



Fifth Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 5 CAPER Executive Summary response:

PY 2014 ONE-YEAR ACTION PLAN SUMMARY

The Jefferson County Consortium Proposed One Year Action Plan for the 2014-2015 Program Year outlines the proposed projects to be undertaken by the County with funds from the Community Development Block Grant Program (CDBG), the Home Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG). Outlined below are the projects listed by housing and non-housing categories.

Jefferson County expected to receive \$1,746,595.00 in CDBG funds, \$15,000.00 in CDBG program income; \$632,924.00 in HOME funds, \$0.00 in County match (In-Kind), and \$250,000.00 in HOME program income; \$143,468.00 in federal ESG funds, and \$143,468.00 in ESG Match funds, making a total of \$2,931,455.00 in funds available for Program Year 2014-15.

Housing programs will receive \$500,000.00 of the total CDBG funds available for the Emergency Housing Rehabilitation Grant Program.

Non-housing programs to be funded under the CDBG program include economic development programs, public services, public facilities and infrastructure improvements as well as planning and administration costs. The expenditures on these programs are as follows:

Public Facilities	\$885,000.00
Public Services	\$25,000.00
Program Administration	\$351,595.00

Homeless Assistance Programs: Jefferson County anticipated receiving \$143,468.00 in Federal ESG funds, plus \$143,468.00 provided by the sub-recipients as match for a total of \$286,936.00 to benefit the homeless and those at risk of homelessness.

HOME Program: Jefferson County anticipated receiving approximately \$632,924.00 in HOME funds for the Program Year beginning October 1, 2014. This figure to be increased by a projected program income of \$250,000.00, for a total of \$882,924.00. These funds are proposed for use in the Special Needs Housing Program.

HOUSING ACTIVITIES TO BE UNDERTAKEN

The following housing programs will be undertaken with funds from the Community Development Block Grant Program and the HOME Program:

	HOME	MATCH
Administration	\$88,290.00	-0-
Special Needs	\$450,000.00	-0-
CHDO Activities	\$319,634.00	-0-
CHDO Administration	\$25,000.00	-0-

CDBG

Emergency Housing Rehabilitation Grant Program \$500,000.00

HOMELESS ASSISTANCE ACTIVITIES TO BE UNDERTAKEN

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), enacted into law on May 20, 2009, consolidates three of the separate homeless assistance programs administered by HUD under the McKinney-Vento Homeless Assistance Act into a single grant program, and revises the Emergency Shelter Grants program and renames it as the Emergency Solutions Grant (ESG) program. The HEARTH Act also codifies into law the Continuum of Care planning process, a longstanding part of HUD's application process to assist homeless persons by providing greater coordination in responding to their needs. The Emergency Solutions Grant focuses on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The Emergency Solutions Grant serves HUD's definition of those who are homeless and those who are at risk of homelessness.

PY 2014 ACTIVITIES:

Jefferson County expected to receive \$143,468.00 in federal ESG funds, and \$143,468.00 in ESG Match funds.

HOMELESS

The ESG components serving those who are homeless are 1) street outreach, 2) Emergency shelter, 3) Homeless Prevention and 4) Rapid re-housing with data collected in the Homeless Management Information System (HMIS).

1. Street Outreach – Serves unsheltered homeless persons

Essential Services include street outreach services for:

- ✓ Engagement;
- ✓ Case Management;
- ✓ Emergency Health and Mental Health Services;
- ✓ Transportation; and
- ✓ Services for Special Populations: Homeless Youth, Homeless Persons with HIV/AIDS, and Homeless Victims of Domestic Violence, Sexual Violence, and Stalking

2. Emergency Shelter – Serves people staying in emergency shelters

Essential Services include:

- ✓ Case Management;
- ✓ Child Care, Education, Employment, and Life Skills Services;
- ✓ Legal Services;
- ✓ Health, Mental Health, and Substance Abuse Services;
- ✓ Transportation; and
- ✓ Services for Special Populations

Shelter Activities include:

- ✓ Renovation (including major rehab or conversion)
- ✓ Operations (e.g., maintenance, utilities, furniture, food)

3. Rapid Re-Housing – Serves people who are literally homeless and can be used to help a homeless individual or family move into permanent housing and achieve housing stability.

Eligible Activities:

- ✓ Housing Relocation and Stabilization Services; and
- ✓ Short- Term Rental Assistance – up to 3 months
- ✓ Medium-Term Rental Assistance – 4 to 24 months*

*Up to 24 months of rental assistance during any 3-year period, including one-time payment for up to 6 months of rent arrears on the tenant's portion of the rent.

Short/Medium-Term Rental Assistance Standards:

- FMR limits
- Rent Reasonableness
- Minimum Habitability Standards
- Rental Assistance Agreement and Lease

- No rental assistance to a household receiving rental assistance from another public source for same time period (except a one-time payment of up to 6 months of arrears).

HOMELESS PREVENTION

The ESG component serving those who are at risk of homelessness is homeless prevention activities with data collected in the Homeless Management Information System (HMIS). Homeless Prevention activities are limited to Individuals and families with annual incomes below 30% AMI and are at risk of becoming homeless.

Eligible Activities:

- ✓ Housing Relocation and Stabilization Services; and
- ✓ Short-Term Rental Assistance – up to 3 months
- ✓ Medium-Term Rental Assistance – 4 to 24 months

Short/Medium-Term Rental Assistance Standards:

- FMR limits
- Rent Reasonableness
- Minimum Habitability Standards
- Rental Assistance Agreement and Lease
- No rental assistance to a household receiving rental assistance from another public source for same time period (except a one-time payment of up to 6 months of arrears).

HOMELESS PREVENTION & RAPID RE-HOUSING: HOUSING RELOCATION & STABILIZATION SERVICES

The following are allowable activities for both Homelessness Prevention and Rapid Re-Housing: Financial Assistance & Housing Relocation & Stabilization Services. (See Table 3 for proposed allocations of each category below under Rapid Re-Housing and Homeless Prevention).

Financial Assistance:*

Moving Costs
Rent Application Fees
Security Deposit
Last month’s rent
Utility deposit
Utility payments

Services:

Housing search/placement
Housing stability case management
Mediation and legal services
Credit repair/budgeting/money management

*No financial assistance to a household for a purpose and time period supported by another public source.

HMIS – Jefferson County proposes to allocate Emergency Solutions Grant to HMIS activities. Jefferson County and its sub-recipients will participate in the local Continuum of Care and utilize HMIS.

