

**Grantee: Jefferson County, AL**

**Grant: B-12-UT-01-0001**

**July 1, 2013 thru September 30, 2013 Performance Report**

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**Grant Number:**

B-12-UT-01-0001

**Obligation Date:****Award Date:****Grantee Name:**

Jefferson County, AL

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$7,847,084.00

**Grant Status:**

Active

**QPR Contact:**

Yolanda Caver

**LOCCS Authorized Amount:**

\$7,847,084.00

**Estimated PI/RL Funds:**

\$90,000.00

**Total Budget:**

\$7,937,084.00

## Disasters:

### Declaration Number

FEMA-1971-AL

## Narratives

**Disaster Damage:**

IMPACT AND UNMET NEEDS ASSESSMENT

Jefferson County  
Action Plan for Disaster Recovery  
(April 27, 2011 Tornado)

## Preface

The April 27, 2011 tornado devastated Jefferson County, causing over \$600 million in property damage. According to the Jefferson County Coroner office 21 persons were killed in the storm.

According to the Jefferson County Emergency Management Agency, there were multiple tornados ranging in capacity from EF-4 to EF-5 that impacted Jefferson County.

The recovery effort began immediately with various local, state, and federal agencies responding. The responding agencies included the local Jefferson County Emergency Management Agency; local law enforcement agencies, the Alabama National Guard; FEMA, as well other community based and volunteer organizations.

This section of the Action Plan will address eligible areas in the Jefferson County HUD Consortium impacted by the April 27, 2011 tornado; define unmet needs; provide a historical perspective of tornados impacting Jefferson County; present contributing factors to frequent tornado activity in the county; provide an initial needs assessment by local and federal agencies; provide an overview of recent public meetings held in the impacted communities to determine unmet needs; present the Jefferson County CDBG-DR program guidelines; and present a proposed disbursement of the county CDBG-DR funds.

## Eligible Areas Impacted by the April 2011 Tornado

The areas eligible for the Jefferson County Community Development Block Grant Disaster Recovery (CDBG-DR) funds include Concord, Pleasant Grove, Alabama, North Smithfield, McDonald Chapel, Warrior, Alabama, Fultondale, Alabama and Vestavia Hills, Alabama.

## Unmet Needs Defined

An unmet need is defined as the difference between damages sustained in the impacted areas during the storm event mentioned above and post disaster resources the impacted areas are eligible to receive in the recovery effort.

Participants receiving assistance from insurance payments, FEMA, SBA, etcetera will be documented and not duplicated.

## Historical Perspective of Tornados in Jefferson County

Since the 1950s, Jefferson County has experienced five (5) major tornados. The capacity of these tornados has ranged from EF-4 to EF-5. The county was struck by major tornados in 1956, 1977, 1998, 2011 and 2012. Below is an overview of the first three



(3) major storm events that hit Jefferson County, which will be followed by the two (2) most recent tornado events.

The first tornado, which occurred on April 15, 1956, originated near Pleasant Grove, Alabama with an approximate 21 mile path and struck the communities of Edgewater, Tarrant, Alabama, McDonald Chapel and Pratt City, which is a community in Birmingham, Alabama.

The second major tornado struck on April 4, 1977. This F-5 tornado moved through Pratt and Northfield and killed

**Disaster Damage:**

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The third major tornado struck the Oak Grove community on April 8, 1998 and killed 32 people. The storm traveled more than 30 miles impacting Concord, Pleasant Grove, Alabama, Edgewater and McDonald Chapel. More than 1,000 homes were destroyed and 900 homes suffered major damage.

On April 27, 2011, multiple tornados touched down in Jefferson County. It was reported that 21 persons were killed from tornados ranging in capacity from EF-4 to EF-5. There were countless others who were seriously injured from the major storm event. Moreover, the property damage from the storm was estimated to be over \$600 million.

On January 23, 2012 another major tornado storm struck Jefferson County. This EF-3 tornado winds peaked at 140 miles per hour. The tornado did significant damage to Oak Grove, Pinson, Center Point, Alabama and Clay, Alabama. The storm killed two (2) people, a 16 year old girl who resided in Clay, Alabama and an 81 year man who lived in the Oak Grove community.

**Contributing Factors**

Researchers are describing the northern two (2) thirds of Alabama as a battleground for severe weather where contrasting air masses battle along a front that usually runs southwest and northeast, which is the track tornados normally take and has been the way tornados have moved through Jefferson County.

