehabilitation of Rental Housing Units	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	5	3	60.00%	0	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,**

**giving special attention to the highest priority activities identified.**

**Construction of Rental Units (HOME):** The Environmental Review is underway for the HOME funded Villas at York development which will be 52 newly constructed units of elderly rental housing. The Villas at York will have 52 units comprised of one- and two-bedroom units and is located in the unincorporated Grayson Valley area. The Villas at York will utilize \$896,056 in HOME Program funds and leverages Low Income Housing Tax Credits as well as private loan funds. Total costs are anticipated to be approximately \$10,000,000. Construction was completed on the Cherry Woods Apartments which is also a 52 unit elderly rental development in the unincorporated Forestdale area of Jefferson County. All units were leased by Low and Very Low Income elderly residents. Ten of the 52 units are “HOME-assisted” and are occupied by Very Low Income elderly residents. Total HOME funds for the project were \$1,830,078.61. Total development costs were \$10,099,642.61

**CHDO Administration (HOME):** There were no CHDO Administration activities planned for the Program Year.

**CHDO Set-Aside (HOME):** There were no CHDO Set-Aside activities undertaken in the Program Year.

**Down Payment Assistance (HOME):** There were no down payment assistance activities planned for the Program Year.

**HOME Administration (HOME):** During the Program Year four (4) employees conducted administrative functions under the HOME Program.

**Home Ownership (HOME):** There were no home ownership activities planned for the 2021 Program Year.

**Rehabilitation of Rental Housing Units (HOME):** There were no plans for the rehabilitation of rental housing units during the 2021 program.

**Acquisition (CDBG):** No acquisition activities were planned during the Program Year.

**CDBG General Administration:** During the Program Year ten employees were involved with the administration of CDBG activities.

**Clearance and Remediation Activities (CDBG):** One (1) clearance and remediation activity, that included five (5) properties in the community of Sylvan Springs, was funded during the Program Year.

**Economic Development Assistance (CDBG):** Jefferson County closed on multiple loans in the previous project year that created and retained

twenty-one during the 2021 Program Year.

**Housing Program Delivery (CDBG):** Four (4) employees provided housing program delivery services related to CDBG housing activities during the Program Year.

**Public Facilities (CDBG):** During the Program Year six (6) public facility activities have been completed and another 10 are in design or under construction.

**Public Service:** During the Program Year seven (7) public service activities have been completed and another six (6) are ongoing. Additionally, there were two (2) CDBG-CV public service activities ongoing with one (1) housing related and one (1) non-housing related.



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	6,649	1	799
Black or African American	6,152	9	1,544
Asian	208	0	8
American Indian or American Native	36	0	7
Native Hawaiian or Other Pacific Islander	12	0	3
<b>Total</b>	<b>13,632</b>	<b>10</b>	<b>2,464</b>
Hispanic	575	0	83
Not Hispanic	13,057	10	2,359

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

HOME: A total of 10 elderly tenants at Cherry Woods were “HOME-assisted” through the development of new rental housing. HOME funding, in combination with a private loan and Low Income Housing Tax Credits (LIHTC) for the Cherry Woods project, made it possible for the construction of a total of 52 new rental housing units for the elderly by providing the needed gap financing.

CR-10 does not include Multiple Races, Client Doesn’t Know/Refused, and other HMIS approved racial categories. CR-10 does not include Client Doesn’t Know/Refused and other HMIS approved ethnic categories. The difference in the total is a result of this discrepancy.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Table 3 - Resources Made Available

#### Narrative

During the period of October 1, 2021 through September 30, 2022, Jefferson County received \$2,510,681.00 in CDBG funds; \$22,198.88 in CDBG program income; \$992,574.00 in HOME funds; \$186,856.36 in HOME program income; \$0.00 in HOME matching funds; \$0.00 in County Match; \$205,915.00 in Federal ESG; and \$114,679.71 in ESG match making a total of \$4,032,904.95 in funds available for Program Year 2021.