Eligible Costs for recipients that are HMIS Lead Agencies:

- ✓ Hosting and maintaining software or data
- ✓ Backing up, recovering, or repairing software or data
- ✓ Upgrading, customizing, and enhancing the HMIS
- ✓ Integrating and warehousing data
- ✓ Administering the HMIS
- ✓ Reporting
- ✓ Conducting training and using the HMIS

Eligible Costs for Jefferson County and Sub-recipients:

- ✓ Computer hardware, software, and software licenses
- ✓ Office space, utilities, and equipment
- ✓ Obtaining technical support
- ✓ Salaries for HMIS operation
- ✓ Staff travel (training and program participant intake)
- ✓ Participation fees charged by the HMIS Lead

ADMINISTRATION – Jefferson County’s total budget of Emergency Shelter Grant funds and Emergency Solutions Grant funds is expected to be \$143,468.00 of which up to 7.5% may be used for administrative costs. Therefore, Jefferson County plans to allocate \$10,760.00 in Federal Emergency Solutions Grant funds to Administrative activities.

Eligible Administrative Costs:

- ✓ Providing management, oversight, and coordination
- ✓ Monitoring programs and evaluating performance
- ✓ Training on ESG requirements
- ✓ Preparing ESG & homelessness-related sections of the Consolidated Plan
- ✓ Carrying out environmental review responsibilities

CENTRALIZED/COORDINATED ASSESSMENT

Jefferson County in utilizing phone lines, GMIS mapping, and HMIS data input and referrals originally established for HPRP, proposes to use a centralized/coordinated intake and implement the Emergency Solution Grant in coordination with the local Continuum of Care. Prior to beginning the program Jefferson County plans to meet with the Continuum in establishing a pre-screening intake form that can be used by each ESG grantee participating in the Continuum. The purpose of coordination is to promote consistent standards; avoid duplicative/unnecessary assistance; and promote strategic targeting of homeless assistance resources. This centralized intake process will allow initially assessments of the eligibility and needs of each individual or family seeking assistance.

AMENDMENT #1 ESG BUDGET ALLOCATION

Administration	\$10,760.00
Operations	\$53,040.00
Essential Service	\$33,040.00
Street Outreach from \$20,000.00 to	\$ 0.00
HMIS	\$18,650.00
Rapid Re-Housing HRS	\$20,000.00
<u>Rapid Re-Housing TBRA</u>	<u>\$ 7,978.00</u>
Total	\$143,468.00

NON-HOUSING COMMUNITY DEVELOPMENT PRIORITIES ACTIVITIES

The following non-housing activities were planned with funds from the PY 2014 Community Development Block Grant Program; all were determined to be high priority activities in the Consolidated Plan:

General Administration, \$351,595.00

PUBLIC FACILITIES

Fairfield Sidewalk, \$177,000.00
Midfield Park Improvements, \$177,000.00
Martintown Senior Center, \$177,000.00
Tarrant Water Improvements, \$56,000.00
Trafford Road Improvements, \$121,000.00
Rosedale Sidewalk Phase IV, \$177,000.00

PUBLIC SERVICES

Fair Housing Counseling, \$25,000.00

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Response:

1 a. Jefferson County made significant progress during PY 2014, the fifth year of its Five Year Consolidated Plan. Below are the specific accomplishments:

A. Emergency Housing Rehabilitation Grant Program (CDBG):

40 homes repaired for lower income households broken down as follows:

<u>Goal</u>	<u>Actual Accomplishments</u>
12 - 0%-30% of MHI*	19 - 0%-30% of MHI*
8 - 31%-50% of MHI	15 - 31%-50% of MHI
6 - 51%-80% of MHI	6 - 51%-80% of MHI

*Median Household Income

B. Fair Housing/Homeownership Counseling

<u>Goal</u>	<u>Actual Accomplishments</u>
20	286

HOME Program

C. Home-Buyer Assistance Goal:

<u>Goal</u>	<u>Actual Accomplishments</u>
7	0

D. Special Needs Rental Housing for the Elderly

<u>Goal</u>	<u>Actual Accomplishments</u>
0 - 0% - 30%	17 - 0% - 30%
12 - 31% - 50%	2 - 31% - 50%
44 - 51% - 60%	0 - 51% - 60%
0 - 61% - 80%	0 - 61% - 80%

In addition, 56 Special Needs Rental Housing Units for Low Income Elderly are at 70% completion.

Public Services: During the reporting period one Public Service was planned and has been completed.

2014 Fair Housing Counseling (05J) – Completed

b. Specific Objective: To reduce the number of existing homeowners with incomes at or below 80% of median who are living in substandard housing.

Annual Goal: 28 homes of qualified owner occupants received assistance. Program accomplishments by specific program are outlined below:

	CDBG		
Emergency Housing Rehabilitation Program			\$352,757.00
Housing Program Delivery			100,000.00
Fair Housing Counseling			-0-
	HOME	Match	Total
Special Needs Rental Housing	\$ 161,293.77	\$2,275,000.00	\$2,436,293.77
HOME Administration	\$ 124,117.95	-0-	\$ 124,117.95

c. Goals were achieved for CDBG housing rehabilitation activities.

In the HOME Program, the Special Needs Rental Housing Goal was partially met. The 20 units of Special Needs Rental Housing in the Ketona area of Jefferson County, Hickory Ridge Phase 2, was completed. A HOME agreement has been executed and State HOME and Low Income Housing Tax Credits awarded to a 56 unit development in the City of Tarrant. This development, the Flats at Colebridge, is at 70% completion.

The Homebuyer Assistance Program Goal was not met.

1.c. Non-Housing CDBG: Those projects which have not been completed that are still in the design phase have not made progress to the construction phase due to the completion of the Phase I Environmental and completion of title searches and deed acquisitions.

1.c. Emergency Shelter Grant: All ESG activities are underway.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

Response:

Jefferson County does not propose any changes to its program as a result of its experiences.

3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.

Response:

- ✓ Citizens' lack of financial resources to compete in the housing market;
- ✓ Citizens' lack of education concerning their rights under the Fair Housing Act;
- ✓ Citizens' lack of training and understanding in the mechanics, procedures and requirements of the current generation of Financial Institutions, sellers and landlords;
- ✓ Citizens' lack of knowledge in such areas as financial management and credit stability;
- ✓ The virtual impossibility of the private sector to provide either non-subsidized rental or ownership opportunities to those within the 80% of median income range;
- ✓ Lack of infrastructure, particularly sanitary sewer, in large areas of the county, thus precluding both affordable and non-affordable new construction;
- ✓ Sanitary sewer and water impact and monthly charges which are increasing at a frightening rate and decrease the available income that lower income households have for either mortgage or rent payments;
- ✓ Lack of public transit outside of very limited urbanized areas thus decreasing the options that transit-dependent lower income households have;
- ✓ Lack of accessible housing, both owner and rental, for those with disabilities;
- ✓ Lack of Section "8" Vouchers and Certificates limits the housing options available to lower income households;
- ✓ Inadequate housing for the low, very low and extremely low income elderly;
- ✓ The presence of lead-based paint in much of the existing housing stock which is otherwise affordable; and
- ✓ Discrimination in one hateful form or another.