Historically, cold fronts come from the northeast and warm unstable air comes from the Gulf of Mexico. These fronts normally meet in what is known as Dixie Alley. The storms have typically run north of Interstate 59 and this corridor includes western Jefferson County.

Source: The Birmingham News, May 22, 2011

**Initial Needs Assessment by Federal and Local Agencies**

FEMA, Jefferson County Land Planning and Development Services Department, and local inspections departments conducted an assessment of damages from the April 27, 2011 tornado in early May 2011.

The assessment of damages included housing, public facilities, infrastructure, debris removal, demolition and economic development.

A summary of the analysis is presented below:

**Housing Assessment**

**Table I**

**Concord**

Housing Units Destroyed: 51  
Housing Units with Major Damage: 40  
Housing Units with Minor Damage: 89  
Total Housing Units Impacted 180

Source of Data: Jefferson County Land Planning and Development Services Department

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**Disaster Damage:**

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**Table II**

**McDonald Chapel**

Housing Units Destroyed: 27  
Housing Units with Major Damage: 22  
Housing Units with Minor Damage : 19  
Total Housing Units Impacted: 68

Source of Data: Jefferson County Land Planning and Development Services Department

**Table III**

**North Smithfield**

Housing Units Destroyed: 88  
Housing Units with Major Damage: 9  
Housing Units with Minor Damage: 9  
Total Housing Units Impacted: 26



Source of Data: Jefferson County Land Planning and Development Services Department

Table IV

Pleasant Grove, Alabama  
Housing Units Destroyed: 315  
Housing Units with Major Damage: 231  
Housing Units with Minor Damage: 34

**Public Comment:**

shall be reduced to writing, then based upon origin, it will be returned to the local government having direct jurisdiction.

If the complaint is based on a matter involving the Jefferson County CDBG-DR Program or other Consolidated/Action Plan programs, the Office of Community Development, must be notified, and will coordinate the local review and possible resolution of the complaint or grievance. Upon notification, the Office will insure that a complete and accurate response is made to the complainant within fifteen (15) days to discuss the matter. The major responsibility of the Office is to determine the functional and legal origins of the complaint, to address the validity of each, and to verify the geographical origin.

Complaints arising in municipalities in the Consortium, and particularly those which involve direct concern with municipal policy or administration shall be initially handled at the municipal level, with the assistance of the Office of Community Development. Should the complaints not be resolved at that level, the matter shall be referred to the County Commission. A complete record of correspondence, meetings, and research information shall be forwarded to the Commission upon referral. It shall not be the policy of the Office of Community Development to deal with complaints without the knowledge and direct involvement of local elected officials having jurisdiction, but the Office will provide staff support and technical assistance during the local review in a city or in the County.

If, after review and investigation at each level, the complainant is not satisfied with the outcome or does not voluntarily withdraw the complaint, he or she may proceed to the next level or other forms of relief.

**Internal Complaint Procedure**

All complainants shall be directed to the office of the Director of Jefferson County's Office of Community & Economic Development. The Director's office will direct the complaint to the appropriate division or office. The appropriate office shall respond to the complaint and notification shall be sent to the Director's Office that shall include a copy of the response.

Written complaints should be submitted to the following:

CDBG-DR Complaint  
Jefferson County Office of Community & Economic Development  
716 Richard Arrington Jr Blvd N, Ste. A-430  
Birmingham, AL 35203  
Attn: Frederick L. Hamilton

**Amendments to the CDBG-DR Action Plan**

As the program for CDBG-DR progresses Jefferson County may be required to make substantial changes to this CDBG-DR Action Plan. If any substantial changes are needed such as the addition or deletion of activities, changes in eligibility requirements, grant funding, or to shift money in excess of 25% of allocations, Jefferson County will prepare a Substantial Amendment to the CDBG-DR Action Plan and follow the required Citizens' Participation process to provide for a reasonable public notice, review, and comment on the proposed changes prior to submittal to HUD.

**Summary of Comments**

There were no comments received in reference to Jefferson County's CDBG-DR Action Plan.