Additionally, Jefferson County expended \$360,046.28 in CDBG-CV and \$866,835.56 in ESG-CV funding.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

#### Narrative

During the period of October 1, 2021 through September 30, 2022 CDBG funds were drawn for activities within the following geographical locations: County-wide including unincorporated areas of Jefferson County for Housing Rehabilitation and Public Service activities, Public Facilities in the municipalities of Irondale, Center Point, Brighton, Lipscomb, Mulga, Graysville, Pinson, Midfield, and Fairfield, plus public facilities in unincorporated areas of Jefferson County.

Completed HOME funded rental units are located in the unincorporated Forestdale area of Jefferson County. Another elderly rental development in the unincorporated Grayson Valley area of Jefferson County has been awarded County HOME funds as well as LIHTC from the Alabama Housing Finance Authority. The Environmental Review was underway during the reporting period with construction beginning during the following Program Year.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The HOME Program did not leverage any \$8,321,642.00 in private loans and Low Income Housing Tax Credits during the reporting period of October 1, 2021 – September 30, 2022. Construction on the Cherry Woods Apartments was completed during the reporting period.

Jefferson County had excess match available for the reporting period. No publicly owned land was used to address the needs identified in the plan for the HOME Program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	2,071,751
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,071,751
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,071,751

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
825,123.36	186,856.36	825,123.36	0	186,856.36

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$6,821,510	0	0	0	0	\$6,821,510
Number	1	0	0	0	0	1
Sub-Contracts						
Number	20	0	0	0	3	17
Dollar Amount	\$4,707,901	0	0	0	\$641,128	\$4,066,773
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$6,821,510	0	\$6,821,510			
Number	1	0	1			
Sub-Contracts						
Number	20	1	19			
Dollar Amount	\$4,707,901	\$170,400	\$4,537,501			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	5
Number of Special-Needs households to be provided affordable housing units	5	10
<b>Total</b>	<b>5</b>	<b>10</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	5	10
Number of households supported through Rehab of Existing Units	0	5
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>5</b>	<b>10</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

HOME: Construction on the Cherry Woods Apartments, which had been delayed during the COVID-19 pandemic, was completed during the reporting period.

**Discuss how these outcomes will impact future annual action plans.**

Given the small number of proposals received coupled with the impact of the new HOME rules, future action plans will define activities as broadly as possible to enhance our ability to attract as many financially sound proposals from developers with a strong track record as possible. Site availability continues to be an issue so no target areas will be identified to help increase the number of viable proposals. The rehabilitation of existing units will also alleviate the limited choice of building sites.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	34	3
Low-income	12	6
Moderate-income	6	1
<b>Total</b>	<b>52</b>	<b>10</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

Under the HOME Program, a total of 10 elderly tenants were assisted through the Special Needs Rental Housing for the Elderly program.

Under the CDBG program, there were 34 beneficiaries below 30% median area income.



## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

Jefferson County has partnered with One Roof to provide Street Outreach services to homeless persons for the assessment of their individual needs.

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

Jefferson County has maintained an interactive approach in the coordination of services with the local Continuum of Care (CoC) in order to address emergency shelter and transitional housing needs of homeless individuals and families. The needs, availability and gaps are submitted to Jefferson County by One Roof upon request.

During the 2021 Program Year Jefferson County continued support of agencies that provided transitional supportive housing and permanent housing to homeless individuals; shelter to homeless families with minor children; day shelters and transitional housing programs for women and children; transitional housing for single women; daycare for homeless children; after-school activities for homeless children of school age; and services to homeless families.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Jefferson County assisted low-income, especially extremely low-income individuals and families avoid becoming homeless by providing homeless prevention services to qualified applicants. Jefferson County has continued to work closely with the CoC in the coordination of prevention programs in implementing discharge coordination policies for foster care, healthcare, mental health, and the correction system.

**Child Welfare:** The State of Alabama Department of Human Resources developed policy mandates that all youth in care of the State of Alabama through the Department of Human Resources (foster care) are evaluated by their case managers at high school graduation or upon aging out of the system, whichever comes first, for placement in transitional housing programs.