Response to b:

- **Actions Taken or to be Taken to Overcome the Effects of Impediments Identified in the Analysis Include the Following:**
 1. Jefferson County has contracted with the Gateway, a HUD Certified Housing Counseling Agency, to provide Fair Housing and Home-Ownership Counseling Services. Home-Ownership Counseling

includes credit and budget analysis as well as the creation of long term goals leading to home-ownership;

2. Jefferson County will continue to participate in HUD sponsored events and other programs. This has included a variety of public events designed to increase public awareness of the housing options available to lower income households and what the individual's rights are under the law;
3. Jefferson County has and will continue to incorporate the Fair Housing logo in all of our housing promotional materials;
4. Jefferson County has created a variety of Home-Buyer Assistance Programs which are available at a variety of locations throughout the Community Development Consortium. By creating county-wide or demand based Program, Jefferson County has publicly repudiated redlining and embraced the concept that an individual or family has every right to live any area that their budget permits;
5. Jefferson County has and will continue to use HOME funds (through single family and multi-family initiatives) to increase the availability of non-traditional market housing. This housing is designed to be fully adaptable (single family units) and incorporate fully accessible and sensory impaired units (multi-family developments). Hickory Ridge 2, the 20 units of Special Needs Rental Housing for the Elderly completed during the reporting period, has Project-Based Rental Assistance for all units and will provide rental assistance for those at 50% or less of median income. An additional 56 units of Special Needs Rental Housing for the Elderly, The Flats at Colebridge, is under construction and at 70% completion;
6. Jefferson County has created an Emergency Housing Rehabilitation Grant Program for homeowners to bring homes up to a more safe, sanitary and decent condition, and which can also be used to make accessibility modifications to the homes of those with disabilities. This Program greatly increases the ability of low income homeowners, including those with disabilities, to remain in their homes.

Action #	2014	2014 Results
	Production Measurement	Production Measurement
1	20 units of homeownership counseling	286 units of homeownership counseling
2	1 event	7 events
3	0 units	Compliant
4	7 units	0 units
5	56 units	20 units completed (Additional 56 units 70% complete)
6	26 units	22 completed

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Response:

In the Year Five Strategy (Program Year ending September 30, 2015), Jefferson County’s goal was to complete 56 units of rental housing for the elderly. In this period ending September 30, 2015, Jefferson County used HOME Program funds to complete construction of 20 units of rental housing for the elderly located in the Ketona area of unincorporated Jefferson County. They have been leased to elderly tenants at 50% or less of median income with each receiving Project-Based Rental Assistance. In addition, a HOME agreement has been executed for an additional 56 units of Special Needs Rental Housing for the elderly in the City of Tarrant. These units are under construction and at 70% completion.

5. Leveraging Resources

a. Identify progress in obtaining “other” public and private resources to address needs.

Jefferson County has worked to identify projects with the potential to attract other sources of funding including State HOME funds, Low-Income Housing Tax Credits, private lender loans and private grants. The HOME funded Hickory Ridge Phase 2 Special Needs Rental Housing for the Elderly development received a \$2,144,069 private grant from the Jefferson Assisted Housing Initiative and includes \$90,000 in owner equity in the year ending September 30, 2015. This development is complete and will be closed out in the upcoming year. The HOME funded elderly development

under construction, The Flats at Colebridge, leveraged Low Income Housing Tax Credits, State HOME funds, private lender financing and owner equity totaling over \$10 million. The development will be ready for lease-up in early 2016.

b. How Federal resources from HUD leveraged other public and private resources.

Through its HOME Special Needs Rental Housing and homebuyer activities, Jefferson County leveraged over \$12 million in other funds for activities completed and underway in the reporting period.

c. How matching requirements were satisfied.

HOME match was provided in the amount of \$2,275,000.00 in the form of cash through private, non-federal grant funds.

ESG matching requirements were satisfied by the sub-recipients through cash; the value or fair rental value of any donated material or building; the value of any lease on a building; any salary paid to staff to carry out the program; and the value of the time and services contributed by volunteers to carry out the program at a current rate of \$5 per hour.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 5 CAPER Managing the Process response:

During the last year, Jefferson County has maintained regular monitoring of projects and sub-recipients. Jefferson County has also conducted in-house monitoring of program managers to ensure compliance.

Citizen Participation

1. Provide a summary of citizen comments.

Response:

The CAPER narratives and IDIS reports were released for public comment on November 20, 2015, and were made available in the libraries and Jefferson County's website. An ad in *The Birmingham News Latino News* and *The Birmingham Times* announced its availability and solicited comments from citizens. The CAPER was also available at the county's website: <http://jeffconline.jccal.org/comdev/main/non-housing.html>. A public hearing is scheduled on November 30, 2015 at 10:00 a.m.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall

identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Response:

The CDBG Activity Summary Report in Appendix C indicates the total amount of funds committed and expended for each activity during PY2014, along with accomplishments and the geographical location of each activity. The maps highlighting the geographic distribution are in Appendix E.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 5 CAPER Institutional Structure response:

Jefferson County continues to implement its Consolidated Plan through its Office of Community and Economic Development which serves as the lead agency. Jefferson County has worked with a number of agencies both public and non-profit in delivering services to the residents of the County. Jefferson County's HOME program has solicited outside sources of funds through both public and private sectors including Low Income Housing Tax Credits, State HOME funds and private grants. The ESG program worked through a variety of non-profit entities to support Continuum of Care initiatives.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.
 - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
 - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
 - d. Indicate any activities falling behind schedule.

- e. Describe how activities and strategies made an impact on identified needs.
- f. Identify indicators that would best describe the results.
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 5 CAPER Monitoring response:

- 1. Jefferson County has instituted a policy where construction projects are monitored during the construction phase for compliance with applicable regulations. Public Service and Emergency Shelter Grant programs are monitored no less than once a quarter and prior to the approval of all pay requests. Housing Rehabilitation activities are monitored before, during and after the construction phase and prior to any payments.
- 2. Site visits to CDBG projects under construction allow the project manager an opportunity to interview employees who will be listed on the contractor's/sub-contractor's payrolls and effectively identify any conflicts or discrepancies.

Each sub-recipient that is monitored for public service and emergency shelter programs signs a monitored receipt letter that verifies that the agency has received a monitoring visit. Agencies then receive a follow-up letter that addresses the results of the monitoring and lists any recommendations if needed.

- 3. Self Evaluation
 - a. The program's effects have been wide ranging including improved affordable housing, services to the County's homeless and special needs populations, economic development and improvement of public facilities.
 - b. Availability/Accessibility of Decent Housing
Jefferson County has made progress in meeting priority needs in making decent housing available and accessible to the residents of Jefferson County during Program Year ending September 30, 2015.

