

**JEFFERSON COUNTY, ALABAMA
CONSOLIDATED ANNUAL PERFORMANCE REPORT
[CAPER]**

**PROGRAM YEAR 2017
(October 1, 2017 thru September 30, 2018)**



**SHEILA TYSON, COMMISSIONER
DISTRICT 2**

TONY PETELOS, COUNTY MANAGER

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CAPER

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CR-05 - Goals and Outcomes

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

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

During Program Year 2017 Jefferson County expended \$1,910,662.57 in Community Development Block Grant (CDBG) funds to provide a suitable, living environment and safe, decent, affordable housing to low- to moderate-income residents of Jefferson County, Alabama. During the 2017 program year (October 1, 2017 – September 30, 2018) Jefferson County completed four (4) infrastructure/public facility activities, and one (1) public service activity. Additionally, eleven infrastructure/public facility activities, one (1) public service activity, and four (4) emergency housing rehabilitation activities were underway.

Two (2) HOME program agreements were executed for the development of a total of 62 newly constructed units of elderly rental housing. Abbington at Summit Pointe will have 52 units comprised of one- and two-bedroom units. Abbington leverages Low Income Housing Tax Credits and private loan funds. Hickory Ridge 3 will have 10 one-bedroom units and leverages owner equity and private grant funds. Construction for both projects should be completed in the upcoming program year. Two (2) HOME CHDO agreements were executed for the rehabilitation of approximately seven (7) single-family homes for rental/homeownership.

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

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2	0	0.00%	0	0	N/A
CDBG General Administration	Administration	CDBG: \$	Other	Other	12	28	233.00%	12	10	83.00%
CHDO Administration	CHDO Administration	HOME: \$	Other	Other	4	0	0.00%	0	0	N/A
CHDO Set-Aside	Affordable Housing	HOME: \$	Rental Units Rehabilitated	Household Housing Unit	4	0	0.00%	1	0	0.00%
Clearance and Remediation Activities	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	5	0	0.00%	1	0	0.00%
Construction of Rental Units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	40	56	140.00%	52	0	0.00%
Down Payment Assistance	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	7	0	0.00%	0	0	N/A
Economic Development Assistance	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	10	21	120.00%	0	12	120.00%

Economic Development Assistance	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	7	140.00%	0	5	100%
HESG HMIS	Homeless		Other	Other	5	0	0.00%			
HESG Homeless Prevention	Homeless		Homelessness Prevention	Persons Assisted	15	0	0.00%			
HESG Rapid Re-Housing	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	15	0	0.00%			
HESG Shelter	Homeless		Homeless Person Overnight Shelter	Persons Assisted	20	0	0.00%			
HESG Street Outreach	Homeless		Other	Other	20	0	0.00%			
HESG Administration	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5	0	0.00%	5	0	0.00%
HOME Administration	HOME Administration	HOME: \$	Other	Other	1	5	500.00%	1	4	400.00%
Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	20	0	0.00%	0	0	N/A
Housing Program Delivery	Housing Program Delivery	CDBG: \$	Other	Other	4	9	225.00%	4	3	75.00%

Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit	Persons Assisted	5	11320	2264.00%	20	203	1,015.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	5,746	114,920.00%	15	2,873	19,153.33%
Rehab of Homeowner Housing: Emergency Repairs	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	97	97.00%	20	34	1700.00%
Rehabilitation of Rental Housing Units	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	5	0	0.00%	0	0	N/A

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Two HOME Program agreements were executed for the development of a total of 62 newly constructed units of elderly rental housing. Abington at Summit Pointe will have 52 one and two bedroom units and leverages Low Income Housing Tax Credits and

private loan funds. Hickory Ridge 3 will have 10 one bedroom units and leverages owner equity and private grant funds. Construction for both projects should be completed in the upcoming program year.

CHDO Administration (HOME): There were no CHDO Administration activities planned for the 2017 program year.

CHDO Set-Aside (HOME): One CHDO was designated during the program year and 2 agreements were executed for the rehabilitation of approximately 7 single-family units for rental/homeownership.

Down Payment Assistance (HOME): There were no down payment assistance activities planned for the 2017 program year.

HOME Administration (HOME): During the 2017 program year, four (4) employees conducted administrative functions under the HOME Program.

Home Ownership (HOME): There were no home ownership activities planned for the 2017 program year.

Rehabilitation of Rental Housing Units (HOME): There were no plans for the rehabilitation of rental housing units during the 2017 program year.

Acquisition (CDBG): No acquisition activities were planned during the 2017 program year.