**Physical Health Institutions:** In spite of years of work on a coordinated system of discharge from health

care, there is no policy in place.

**Mental Health Institutions:** State policy prohibits discharge of clients into homelessness: Alabama Department of Mental Health (DMH) policy for state facilities is that DC planning is done by case workers with consumer involvement and input. Patients are discharged to family, certified group homes or permitted boarding homes only.

**Juvenile and Adult Corrections:** CoC member, AIDS Alabama, works with receptive local, state and federal correctional facilities to provide discharge services.

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

Jefferson County has helped 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 by making Homelessness Prevention and Rapid Re-Housing funds available to local service providers. Local service providers must submit annual applications for ESG funding to Jefferson County for upcoming Program Year funds. Funds are awarded on a competitive basis within the categories allocated within that year's One-Year Annual Action Plan.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Jefferson County continues to support the efforts of Consortuim Public Housing Authorities (PHA's) to address the needs of public housing and public housing activities through the execution of Letters of Consistency supporting their funding initiatives. Jefferson County further supported the efforts of Consortuim PHA's to encourage public housing residents to become more involved in management and encourage their interest and efforts to move to homeownership through the same mechanism and by working with them with its HOME homeownership assistance program. Jefferson County also enlists the help and support of the Consortium PHA's during the Open Season period.

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

The Jefferson County Housing Authority (JCHA) continues to collaborate with local banks and mortgage lenders in an effort to provide homeownership and credit information to its public housing residents. JCHA periodically holds homebuyer workshops, financial literacy seminars, and self-empowerment seminars. Primary homeownership focus is given to available mortgage products, lending practices, fair housing practices, how to secure a mortgage through credit worthiness, the importance of obtaining a home inspection, insurance, and the importance of obtaining a realtor.

### **Actions taken to provide assistance to troubled PHAs**

There are currently no troubled PHAs in Jefferson County, Alabama for which assistance is needed. Should any become troubled, however, Jefferson County will continue to work with them in addressing the PHA needs and providing residents with opportunities.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

Jefferson County did not take any actions to remove or ameliorate land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment because those potential barriers did not affect housing activities during the Program Year.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

During the 2021 Program Year (October 1, 2021 – September 30, 2022) Jefferson County issued a Request for Proposals for Rental Housing which was for the 2022 and 2023 Low Income Housing Tax Credit application cycle for the Alabama Housing Finance Authority (AHFA). Three (3) proposals were received. The Alabama Housing Finance Authority did not take any applications during their normal 2022 application cycle due to cost overruns in previously funded projects due to the COVID-19 pandemic, so no preliminary award letter was issued. The proposals will be considered for the Alabama Housing Finance Authority 2023 application cycle.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All HOME and CDBG Program agreements prohibit the use of lead-based paint. Additionally, units assisted with HESG funds must comply with ESG Lead-based paint policies, standards, visual lead-based paint inspections, and remediation or alternative actions to reduce lead-based paint hazards.

The CDBG Housing Rehabilitation program utilizes a State licensed and accredited third-party firm to perform all out lead-based paint testing. The Housing Division has tests performed on all areas where rehabilitation work will possibly disturb lead-based paint in pre 1978 target housing.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Construction was completed on 52 new units of elderly rental housing. Cherry Woods Apartments which is located in the unincorporated Forestdale area of Jefferson County has 52 one- and two-bedroom units and leverages Low Income Housing Tax Credits and private loan funds.

Another elderly rental development, The Villas at York, has been awarded Low Income Housing Tax Credits by the Alabama Housing Finance Authority and will also leverage private loan funds. The development consists of 52 one-and two-bedroom units and is located in the unincorporated Chalkville area. Jefferson County will contribute \$896,056, in HOME Program funds. The Environmental Review

was underway during the reporting period. Construction will begin in the following Program Year.