Affordability of Decent Housing

To date Jefferson County has accomplished 36% of its goal in making Special Needs Rental Housing for the Elderly and 0% of affordable home ownership units during Program Year 2014 ending on September 30, 2015. Twenty units of Special Needs Rental Housing for the Elderly were completed. The goal of 56 units, however, is at 70% completion.

Sustainability of Decent Housing

Jefferson County has accomplished goals in sustaining decent housing for the homeless within the Jefferson County area during Program Year 2014 ending on September 30, 2015.

Availability/Accessibility of Suitable Living Environment

Jefferson County has accomplished 100% of its goals in making a suitable living environment available/accessible to Jefferson County residents.

- c. Jefferson County provided decent housing for low and moderate-income persons by making available the following programs: Housing Emergency Grant, Fair Housing Counseling, and Special Needs Rental Housing for the Elderly.

Jefferson County provided a suitable living environment principally for low and moderate-income persons through the funding of construction and renovation for community centers, senior centers, parks, and water line installations.

Jefferson County expanded economic opportunity principally for low and moderate-income persons by providing economic development technical assistance to businesses and by making available economic development business loans.

- d. Currently there are no activities falling behind schedule.
- e. If you look at the County's housing and infrastructure initiatives as outlined in the Consolidated Plan, it is clear that its programs are addressing the priorities set-out by said Plan. The goal of our housing programs is multifaceted in that it attempts to address a variety of goals including affirmatively furthering fair housing; addressing the needs of those with Disabilities; addressing the needs of those who are homeless as well as those with specific social and physical needs and disabilities; addresses the need to help homeowners that are at the lowest end of the economic scale. The success in expanding our initiatives toward very low-income homeowners can be seen in the statistics for the Housing Emergency Grant Programs and the 42 rental units at the Hickory Ridge I and II developments that provide Project-Based Rental Assistance for Extremely Low (<30% of AMI) and Very Low Income tenants (<50% of AMI).

Jefferson County has also attempted to reach low and very low-income residents and the homeless through an extensive Open Season period. During the 2013 Open Season period Jefferson County received 45 applications for 2014 CDBG funds. Seventy-Five percent of those applications received were eligible for funding. During that same 2013 Open Season period Jefferson County received five applications for 2014 ESG funds.

Our use of HOME funds to develop affordable rental housing for the Special Needs Elderly during the current reporting period in the Ketona area of unincorporated Jefferson County (20 units – Hickory Ridge Phase 2) and prior developments in unincorporated areas as well as the cities of Brighton, Homewood, Leeds, Lipscomb and Pleasant Grove for a total of 245 units has made a positive impact on the affected communities by providing housing opportunities for the elderly, a sometimes difficult market to serve. The 20 units of affordable rental housing for the Special Needs Elderly in the Ketona area of unincorporated Jefferson County were completed during the reporting period. An agreement has been executed for an additional 56 units in the City of Tarrant. Those units are at approximately 70% completion and will be ready for lease-up in early 2016.

The public service programs have afforded low and moderate income persons access to programs that otherwise might not have had. More residents have access to fair housing counseling, budget counseling and credit counseling which in turn can lead to increased homeownership.

Community Centers and senior citizens centers affords low and moderate income residents and senior citizens with facilities that can improve their living environment by offering programs such as exercise, nutrition classes, and basic socialization.

Emergency Shelter Grant funded programs provide suitable living environments for persons who are homeless through short term and long term living arrangements, access to essential services, and homeless prevention to keep people in their homes.

- f. The indicator that would best describe the results for providing decent housing would be the number of housing units assisted or completed.

The indicators that would best describe the results for providing a suitable living environment would be the number of public facilities completed as well as the number of people benefiting from the public service, Emergency Shelter Grant, or infrastructure project.

The indicator that would best describe the results for providing economic opportunities would be the number of jobs created and retained through micro or business loans, or the number of businesses provided technical assistance.

- g. Funds or lack of funds constitutes the greatest barrier for housing, non-housing, and homeless programs. Other factors, which cannot be ignored, are the limitations on the government's ability to solve the housing problems of its citizens. Our efforts directed toward volunteerism, working with non-profits and leveraging are designed to positively address these barriers.

- h. Housing:

- CDBG - The Emergency Housing Rehabilitation Grant Program has met it's goals.

- HOME - The Special Needs Rental Housing Program has partially met its goal by the end of the reporting period. The goal was 56 units. A 20 unit development located in the Ketona area of unincorporated Jefferson County (Hickory Ridge Phase 2) was, however, completed at the close of the year ending September 30, 2015. An additional 56 units of Special Needs Rental Housing, The Flats at Colebridge, is at 70% completion.

Non-Housing:

- CDBG - There is a shortage of funds available to cover all the needs for Jefferson County under infrastructure, public

facilities, and public service. Dollars begin to shrink as the cost of materials and supplies increase.

ESG - There is no longer a shortage of funds available to cover all the needs for the homeless of Jefferson County and efforts to eliminate chronic homelessness. However, agencies are having a difficult time finding qualified applicants who meet ESG eligibility criteria.

i. Jefferson County's goals, objectives, programs and projects are evaluated periodically to determine what if any changes are needed.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 5 CAPER Lead-based Paint response:

1. All Housing Rehabilitation Programs implemented by Jefferson County through its Office of Community and Economic Development are implemented in compliance with all applicable Federal, State and local rules and regulations.
2. Jefferson County further considered but did not apply for additional lead hazard reduction funds.
3. Jefferson County has decommissioned our XRF (X-Ray Fluorescence) technology lead analyzer for testing lead-based paint and is now utilizing an authorized, accredited environmental firm for lead-based paint testing. Jefferson County's Senior Housing Rehabilitation Specialists are trained and accredited in lead-based paint inspection and risk assessment by the State Health Department and EPA.
4. Jefferson County's Office of Community and Economic Development utilizes contractors that are trained and certified as a Lead-Safe Renovator under the EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) in the Housing Rehabilitation Programs.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 5 CAPER Housing Needs response:

The following Programs have been developed and implemented to foster and maintain affordable housing:

- a. Emergency Housing Rehabilitation Grant Program

b. Special Needs Rental Housing for the Elderly

The programs were implemented in response to the Housing Needs found in the Housing Needs Table. The results are also noted in the Housing Needs Table.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

Program Year 5 CAPER Specific Housing Objectives response:

A. Emergency Housing Rehabilitation Grant Program (CDBG):

40 homes repaired for lower income households broken down as follows:

<u>Goal</u>	<u>Actual Accomplishments</u>
12 - 0%-30% of MHI*	19 - 0%-30% of MHI*
8 - 31%-50% of MHI	15 - 31%-50% of MHI
6 - 51%-80% of MHI	6 - 51%-80% of MHI

*Median Household Income

B. Fair Housing/Homeownership Counseling

<u>Goal</u>	<u>Actual Accomplishments</u>
25	286

HOME

C. Home-Buyer Assistance Goal:

<u>Goal</u>	<u>Actual Accomplishments</u>
7	0

D. Special Needs Rental Housing for the Elderly Goal:

Build 56 Special Needs Rental Housing Units.