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

Clearance and Remediation Activities (CDBG): No clearance and remediation activities were funded from the 2017 program year. However, One (1) Clearance and Remediation activity funded under the 2015 program year remained underway during the 2017 program year. This activity is expected to be reported as complete in the next CAPER.

Economic Development Assistance (CDBG): Jefferson County created 21 new jobs with its CDBG RLF Program over the last three (3) years. There were nine (9) jobs created in 2016 and 12 jobs created in 2017. All of the jobs were created with Benchmark. The jobs were for sales representatives, mechanics, and body shop employees.

HESG HMIS: Currently there are a total of four (4) organizations (Jefferson County, First Light, Inc., Cooperative Downtown Ministries, and YWCA Interfaith Hospitality House) using HMIS to input data regarding Homelessness and Homelessness Prevention services provided during program year 2017.

HESG Homeless Prevention: Jefferson County is a provider of homeless prevention services as funded from PY 2017 HESG funds along with the YWCA Family Violence Center.

HESG Rapid Re-Housing: Jefferson County undergoing newly hired staff at the YWCA Family Violence Center to provide Rapid Re-Housing services with PY 2017 HESG funds.

HESG Shelter: Jefferson County has contracted with First Light, Inc., Cooperative Downtown Ministries, and the YWCA Interfaith Hospitality House to provide shelter and essential services with PY 2017 HESG funds.

HESG Street Outreach: Jefferson County has contracted with Cooperative Downtown Ministries to provide Street Outreach Services with PY 2017 HESG funds.

Housing Program Delivery (CDBG): Three (3) employees provided housing program delivery services related to CDBG housing activities during the 2017 program year.

Public Facilities (CDBG): A discrepancy has occurred in the numbers expected during the Strategic Plan Goals and the numbers actually reported for the PY 2017. The numbers expected in the Strategic Plan for this goal was based on the number of public facilities to be completed during the 5-Year Consolidated Plan period. However, the Action Plan goal is based on the number of persons assisted. This has resulted in the unusual reporting of a 1,015% completion rate. During PY 2017 four (4) public facility activities have been completed that included the installation of waterlines, improvements to a senior center, and street improvements to benefit 203 low- to moderate-income people. Eleven additional public facilities have been funded from program years 2014-2017 which are either undergoing the planning stage, environmental review stage, are under construction, or have completed construction, but were not 100% drawn as of the date of the annual reporting period.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	20	0
Black or African American	181	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Multiple Races	2	0
Unknown	0	0

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

Narrative

HOME: Construction has not been completed on projects funded by the HOME Program during the 2017 program year so no beneficiaries are reported in the table above.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG EN	CDBG PI	2,224,075.56	1,910,662.57
HOME EN	HOME PI	1,517,279.37	74,182.30
HOPWA		N/A	N/A
ESG	ESG Match	184,084	17,719.59
Total		4,109,522.93	2,002,564.46

Table 3 - Resources Made Available

Narrative

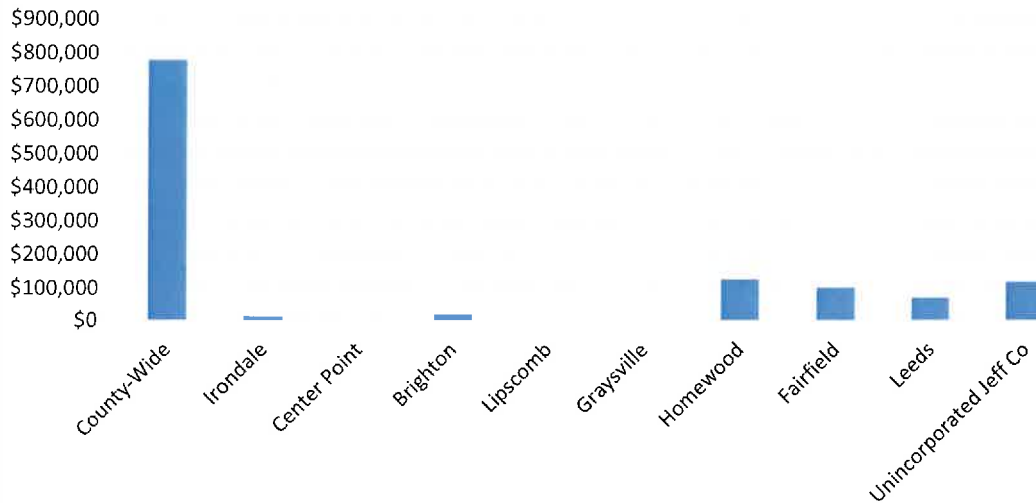
During the program year 2017 (October 1, 2017 – September 30, 2018), Jefferson County received \$2,099,444.00 in CDBG funds; \$124,631.56 in CDBG program income; \$741,823.00 in HOME funds; \$0.00 in County Match; \$775,456.37 in HOME program income; and \$184,084.00 Federal ESG, plus \$184,084.00 in ESG Match, making a total of \$4,109,522.93 in funds available for Program Year 2017-18.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Consortium-Wide and Unincorporated Areas	100	100%	N/A