**Non-Housing:**

Jefferson County through the Birmingham Career Center has four (4) main goals to assist in the anti-poverty strategy: 1) create a delivery system that meets the needs of both employers and job seekers for a range of services, including customized services; 2) create an effective and cost efficient transitional support system to promote job retention; 3) create an integrated, results oriented career center system that provides easy access for both job seekers and employers to an array of quality services that promote workforce development; and 4) maintain a system that will empower individuals with the knowledge to choose the services they require, and develop a system that will make local service providers accountable for meeting those needs. Jefferson County's eligible ESG Homeless Prevention applicants may also receive referrals to the Career Center in efforts to help them gain and remain self-sustainable.

For non-housing construction projects contractors are encouraged to hire and report Section 3 residents to fill vacant positions needed for the development of the Section 3 covered activity.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Jefferson County's HOME Program has successfully solicited outside sources of funds through both public and private sectors including Low Income Housing Tax Credits, private loans and private grants.

The CDBG and ESG programs have continued to work with the local CoC and a variety of local non-profit entities to support initiatives to benefit the homeless, those at-risk of homelessness, and low- to moderate-income individuals and families of Jefferson County.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Jefferson County's HOME Program has successfully solicited outside sources of funds for multiple developments including Cherry Woods Apartments and The Villas at York through both public and private sectors including Low Income Housing Tax Credits and private loans. Construction on Chery Woods Apartments is complete. The Environmental Review for the Villas at York was underway during the reporting period and will begin construction in the following Program Year.

The case managers of Jefferson County's ESG Program may make recommendations to public and private housing and social service agencies to provide services to those who are homeless and those at-risk of homelessness in efforts to reach self-sustainability for those individuals and families.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

During the reporting period of October 1, 2021 to September 30, 2022, Jefferson County undertook the following actions to overcome the effects of impediments identified the Analysis of Impediments to Fair Housing choice:

1. Addressed the Cost Burden of lower income households by using CDBG funds for 47 homeowner rehabilitation cases.
2. Placed Fair Housing posters and educational materials at public events to help increase public awareness of the housing options available to lower income households and what the individual's rights are under the law. Jefferson County further incorporated the Fair Housing logo in all our housing promotional materials.
3. Completed construction on 52 units of Special Needs Rental Housing for the Elderly to increase the supply of affordable housing. Committed HOME Program funds for the development of an additional 52 units of Special Needs Rental Housing for the Elderly which was in the environmental review process during the reporting period. Construction on the additional units will begin in the following Program Year.
4. Jefferson County further issued a Request for Proposals for Rental Housing. Three (3) proposals were received. The Alabama Housing Finance Authority did not take any applications during their normal 2022 application cycle due to cost overruns in previously funded projects due to the COVID-19 pandemic so no preliminary award letter was issued. The proposals will be considered for the Alabama Housing Finance Authority 2023 application cycle.
5. The lack of Section "8" Vouchers and Certificates which limits the housing options to lower income households was addressed by underwriting the new rental housing units at rents below the HOME Maximum Rent Limits for the Birmingham-Hoover MSA thereby increasing the number of affordable units available to lower income households.
6. The lack of accessible housing was addressed by incorporating fully accessible and sensory impaired units into the construction of new rental housing funded under the HOME Program. CDBG funds were used to assist 47 elderly/disabled homeowners.

## **CR-40 - Monitoring 91.220 and 91.230**

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

Jefferson County continues to implement its standards and procedures to monitor activities carried out in furtherance of the plan. Those procedures that involve long-term compliance with the requirements of the Consolidated Plan and Annual Action Plans have included obligatory contractual language, regular on-site monitoring, and may also include desk monitoring which included, but was not limited to fair housing, civil rights, and minority business outreach.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The Jefferson County Office of Community Services advertised the CAPER for the Program Year in *The Birmingham Times*, *The Birmingham News*, and *The Latino-News* starting on November 17, 2022.