<u>Goal</u>	<u>Actual Accomplishments</u>
0 – 0% - 30%	17 – 0% - 30%
12 – 31% - 50%	2 – 31% - 50%
44 – 51% - 80%	0 – 51% - 80%

The project completed during the reporting period, Hickory Ridge II, provided housing for 17 Extremely Low Income tenants, a very difficult market to serve, through Project Based Rental Assistance.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

All units assisted are found noted in 1a. above and in the results found in the Housing Needs Table.

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.
 - a) Jefferson County has completed 20 units of special needs rental housing for the elderly in the Ketona community in unincorporated Jefferson County. As part of the project, the owner applied for and received Project-Based Rental Assistance (HAP contract) for all units in the development that provides rental assistance to very low income elderly renters. Seventeen (17) of the tenants are Extremely Low Income (<30% of AMI). In addition, all units are handicap adaptable with wide door ways and grab bars in the bathrooms. One unit is fully accessible and one unit is accessible for those with sensory impairments.
 - b) Jefferson County further addresses the needs of the disabled by requiring that all rental and homebuyer units be handicap adaptable with some rental units fully accessible. Should a homebuyer have accessibility needs, fully accessible homes can be constructed to meet their requirements.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 5 CAPER Public Housing Strategy response:

Jefferson County continues to support the efforts of Consortium 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 Consortium 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 Public Housing Authorities during the Open Season period.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 5 CAPER Barriers to Affordable Housing response:

1. The HOME Program used HOME funds to finance affordable housing for the elderly and those with special needs. In the Fiscal Year ending September 30, 2015 Jefferson County completed 20 units of housing for the elderly (Hickory Ridge Phase 2) located in the Ketona community of Jefferson County. All Hickory Ridge Phase 2 units are handicap adaptable. One (1) unit is fully accessible and one (1) unit is accessible for those with sensory impairments.
2. Jefferson County has executed an agreement for fifty-six (56) units of special needs rental housing for the elderly for a project that has been awarded funding by the Alabama Housing Finance Authority (AHFA) under the LIHTC/HOME Programs. This development is at 70% completion.

HOME Program

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction's affirmative marketing actions.

- c. Describe outreach to minority and women owned businesses.

Program Year 5 CAPER HOME response:

1. During the reporting period, Jefferson County did not meet its goal of 56 units through its Special Needs Rental Housing for the Elderly Program. The 20 units in the Hickory Ridge Phase 2 development have been completed. The 56 units of Special Needs Rental Housing for the Elderly, The Flats at Colebridge, is at 70% completion and will be leased-up in the forthcoming Program Year.

- 2. HOME Match Report

See Appendix A

- 3. HOME MBE and WBE Report

Minority Business Enterprises participated in the HOME program for the year ending September 30, 2015 as follows:

Black/African American	\$42,500.00
Hispanic	\$-0-
American Indian	\$-0-
Women Owned Business	\$31,500.00

- 4. **Assessments**

a. It is the County’s policy to inspect all rental housing developments of 26 units or more annually with a minimum of 20% of units inspected on the interior and a full exterior inspection. These developments are The Arbors at Ellington, Artesian Springs, Oak Park Villas and Serene Grove. Historically, all developments are well maintained and well managed with only minor repairs required.

b. AFFIRMATIVE MARKETING (Below is the method that Jefferson County complies with HOME Affirmative Marketing Requirements). No units were leased or sold during the reporting period ending September 30, 2014.

In compliance with HOME final rule *24 CFR 92.351 a*, Jefferson County is adopting affirmative marketing procedures and requirements for HOME-assisted housing containing five (5) or more housing units. The objective of this marketing plan is to promote fair housing by ensuring outreach to all potentially eligible households, especially those least likely to apply for assistance. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to a person’s gender, race, color, national origin, religion, disability or familial status (persons with

children under 18 years of age, including pregnant women). These procedures and requirements are as follows:

1. Public Information

Jefferson County will schedule an information meeting or meetings with the general public, owners and tenants to explain the HOME Program, Fair Housing Laws, and the County's Affirmative Marketing policy. The meeting will be advertised in a newspaper of general circulation, a minority owned newspaper serving the minority community, as well as with an announcement mailed to local mayors, Public Housing Agencies (PHA's) and community leaders. Jefferson County will provide speakers for smaller meetings on an as-requested basis.

2. Owner's Requirements and Practices

Recipients of assistance under the HOME Program will be required to practice Affirmative Marketing. Each HOME-funded housing owner will comply with the Jefferson County Affirmative Marketing Procedures and Requirements as stated in this document, particularly in regards to information dissemination, outreach, and record keeping.

3. Special Outreach Efforts

- a) Jefferson County and through their Grantees will notify community organizations, employment centers, churches, fair housing groups or housing counseling agencies to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach efforts. Jefferson County will contact groups and agencies that provide services to, or have as members, persons determined as likely to apply for assistance under the Section 8 Program.
- b) Jefferson County through their Grantees must place advertisements in a newspaper of general circulation as well as a newspaper owned by minorities and serving the minority community. The Equal Housing Opportunity logotype and slogan must appear in all printed materials and publications. A Fair Housing Poster must be prominently posted at office locations and during meetings and seminars.
- c) Jefferson County will provide program and project data to the local senior citizen's coordination center (OSCA - Office of Senior Citizen's Activities) as well as community and minority groups.
- d) Jefferson County will provide program data to organizations and groups representing those with special housing needs such as

the physically or mentally disadvantaged, the homeless and those suffering from AIDS.

4. Records

- a) The County, Grantees and the PHA's will be required to maintain copies of all printed releases, solicitations and advertisements regarding this program, including individual projects, as well as copies of letters used in the Special Outreach Efforts.
- b) Jefferson County will monitor compliance with all Outreach efforts and will prepare periodic reports on compliance.

5. Assessment of Efforts and Corrective Actions

- a) Jefferson County will submit annual reports describing affirmative marketing actions taken and an assessment of the results of these actions to comply with the requirements listed above.*
- b) Jefferson County will incorporate this language into all contracts. Failure to comply with Affirmative Marketing Requirements could result in default and demand for repayment.