**Disaster Damage:**

Total Housing Units Impacted: 910  
Source of Data: Jefferson County Land Planning and Development Services Department

Table V

Fultondale, Alabama  
Housing Units Destroyed: 20  
Housing Units with Major Damage: 35  
Housing Units with Minor Damage: 248  
Total Housing Units Impacted: 303  
Source of Data: Jefferson County Land Planning and Development Services Department

Table VI

Warrior, Alabama



Housing Units Destroyed: 1  
Housing Units with Major Damage: 0  
Housing Units with Minor Damage: 30  
Total Housing Units Impacted: 31  
Source of Data: Warrior, Alabama City Clerk

Table VII

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**Disaster Damage:**

;Vestavia Hills, Alabama (Cahaba Heights Community)

Housing Units Destroyed: 33

Housing Units with Major Damage: 512

Housing Units with Minor Damage: 51

Total Housing Units Impacted: 596

Source of Data: Jefferson County Land Planning and Development Services Department

The results of the analysis revealed there were a total of 455 homes destroyed, 849, homes with major damage, and 810 homes with minor damage.

**Infrastructure Storm Assessment**

The Jefferson County Planning and Development Services Department in conjunction with FEMA, conducted a community assessment of unmet needs in order to develop a comprehensive plan for the unincorporated areas impacted by the April 2011 tornado.

The results of the planning effort revealed an unmet need for storm drainage improvements in the Concord Community, as well as Pleasant Grove, Alabama. In both communities, the April 2011 tornado impacted the flow of storm water and in some cases destroyed existing drainage facilities.

Citizens of these areas complained about how the uncontrolled flow of storm water negatively impacts their property.

**Public Facilities Storm Assessment**

The Jefferson County Planning and Development Services Department along with FEMA also identified public facilities as a critical unmet need in the unincorporated areas of Jefferson County. The communities of Concord, McDonald Chapel and North Smithfield cited during the public meetings the need for dual purpose storm shelters to provide a safe haven during major storm events.

The citizens emphasized the communities had been impacted by multiple tornados and there had been deaths and serious injuries due to major storms.

Each community also expressed the facilities could serve a dual purpose by allowing the community to use the facilities when there are no major storm event occurring.

Officials from Fulndale, Alabama reported significant damage to the fire station and library.

**Demolition Assessment**

The Jefferson County Planning and Development Services Department and FEMA also revealed during their assessment of needs a significant need for demolition in all of the unincorporated areas of the county impacted by the April 2011 tornado.

Pleasant Grove, Alabama, Vestavia Hills, Alabama and Warrior, Alabama also reported a significant need for demolition after their initial assessment of the storm damage.

**Disaster Damage:**

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**Debris Removal Assessment**

The Jefferson County Planning and Development Services Department and FEMA also revealed a significant need for debris removal in all of the unincorporated areas of the county impacted by the April 2011 tornados.

Persons moving debris materials to the right of way will not have a lien placed on their property.

Pleasant Grove, Alabama, Vestavia Hills, Alabama and Warrior, Alabama also reported a significant need for debris removal.

**Economic Development Assessment**

The Jefferson County Planning and Development Services Department and FEMA identified several businesses destroyed in the Concord community.

The City of Fulndale, Alabama also reported several businesses within its corporate limits impacted by the April 2011 tornados.

**Unmet Need in Jefferson County Identified**

In December 2011, HUD estimated the severe housing unmet needs in Jefferson County to be \$16,271,142.00.



In December 2011, HUD estimated the severe business unmet needs to be \$12,595,570.00 in Jefferson County.

The Alabama Rural Coalition for the Homeless (ARCH) states there are 13,735 persons with unmet needs. Of the 13,735 persons with unmet needs, ARCH has assisted 331 survivors; closed 158 cases; currently working on 173 open cases; received 78 refusals (all needs met); and have 300 of the clients listed with unmet needs in Jefferson County, which have been placed on 'no contact roster' (moved, no answer at listed telephone number, no answer at home during outreach).

### Recovery Needs:

Recent Assessment of Unmet Needs  
from the  
April 2011 Tornado Impacted Areas

Approximately a year after the April 2011 massive tornado event, the staff from the Community and Economic Development Department conducted a series of meetings in the impacted areas mentioned above in order to explain to the citizens which activities are eligible under the CDBG-DR HUD Disaster program. These meetings were conducted between May 10, 2012 and June 5, 2012.