Table 4 – Identify the geographic distribution and location of investments

Geographic Distribution of CDBG Funds Drawn in Program Year 2017



Narrative

During the period of October 1, 2017 through September 30, 2018 CDBG funds were drawn for activities within the following geographical locations: County-wide including unincorporated areas of Jefferson County for Housing Rehabilitation and Public Service activities; Public Facilities in the municipalities of Irondale, Center Point, Brighton, Lipscomb, Graysville, Homewood, Fairfield, and Leeds, plus public facilities in unincorporated areas of Jefferson County.

HOME funded construction of elderly rental projects are located in the City of Irondale and in the unincorporated Ketona area of Jefferson County. CHDO single-family units are in the cities of Hueytown and Clay as well as in the unincorporated areas of Edgewater and Chalkville.

Leveraging

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

The HOME Program leveraged \$9,304,752.00 in Low Income Housing Tax Credits, private loans and grants during the reporting period of October 1, 2017 – September 30, 2018.

Jefferson County has excess HOME match from prior Federal Fiscal Years that covers the match liability for the reporting period. No publically owned land was used to address the needs identified in the plan for the HOME Program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$2,521,129.82
2. Match contributed during current Federal fiscal year	\$0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,521,129.82
4. Match liability for current Federal fiscal year	\$74,182.30
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,446,947.52

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year									
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0.00	

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period			
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$
\$143,354.88	\$632,101.55	\$0.00	\$0.00
			Balance on hand at end of reporting period \$
			\$775,456.37

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	\$0.00	\$0.00	\$0.00			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	\$0.00	\$0.00	\$0.00			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	N/A	N/A				
Businesses Displaced	N/A	N/A				
Nonprofit Organizations Displaced	N/A	N/A				
Households Temporarily Relocated, not Displaced	N/A	N/A				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	55	0
Number of special-needs households to be provided affordable housing units	0	0
Total	55	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	52	0
Number of households supported through the rehab of existing units	3	0
Number of households supported through the acquisition of existing units	0	0
Total	55	0

Table 12 – Number of Households Supported

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

Construction of HOME funded projects will not be completed until the upcoming program year. Beneficiaries will be reported when complete.


Discuss how these outcomes will impact future annual action plans.

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

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

None

Table 13 – Number of Households Served

<p style="text-align: center;">Income</p>  <p style="text-align: center;">■ Extremely Low ■ Low ■ Moderate ■</p> <p style="text-align: center;">Number of Households Served</p>	CDBG Actual	HOME Actual
Extremely Low-income	12	0
Low-income	150	0
Moderate-income	34	0
Total	196	0

Narrative Information

Construction of HOME funded projects will not be completed until the upcoming program year. Beneficiaries will be reported when complete.

Under the CDBG program, there were 12 beneficiaries below 30% median area income, 150 beneficiaries below 50% median area income, and 34 beneficiaries below 80% median area income.

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

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

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

Jefferson County has partnered with Cooperative Downtown Ministries to provide Street Outreach services to homeless persons for the assessment of their individual needs. During the 2017 program year, Jefferson County made \$5,000.00 in HESG Street Outreach funds available specifically for reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

During the 2017 program year a continued support of agencies that provided transitional supportive housing and permanent housing to homeless individuals, shelter to homeless families with minor children, day shelters and transitional housing programs for women and children, shelter for victims of domestic violence, transitional housing for single women, daycare for homeless children, after-school activities for homeless children of school age, and services to homeless families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

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

Physical Health Institutions: In spite of years of work on a coordinated system of discharge from health care, there is no policy in place.

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

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

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

Jefferson County has helped homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness; facilitating access for homeless individuals and families to affordable housing units; and preventing individuals and families who were recently homeless from becoming homeless again by making Homelessness Prevention and Rapid Re-Housing funds available to local service providers. Local service providers must submit annual applications for Emergency Solutions Grant (ESG) funding to Jefferson County for upcoming program year funds. Funds are awarded on a competitive basis within the categories allocated within that year's One-Year Annual Action Plan.