A public hearing was scheduled for 10:00 a.m. on Friday, December 2, 2022 in Room A-420 of the Jefferson County Courthouse in Downtown Birmingham (716 Richard Arrington Jr Blvd N, Birmingham, AL 35203). Copies of the CAPER were made available at 34 different municipalities located throughout Jefferson County. Additionally, a copy of the CAPER was made available on the County's website at [www.jccal.org](http://www.jccal.org).

The deadline for submitting written comments regarding the CAPER to the Jefferson County Office of Community Services, 716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203, Attn: CAPER Comments was 5:00 p.m. on December 9, 2022.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Jefferson County has not made any changes to program objectives and does not recommend any changes to the program at this time.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this Program Year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Jefferson County inspected the following rental housing developments during the reporting period:

1. Abbington at Summit Pointe
2. Brighton Gardens
3. Flats at Colebridge
4. Hickory Ridge I
5. Hickory Ridge II
6. Hickory Ridge III
7. Oak Park Villas
8. Rosedale I
9. Spring Gardens IV

No issues were detected during the inspections of the above properties. All properties are well maintained and managed. One minor repair of an exterior brick walkway was noted and corrected at Brighton Gardens. The single-family units owned and managed by Central Alabama Housing Alliance were not required to be inspected as inspections are only scheduled every three (3) years as required by HOME regulations.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

A list of all rental developments with contact information was provided at three (3) public hearings and two (2) Technical Advisory Committee meetings. The meetings were advertised in *The Birmingham News*, *The Birmingham Times*, *The Latino News*, and was also announced by mail to local mayors, public housing agencies, and community leaders.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

A total of \$952,876.64 in HOME Program Income was spent on one Special Needs Rental Housing for the Elderly project. Construction was completed on the Cherry Woods Apartments which is a 52 unit elderly rental development in the unincorporated Forestdale area of Jefferson County. All units were leased by Low and Very Low Income elderly residents. Ten of the 52 units are "HOME-assisted" and are occupied by Very Low Income elderly residents. Total HOME funds for the project was \$1,830,078.61. Total development costs were \$10,099,642.61 which included private loan funds and LIHTC awarded by the Alabama Housing Finance Authority in addition to HOME funds. The owner is Cherry Woods Apartments, LTD which is a single asset entity as required by IRS LIHTC regulations.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Cherry Woods Apartments located in the unincorporated Forestdale area of Jefferson County has 52 one- and two-bedroom units and leverages LIHTC and private loan funds. Construction is complete for the development of 52 new units of elderly rental housing.

Two (2) CHDO projects were completed during the Program Year. Two (2) single-family homes were rehabilitated and sold to income eligible homebuyers in the unincorporated Chalkville area of Jefferson County as a Community Housing Development Corporation (CHDO) project. Another three (3) single-family homes were rehabilitated and rented to income eligible tenants by a qualified CHDO in the Clay, Edgewater and Hueytown communities.

Another elderly rental development, The Villas at York, has been awarded Low Income Housing Tax Credits by the Alabama Housing Finance Authority and will also leverage private loan funds. The development consists of 52 one-and two-bedroom units and is located in the unincorporated Chalkville area. Jefferson County will contribute \$896,056, in HOME Program funds. Construction will begin in the following Program Year.

# CR-60 - ESG 91.520(g) (ESG Recipients only)

## ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	JEFFERSON COUNTY
Organizational DUNS Number	105474279
EIN/TIN Number	636001579
Identify the Field Office	BIRMINGHAM
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Birmingham/Jefferson, St. Clair, Shelby Counties CoC

##### ESG Contact Name

Prefix	Dr
First Name	Frederick
Middle Name	L
Last Name	Hamilton
Suffix	0
Title	Director

##### ESG Contact Address

Street Address 1	716 Richard Arrington Jr Blvd N
Street Address 2	Suite A430
City	Birmingham
State	AL
ZIP Code	35203-
Phone Number	2053255761
Extension	0
Fax Number	0
Email Address	hamiltonf@jccal.org

##### ESG Secondary Contact

Prefix	Mr
First Name	Nathan
Last Name	Salter
Suffix	0
Title	Grants Administrator
Phone Number	2055217569
Extension	0
Email Address	saltern@jccal.org