In each of the public meetings, local officials and the public were informed of the meaning of unmet need, as well as given an overview of eligibility activities to include the following:

Housing Rehabilitation

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1. Rebuilding Homes
2. Down Payment Assistance and/or Closing Costs
3. Public Facilities
4. Demolition
5. Debris Removal
6. Infrastructure
7. Economic Revitalization
8. Planning

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At the end of each meeting, the citizens as well as public officials were asked to complete a survey form identifying unmet needs. In most cases, the Department of Community and Economic Development received the names of persons needing assistance with housing, whether it was housing rehabilitation, assistance with a safe room, or assistance with rebuilding. The same information was received from those who anticipated needing down payment assistance or assistance with loan closing costs.

Citizens and local officials also provided documentation on the need for debris removal and demolition.

Community and Economic Development staff also received documentation from citizens and public officials pertaining to unmet needs relating to infrastructure and public facilities.

Economic Revitalization unmet needs were also identified.

The results of the unmet needs identified during the public meetings, as well as meetings held with local officials are presented below:

McDonald Chapel

Project Type

1. Housing Rehabilitation: 13
  2. Home Rebuilding: 3
  3. Home Relocation Assistance: 3
  4. Down Payment/Closing Cost Assistance: 3
  5. Non-Housing Rehabilitation: 1
  6. Infrastructure (Light Replacement): 1
  7. Dual Purpose Storm Shelter: 1
- Source: McDonald Chapel Public Meeting, May 10, 2012

North Smithfield

Project Type

1. Housing Rehabilitation: 40



2. Public Facility (Damagd Fire Station/Dual Purpose Storm Shelter: 2
  3. Safe Room: 7
  4. Debris Removal: 15 lots
  5. Demolition: 15 homes
- Source: North Smithfield Public Meeting, May

**Recovery Needs:**

21, 2012

Warrior, Alabama

1. Public Facilities (City Parks)
- Source: Warrior Public Meeting, May 15, 2012

Concord

Project Type

1. Housing Rehabilitation: 13
  2. Safe Room: 7
  3. Home Rebuilding: 3
  4. Down Payment/Closing Cost Assistance: 2
  5. Debris Removal: 8 lots
  6. Demolition: 5 homes
  7. Infrastructure Storm Damage: 1
  8. Dual Purpose Storm Shelter: 1
- Source: Concord Public Meeting, May 15, 2012

Pleasant Grove, Alabama

Project Type

1. Housing Rehabilitation: 10
  2. Safe Rooms: 5
  3. Home Rebuilding: 3
  4. Down Payment/Closing Cost Assistance: 2
  5. Debris Removal: 33 lots
  6. Demolition: 15 homes
  7. Infrastructure Storm Drainage: 1
- Source: Pleasant Grove, Alabama Public Meeting, May 22, 2012

Vestavia Hills, Alabama

Project Type

1. Housing Rehabilitation: 10
  2. Safe Rooms: 6
  3. Debris Removal: 1 lot
  4. Dual Purpose Storm Shelter: 1
- Source: Vestavia Hills, Alabama Public Meeting, June 5, 2012

Note: After conducting a public meeting in Fultondale, Alabama and meeting with city officials, it was determined there were no unmet needs. However, Fultondale, Alabama will be considered for assistance identified in the Action Plan since it was impacted by the April, 2011 tornado.

**Public Comment:**

Citizen Participation played an integral part in the development of this proposed CDBG-DR Action Plan as the Community and Economic Development staff held meetings in each affected area to determine the level of unmet needs still existing after all other resources had been exhausted.

The Final Amended Statement for the CDBG-DR Grant was developed after receiving citizen comments and views during the 7-day comment period and also at a public hearing held on July 2, 2012 at 2:00 p.m. at the Jefferson County Office of Community & Economic Development 716 Richard Arrington Jr. Blvd. North, Suite A-420, Birmingham, Alabama, 35203. The Public Hearing notified interested persons of the proposed activities for CDBG-DR as contained in this CDBG-DR Action Plan.

The public was encourage to submit written comments regarding the proposed plan prior to 5:00 PM on July 5, 2012. Written comments could have bene submitted to the following by U.S. Postal Service:

Proposed CDBG-Disaster Recovery  
JeffersonCountyOffice of Community & Economic Development  
716 Richard Arrington Jr Blvd N, Ste. A-430  
Birmingham,AL35203  
Attn: Yolanda Caver

or

Prior to 5:00 PM on July 5, 2012 by electronic submission to the following:

To: burrellsy@jccal.org  
Subject: CDBG-DR Comments



Special accommodations were made available, upon request, for those with disabilities. Those needing special accommodations were instructed to contact the office at 205-325-5761 in advance for assistance.