*As required by HOME regulations

c. MINORITY BUSINESS OUTREACH EFFORTS

I. MINIMUM ACCEPTABLE OUTREACH STANDARDS

Section 281 of the HOME Investment Partnership Act and 24 CFR 92.350 requires that each participating jurisdiction prescribe procedures acceptable to HUD to establish and oversee a minority outreach program. As part of this effort, JEFFERSON COUNTY will comply with all applicable laws and regulations. Minimum HUD standards require that each outreach effort to minority and woman-owned businesses be:

- 1. A good faith comprehensive and continuing endeavor;
- 2. Supported by a statement of public policy and commitment published in the print media of widest local circulation;
- 3. Supported by an office and/or key, ranking staff person with oversight responsibilities and access to the chief elected official, and
- 4. Designed to use all available and appropriate public and private sector local resources.

II. JEFFERSON COUNTY'S MINORITY/WOMEN BUSINESS OUTREACH PROGRAM

The results for Program Year 2014 is reported on HUD Form 40107 Part II and is included in Appendix A. In its efforts to ensure the inclusion, to the maximum extent possible, of entities owned by minorities and women JEFFERSON COUNTY will:

- (1) Develop a systematic method for identifying and maintaining an inventory of certified minority and women's business enterprises (MBEs and WBEs), their capabilities, services, supplies and/or products. Jefferson County currently maintains such a list and is coordinating its efforts with the Birmingham Construction Industry Authority, the Birmingham Minority Business Development Center and Henry and Associates. Through these contacts, Jefferson County is able to compile and update its files and will be able to provide technical and informational support.
- (2) JEFFERSON COUNTY will use the local media, electronic and print, to market and promote contract and business opportunities for MBEs and WBEs. Any public notices or advertisements which appear in newspapers of general circulation will also appear in a minority owned newspaper serving the minority community;
- (3) JEFFERSON COUNTY will develop information and documentary materials (fact sheets, program guides, procurement forecast, etc.) on contract/subcontract opportunities for MBEs and WBEs;
- (4) JEFFERSON COUNTY will develop solicitation and procurement procedures that facilitate opportunities for MBEs and WBEs to participate as vendors and suppliers of goods and services. As part of these efforts, JEFFERSON COUNTY will continue its working relationship with the Birmingham Construction Industry Authority, the Birmingham Minority Development Center and Henry and Associates;
- (5) JEFFERSON COUNTY will sponsor business opportunities-related meetings, conferences, seminars etc., with minority and women business organizations. This is a regular feature of Jefferson County's Community Development Block Grant Program;
- (6) JEFFERSON COUNTY will maintain centralized records with statistical data on the use and participation of MBEs and WBEs as contractors/subcontractors in all HUD-assisted program contracting activities; and

- (7) JEFFERSON COUNTY will require any recipient of assistance under the HOME Program to conduct outreach efforts for individual projects.

HOMELESS

Homeless Needs

1. Identify actions taken to address needs of homeless persons.

Jefferson County received \$143,468.00 in Federal Emergency Shelter Grant (ESG) funds for Program Year 2014 from the U.S. Department of Housing and Urban Development. The funds were programmed for Emergency Shelter (Operation & Essential Service), Rapid Re-Housing, HMIS, and Administration.

ESG Administration	\$ 10,760.10
Emergency Shelter	\$86,080.00
Rapid Re-Housing	\$27,978.00
HMIS	\$18,650.00

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

Jefferson County has helped homeless persons make the transition to permanent housing and independent living through a coordination of available services and resources as listed with the local Continuum of Care.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Type	CoC Name	Award Amount
Disability Access Program (4/1/15 to 3/31/16)	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$29,964
Family Places FY 2014	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$155,336
Le Project FY 2014	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$131,867
MBSH HMIS Project	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$141,240

Jefferson County, Al.

Nashamah renewal 2014	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$223,262
One Roof Planning	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$101,522
Pathways New Beginnings	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$325,124
Phoenix renewal 2014	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$267,044
PSH – Noah’s Ark – women with disabilities 2015-2016	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$136,386
PSH CH Women – Bessemer 2015-2016	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$93,784
PSH East Chronically Homeless Women 2015-2016	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$130,535
PSH renewal 2014	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$159,677
PSH Women with Disabilities – 4 th fl 2015- 2016	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$91,154
REACT Supportive Housing Program	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$536,469
Safe Haven renewal	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$128,834
Safe Haven Shelter for Women	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$171,662
SafeHouse of Shelby County Transitional Housing Program	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$55,795
STOP 2014 renewal	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$48,746
Supportive Housing for Pregnant Women and Women with Dependent Children	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$320,757
Supportive Housing Program	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$252,782
Supportive Services Only FY 2014	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$190,433
Transitional FY 2014	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$267,915

Transitional Housing 2014	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$163,108
Transitional Housing for Chronic Substance Abusing Men	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$110,930
Women & Women and Children in Crisis: Downtown	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$187,795
Women & Women and Children in Crisis: St. Clair	AL-500 - Birmingham/Jefferson, Saint Clair, Shelby Counties CoC	\$85,464
		\$8,421,368.00

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 5 CAPER Specific Housing Prevention Elements response:

In PY 2014 Jefferson County did not allocated funds for Homeless Prevention because PY 2013 ESG funds for Homeless Prevention had not yet been 100% exhausted.

Emergency Shelter Grants (ESG)

Program Year 5 CAPER ESG response:

- 1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).**

Jefferson County has continued to take an interactive approach in the coordination of services with the local Continuum of Care 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 formerly known as Metropolitan Birmingham Services for the Homeless (MBSH), the lead agency for the local Continuum of Care.

Jefferson County has ratified and continues to follow the Birmingham Ten-Year Plan to End Chronic Homelessness. This Ten-Year Plan will address emergency shelter and transitional needs of homeless individuals and families including subpopulations.

Through the 2013 Action Plan funding cycle, Jefferson County was instrumental in the support of agencies that provided homeless prevention services for individuals

and families at risk of becoming homeless; that provided transitional supportive housing and permanent housing to homeless individuals who are addicted to alcohol and other drugs; that provided shelter to homeless families with minor children; provides day shelters and transitional housing programs for women and children; and that provided shelter for homeless victims of domestic violence; transitional housing for single women and families; day care for homeless children; after-school activities for homeless children of school age; and families who are homeless.

Of these programs, assistance was geared towards meeting the needs of those homeless individuals and families who required short-term emergency shelter/services and/or long-term emergency shelter/transitional housing.

Short-Term Emergency Shelter/Services: Bridge Ministries, Cooperative Downtown Ministries, YWCA Interfaith Hospitality House, and Pathways.

Long-Term Emergency Shelter/Transitional Housing: Pathways, and YWCA.

Assessment of Relationship of ESG Funds to Goals and Objectives

a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

Based upon the financial resources of \$143,468.00 in federal ESG funds made available, Jefferson County has aggressively worked towards meeting the homeless needs for individuals and families. Due to a lack of spending in Outreach, Jefferson County underwent an amendment to reallocate \$20,000 in ESG Outreach funds to ESG Emergency Shelter funds for Operations and Essential Services where there was a greater need.

b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

ESG funded programs are related to the implementation of a comprehensive homeless planning strategy by addressing the needs of various homeless populations as identified in number 1 above.