## 2. Reporting Period—All Recipients Complete

Program Year Start Date 10/01/2021  
Program Year End Date 09/30/2022

### 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name:** JEFFERSON COUNTY

**City:** Birmingham

**State:** AL

**Zip Code:** 35203, 0100

**DUNS Number:** 105474279

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Unit of Government

**ESG Subgrant or Contract Award Amount:** 15443

**Subrecipient or Contractor Name:** Cooperative Downtown Ministries

**City:** Birmingham

**State:** AL

**Zip Code:** 35203, 1828

**DUNS Number:** 827210816

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 50000

**Subrecipient or Contractor Name:** PATHWAYS

**City:** Birmingham

**State:** AL

**Zip Code:** 35203, 3308

**DUNS Number:** 827210907

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 24000

**Subrecipient or Contractor Name:** BRIDGE MINISTRIES, INC.

**City:** Birmingham

**State:** AL

**Zip Code:** 35205, 4804

**DUNS Number:** 940075807

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 67607

**Subrecipient or Contractor Name:** First Light

**City:** Birmingham

**State:** AL

**Zip Code:** 35203

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 25000

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	22
Children	5
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>27</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	53
Children	15
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>68</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	2,162
Children	190
Don't Know/Refused/Other	0
Missing Information	5
<b>Total</b>	<b>2,357</b>

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	7
Children	5
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>12</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	2,244
Children	215
Don't Know/Refused/Other	2
Missing Information	5
<b>Total</b>	<b>2,464</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	1,189
Female	785
Transgender	18
Don't Know/Refused/Other	463
Missing Information	9
<b>Total</b>	<b>2,464</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	Total
Under 18	215
18-24	197
25 and over	2,047
Don't Know/Refused/Other	0
Missing Information	5
<b>Total</b>	<b>2,464</b>

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	141	0	0	139
Victims of Domestic Violence	497	1	2	492
Elderly	215	0	2	213
HIV/AIDS	74	0	4	70
Chronically Homeless	522	1	8	511
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	805	1	11	790
Chronic Substance Abuse	615	1	8	604
Other Disability	878	6	14	845
Total (Unduplicated if possible)	1032	6	14	1009

Table 23 – Special Population Served



## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

During the 2021 Program Year Jefferson County expended Emergency Solutions Grant (ESG) funds for Shelters, HMIS, Homelessness Prevention and Administrative activities. The CoC continues to have difficulty in capturing the total number of bed-nights provided as that documentation is no longer tracked in HMIS. The CoC continues the process of working with HUD and the software developer to determine a process for capturing that data.

Over the Program Year Jefferson County continued consultations with the local CoC (AL-500-Birmingham/Jefferson, St. Clair, Shelby Counties CoC) regarding performance standards for the CoC which consists of over 30 organizations.

Additionally, Jefferson County has contracted with One Roof to administer and measure performance of the ESG-CV program.

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	0	5,176.79	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	2,473.31	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	6,557.85	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>14,207.95</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	564.20	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	819.22	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>1,383.42</b>	<b>0</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Essential Services	0	24,234.15	0
Operations	0	25,765.85	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>50,000</b>	<b>0</b>

**Table 27 – ESG Expenditures for Emergency Shelter**

#### **11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2019	2020	2021
Street Outreach	0	20,417	0
HMIS	0	0	0
Administration	0	15,358	0

**Table 28 - Other Grant Expenditures**

#### **11e. Total ESG Grant Funds**

Total ESG Funds Expended	2019	2020	2021
		101,366.37	0

**Table 29 - Total ESG Funds Expended**

#### **11f. Match Source**

	2019	2020	2021
Other Non-ESG HUD Funds	0	98,527.21	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0

Private Funds	0	0	0
Other	0	16,152	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>0</b>	<b>114,679.21</b>	<b>0</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	53,968	279,358	0

**Table 31 - Total Amount of Funds Expended on ESG Activities**