**AVAILABILITY OF THE PROPOSED CDBG-DR ACTION PLAN**

Copies of this plan were made available for review at the Jefferson County Office of Community & Economic Development, 716 Richard Arrington Jr. Blvd. North—Suite A430, Birmingham, AL 35203, by calling 325-5761, and online at <http://jeffconline.jccal.org/comdev/home/Home.html> in English and in Spanish. Arrangements were also made available upon request to meet the Special Needs Requirements of those with disabilities and those who would like to request the proposed plan in other languages.

Any comments or views received during the 7-day comment period were included prior to submittal to the U.S. Department of Housing and Urban Development. Jefferson County also provided to HUD a written explanation that there were no comments that were not accepted therefore there are no reasons why any comments were not accepted.

**Complaints**

Jefferson County will accept complaints and criticisms on the CDBG-DR Action Plan, amendments and the Performance Report at any time. The County will respond to any written citizen complaint within 15 working days from the time of receipt. The procedure for responding to criticisms of the program will be handled as follows:

Complaints and grievances may be filed by any individual or group, a municipality, the County Commission, the Office of Community Development, the U.S. Department of Housing & Urban Development’s Area Office, and any agency of the Federal Government, any member of Congress, or the Office of the President. Regardless of the origin of the complaint, or the first filing, it

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$392,354.20
<b>Total Budget</b>	\$0.00	\$392,354.20
<b>Total Obligated</b>	\$0.00	\$392,354.20
<b>Total Funds Drawdown</b>	\$108,084.20	\$190,645.12
<b>Program Funds Drawdown</b>	\$108,084.20	\$190,645.12
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$90,952.05	\$190,645.12
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Progress Toward Required Numeric Targets**

<b>Requirement</b>	<b>Target</b>	<b>Actual</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$1,177,062.60	\$0.00
<b>Limit on Admin/Planning</b>	\$1,569,416.80	\$190,645.12
<b>Limit on Admin</b>	\$392,354.20	\$190,645.12
<b>Most Impacted and Distressed Threshold (Projected)</b>	\$0.00	\$0.00

**Overall Progress Narrative:**

Qualifications have been received from architects/engineers for the storm shelters. Community Development staff are currently reviewing them. Applications for housing rehabilitation have been received and are undergoing review as well. Bids have already been received on two (2) housing





rehabilitation cases and work write-ups have begun on other cases. The Pleasant Grove Clearance and Demolition project is ready to move forward with the Invitation to Bid.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
06- Economic Development, Economic Development	\$0.00	\$0.00	\$0.00
07 - Administration, Administration	\$108,084.20	\$392,354.20	\$190,645.12



## Activities

**Project # / Title:** 07 - Administration / Administration

**Grantee Activity Number:** 07-Administration

**Activity Title:** Administration

**Activity Category:**

Administration

**Activity Status:**

Under Way

**Project Number:**

07 - Administration

**Project Title:**

Administration

**Projected Start Date:**

05/01/2012

**Projected End Date:**

12/30/2016

**Benefit Type:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

Jefferson County Office of Community & Economic

**Overall**

**Jul 1 thru Sep 30, 2013**

**To Date**

**Total Projected Budget from All Sources**

N/A

\$392,354.20

**Total Budget**

\$0.00

\$392,354.20

**Total Obligated**

\$0.00

\$392,354.20

**Total Funds Drawdown**

\$108,084.20

\$190,645.12

**Program Funds Drawdown**

\$108,084.20

\$190,645.12

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$90,952.05

\$190,645.12

    Jefferson County Office of Community & Economic

\$90,952.05

\$190,645.12

**Most Impacted and Distressed Expended**

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Activities associated with the administration of the CDBG Disaster Recovery Grant.

**Location Description:**

716 Richard Arrington Jr Blvd N, Ste. A-430, Birmingham, AL 35203  
Jefferson County, Alabama

**Activity Progress Narrative:**

Activity is underway



## Accomplishments Performance Measures

No Accomplishments Performance Measures

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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