2. Matching Resources

Provide specific resources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

MATCH EXPENDITURES
 PY 2013 & PY 2014 Federal ESG Program
 For the period ending September 30, 2015

PROJECT	MATCH AMOUNT	SOURCE
CDM – PY 2013	\$ 5,017.00	Volunteer Hours
One Roof - PY 2013	\$ 9,880.34	Salaries
Pathways – PY 2013	\$ 25,109.45	Operations
YWCA –Interfaith PY 2013	\$ 33,431.00	Salaries
YWCA – FVC PY 2013	\$ 10,000.00	Operations
Jefferson County Administration	<u>\$ 1,925.36</u>	Jeff. County General Funds
	\$ 85,363.15	
First Light – PY 2014	\$ 9,012.32	Operations & Salaries
Pathways – PY 2014	\$ 10,792.62	Operations
YWCA FVC PY 2014	<u>\$ 4,620.84</u>	Operations
	\$ 24,425.78	

1. State Method of Distribution

Not applicable.

2. Activity and Beneficiary Data

a. **Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESG expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.**

b.

	Jefferson County	CDM	One Roof	Pathways	YWCA- FVC	YWCA-Interfaith	First Light
Operations				\$33,756.45	\$12,058.27		\$2,916.33
Essential Services		\$5,000.00				\$33,431.00	\$7,643.51
Homeless Prevention							
Rapid Rehousing					\$2,060.00		
HMIS			\$9,393.76				
Admin.							
Beneficiaries to Date							

There were no problems in collecting, reporting, and evaluating the reliability of this information

c. Homeless Discharge Coordination

I. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless

prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

d. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Discharge Coordination Policy – Jefferson County works with the local Continuum of Care in the Discharge Coordination policies.

Publicly Funded Institution(s) or System(s) of Care in CoC Geographic Area	Initial Discussion	Protocol in Development	Formal Protocol Finalized*	Formal Protocol Implemented*
Foster Care	X Yes No	X Yes No	X Yes No	X Yes No
Health Care	X Yes No	X Yes No	Yes X No	Yes X No
Mental Health	X Yes No	X Yes No	X Yes No	X Yes No
Corrections	X Yes No	X Yes No	Yes X No	Yes X No
<p>Foster Care: All youth in the care of the State of Alabama through the Department of Human Resources 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 managed by Gateway, a non-McKinney-Vento funded program. These youth are not discharged into homelessness, or into McKinney-Vento funded programs.</p>				
<p>Health Care: N/A</p>				
<p>Mental Health: Alabama Department of Mental Health policy for all state operated facilities is that discharge planning is done with consumer involvement and input. Patients may go home to family or they may be released ONLY into certified group homes or permitted boarding homes. Clinical decisions that dictate supervised placement are followed-up with a visit to the facility to ascertain patients’ adjustment to the placement. Patients are not discharged to homelessness or into any McKinney-Vento funded program.</p>				

Corrections:
N/A

COMMUNITY DEVELOPMENT

Community Development

Program Year 5 CAPER Community Development response:

- 1. Assessment of Relationship of CDBG Funds to Goals and Objectives**
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

- a. Jefferson County has placed the highest priority on serving the housing needs of elderly homeowners. Approximately 64% of all beneficiaries fall into the elderly category. This in turn addresses the greatest needs. Jefferson County has exceeded the Goals and Objectives for the Emergency Housing Rehabilitation Grant Program.

As of October 1, 2014 Jefferson County has accomplished 100% of senior centers activities funded with CDBG funds. Jefferson County has also accomplished 44% of public facilities and is working towards completion of additional public facility and infrastructure activities that are under construction or under design. All of these activities were High Priority activities based upon the level need as determined during the planning phase of the 5-Year Consolidated Plan.

- a. Jefferson County met the Goals for the Emergency Housing Rehabilitation Grant Program for 30% & 50% of MHI. The goal to rehabilitate six households of 80% MHI was also met.

b1. Emergency Housing Rehabilitation Grant Program (CDBG):

40 homes repaired for lower income households broken down as follows:

<u>Goal</u>	<u>Actual Accomplishments</u>
12 - 0%-30% of MHI*	19 - 0%-30% of MHI*
8 - 31%-50% of MHI	15 - 31%-50% of MHI
6 - 51%-80% of MHI	6 - 51%-80% of MHI

*Median Household Income

- b. All CDBG funds designated for housing activities have been used to benefit low and moderate income households as follows:

- 19 - 0%-30% of MHI

- 15 - 31%-50% of MHI

- 6 - 51%-80% of MHI

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

There are no anticipated changes in Program Objectives. The Office of Community & Economic Development reviews programs and projects on an on going basis to determine both strengths and weaknesses and to determine if revisions are called for.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.**
- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.**
- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.**

- a. The Jefferson County Commission through its Office of Community & Economic Development has continued to have an ongoing policy of reviewing potential funding sources which could assist in the implementation of the Consolidated Plan.
- b. Jefferson County encourages eligible entities to apply for and receive funds under those federal programs covered by the Consolidated Plan. Jefferson County has concurred with all requests for consistency received in the year ending September 30, 2013.
- c. Jefferson County's Consolidated Plan was developed in consultation with multiple entities and approved by the Jefferson County Commission. The Office of Community & Economic Development has been entrusted by the Jefferson County Commission with the implementation of the Plan. The Commission further monitors the Office of Community & Economic Development on an ongoing basis.

4. For Funds Not Used for National Objectives

- a. Indicate how use of CDBG funds did not meet national objectives.**
- b. Indicate how did not comply with overall benefit certification.**

- a. Jefferson County's use of CDBG funds did meet the national objectives.
- b. Jefferson County did comply with overall benefit certification.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.**
- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.**
- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.**

a., b., and c. Jefferson County has not acquired or demolished occupied real property in the Fiscal Year ending September 30, 2013. In the rehabilitation of owner occupied housing, the homeowner is not required to vacate the home while the work is being performed.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**

No new economic development activities were undertaken. However, Jefferson County ensured that the compliance to create jobs for low/mod persons was stipulated in the loan agreement for the economic development activities that are underway. Furthermore, a report is to be submitted semi-annually documenting the jobs created and the income eligibility.

- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**

N/A

- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

N/A

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.**

There were no activities not falling within one (1) of the categories of presumed limited clientele low and moderate income benefit.

1b. Housing: Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

	CDBG		
Emergency Housing Rehabilitation Program			\$352,757.00
Housing Program Delivery			100,000.00
Fair Housing Counseling			-0-
	HOME	Match	Total
Special Needs Rental Housing	\$ 161,293.77	\$2,275,000.00	\$2,436,293.77
HOME Administration	\$ 124,117.95	-0-	\$ 124,117.95

8a. Program Income Received

a)	RLF 1 (10) EDA Revolving Loan Fund	\$ 257,299.04
b)	Housing Rehabilitation Repayments	17,650.47
	HOME Loan Repayments	145,990.50
d)	Not applicable	

9 Prior Period Adjustments

- a) Not applicable

- b) Not applicable

- c) Not applicable

- d) Not applicable

10. Loans and other receivables:

HOUSING REHABILITATION LOAN PROGRAM		
September 30, 2015		
FY2015		
		ENDING BALANCE
1	Aug-01	1,771.40
2	Jul-04	1,615.32
3	Jul-98	5,077.05
4	Aug-99	1,240.00
5	Jun-01	6,900.70
6	May-01	7,731.29
7	Mar-98	1,649.00
8	Nov-00	2,925.15
9	Jan-00	8,372.88
10	May-08	2,696.68
11	Nov-14	3,702.75
12	Feb-00	2,790.95
13	Aug-00	4,701.86
14	Aug-99	11,275.98
15	Sep-01	10,500.00
16	May-10	1,577.90
17	Jan-07	10,977.34
18	Jun-00	14,559.80
19	Jun-01	2,411.38
20	Oct-00	1,382.18
21	Jul-00	26,381.50
22	Feb-01	1,761.75
23	Jul-00	1,592.92
24	Aug-02	2,704.75
		<hr/>
		136,300.53
DEFERRED LOANS		
1		5,000.00
2		8,500.00
3		10,000.00
4		6,500.00
5		6,500.00
6		8,600.00
7		4,350.00
8		4,993.00
9		3,900.00
10		8,697.00
11		7,500.00
12		9,920.00
13		10,000.00
14		6,500.00
15		6,100.00
16		6,500.00
17		5,000.00
18		8,420.00
19		10,000.00
20		9,600.00
21		6,500.00
22		10,000.00
23		10,000.00
24		6,500.00
25		6,500.00
26		8,600.00
27		11,654.00
28		17,000.00
29		8,400.00
30		6,490.00
31		8,600.00
32		9,700.00
33		8,900.00
34		2,850.00
35		3,875.00
36		7,470.00
37		4,000.00
38		10,000.00
		<hr/>
		293,619.00
		<hr/>
TOTAL	TOTAL DEFERRED HOUSING	293,619.00
		<hr/>
COMMUNITY DEVELOPMENT TOTAL		429,919.53

**List of Land
September 30, 2015**

NAME	DATE OF ACQ.	PURCHASE PRICE	ACRES BOUGHT	ACRES SOLD	SELLING PRICE	ACRES REMAINING
I-59	3/1981	264,725	61.05	27.7	160,000.00	33.35
Leeds-Russell	1980-1982	48,200	14 lots	14 lots	205,500	0
Sandusky Park	7/1977	47,400	29.6			29.6
Bayview Park	7/1977	28,300	17.7			17.7
Martintown Park	1979-1980	15,000	5.75			5.75
Edgewater Oaks	2000	128,555	41.82	82 lots	10	4

11. Lump Sum Agreements: Not applicable

- 12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year**
- a. Identify the type of program and number of projects/units completed for each program.**
 - b. Provide the total CDBG funds involved in the program.**
 - c. Detail other public and private funds involved in the project.**

12. Housing Rehabilitation

Jefferson County has an Emergency Housing Rehabilitation Grant Program for homeowners to bring their homes up to a more safe, sanitary and decent condition, and which can also be used to make accessibility modifications to the homes of those with disabilities. This Program greatly increases the ability of low income homeowners, including those with disabilities, to remain in their homes.

12a: Identify the type of program and number of projects/units completed for each program.

Emergency Housing Rehabilitation Program (CDBG) - 40

12b: Provide the total CDBG funds* involved in the program.

Emergency Housing Rehabilitation Program \$452,757

*FUNDS EXPENDED.

12c: Detail other public and private funds involved in the project.

No private or other public funds were utilized for Housing Rehabilitation during program year 2014.

2. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Response: NA

Antipoverty Strategy

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 5 CAPER Antipoverty Strategy response:

Housing

- A. In the Ketona community of unincorporated Jefferson County, twenty (20) units of special needs rental housing for the elderly were completed (Hickory Ridge Phase 2). All units are on one level and either adaptable or fully accessible. The development has Project-Based Rental Assistance which significantly increases affordability for Very Low Income elderly residents. Tenant rents are calculated at 30% of household income with the balance subsidized. In addition, significant savings will be realized by the tenants through energy efficient features that were included in each unit to reduce monthly utility costs.
- B. 40 housing rehabilitation jobs were completed for qualified home owners.
- D. Housing Counseling was made available to income eligible residents of the Consortium. Services offered included budget and credit counseling. A total of 286 households were counseled through the Jefferson County Fair Housing and Home-Ownership Counseling Agreement with Gateway.

Non-Housing

Jefferson County through it's Center for Workforce Development 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.

Adults and Dislocated Workers have access to core services which are:

- Eligibility determination,
- Outreach and recruiting,
- Initial assessment and identification of needs,
- Job search and placement information,
- Information about job skills, life skills, occupational demands,
- Performance of training providers,
- Supportive services,
- Comprehensive assessment,
- Development of an individual employment plan,
- Group or individual counseling and career planning, and
- Case management.

NON-HOMELESS SPECIAL NEEDS

Non-Homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 5 CAPER Non-Homeless Special Needs response:

Jefferson County completed 20 units of rental housing for the elderly in the Ketona Community of Jefferson County (Hickory Ridge Phase 2). All units are fully adaptable/visitable. Two (2) are fully accessible or serve those with sensory impairments.

Jefferson County has executed an agreement for 56 units of rental housing for the elderly in the City of Tarrant (Flats at Colebridge). This project has been awarded State HOME funds and Low-Income Housing Tax Credits through the Alabama Housing Finance Authority (AHFA) and is at 70% completion.

The Emergency Housing Rehabilitation Grant Program has assisted 31 homeowners that are elderly/disabled to make their homes more accessible for those with disabilities and/or allow them to remain in their home.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.

2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences

- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
 - b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 5 CAPER Specific HOPWA Objectives response:

N/A

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 5 CAPER Other Narrative response:

CDBG-DR

Jefferson County received disaster recovery funds as a result of the April 11, 2011 tornado that devastated many communities within Jefferson County. During Program Year 2014 the activities were planned and the implementation process was developed. The total expended during Program Year 2014 was \$620,784.52.

CDBG-DR HOUSING

Jefferson County's used CDBG-DR funds in Program Year – 14 to perform Clearance and Demolition activities at 21 residential sites in neighborhoods impacted by the April 11, 2011 tornadoes.

The total of CDBG-DR funds disbursed for PY – 14 was \$98,572.00