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

Actions taken to address the needs of public housing

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

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

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

Actions taken to provide assistance to troubled PHAs

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

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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

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

During the 2017 Program Year (October 1, 2017 – September 30, 2018) Jefferson County issued a Request for Proposals for Rental Housing. A preliminary award letter for permanent financing under the HOME Program in the amount of \$832,052.00 was given to a fifty-two (52) unit elderly development in the unincorporated Forestdale area. The project, however, was not awarded Low Income Housing Tax Credits from the Alabama Housing Finance Authority during their 2018 application cycle.

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

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

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

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

Two HOME Program agreements were executed for the development of a total of 62 newly constructed units of elderly rental housing. Abbington at Summit Pointe will have 52 one and two bedroom units and leverages Low Income Housing Tax Credits and private loan funds. Hickory Ridge 3 will have 10 one bedroom units and leverages owner equity and private grant funds. Construction for both projects should be completed in the upcoming program year.

Non-Housing:

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

For non-housing construction projects contractors are encouraged to adhere to the County's Section 3 Plan in the notification, hiring and reporting of section three (3) residents to fill vacant positions needed for the development of the section 3 covered activity.

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

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

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

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

Jefferson County's HOME Program has successfully solicited outside sources of funds through both public and private sectors including Low Income Housing Tax Credits, private loans and private grants. An agreement was executed for Hickory Ridge 3 with JCHA Housing and Development Corporation which is the non-profit development arm of the Jefferson County Housing Authority.

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

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

During the reporting period of October 1, 2017 to September 30, 2018 Jefferson County undertook the following actions to overcome the effects of impediments identified the analysis of impediments to fair housing choice:

1. Addressed the Cost Burden of lower income households by using CDBG funds for ninety-five (95) homeowner rehabilitation cases.
2. Placed Fair Housing posters and educational materials at public events to help increase public awareness of the housing options available to lower income households and what the individual's rights are under the law. Jefferson County further incorporated the Fair Housing logo in all our housing promotional materials.
3. Committed HOME Program funds for the development of sixty-two units of Special Needs Rental Housing for the Elderly to increase the supply of affordable housing. Additional HOME Program funds were committed to the acquisition and rehabilitation of three (3) single-family rental units and two (2) home buyer units.
4. Jefferson County further issued a Request for Proposals for Rental Housing. A preliminary award letter for permanent financing under the HOME Program in the amount of \$832,052.00 was given to a fifty-two (52) unit elderly development in the unincorporated Forestdale area. The project, however, was not awarded Low Income Housing Tax Credits from the Alabama Housing Finance Authority during their 2018 application cycle.
5. The HOME Program leveraged \$9,304,752.00 in Low Income Housing Tax Credits, private loans and grants during the reporting period of October 1, 2017 – September 30, 2018.
6. The lack of Section "8" Vouchers and Certificates which limits the housing options to lower income households was addressed by underwriting the new rental housing units at rents below the HOME Maximum Rent Limits for the Birmingham-Hoover MSA thereby increasing the number of affordable units available to lower income households.
7. The lack of accessible housing was addressed by incorporating fully accessible and sensory impaired units into the construction of new rental housing funded under the HOME Program. CDBG funds were used to assist ninety-one (91) elderly/disabled homeowners.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

The Jefferson County Office of Community Services and Workforce Development advertised the CAPER for Program Year 2017 in *The Birmingham Times* on November 15, 2018 and in *The Birmingham News* and *The Latino-News* on Friday, November 16, 2018.

A public hearing has also been scheduled for 10:00 a.m. on Tuesday, November 27, 2018 in room A-420 of the Jefferson County Courthouse in Downtown Birmingham (716 Richard Arrington Jr Blvd N, Birmingham, AL 35203). Also, copies of the 2017 CAPER have been made available at the following libraries located throughout Jefferson County:

Midfield Public Library
400 Breland Drive
Midfield, AL. 35228

Adamsville Public Library
4825 Main Street
Adamsville, AL. 35005

Trussville Public Library
201 Parkway Dr.
Trussville, AL. 35173

Fairfield Public Library
4615 Gary Avenue
Fairfield, AL. 35064

Tarrant Public Library
1143 Ford Avenue
Tarrant, AL. 35217

Fultondale Public Library
500 Byrd Lane
Fultondale, AL. 35071

Warrior Public Library
10 First Street
Warrior, AL. 35180

Homewood Public Library
1721 Oxmoor Road
Homewood, AL. 35209

Hueytown Public Library
1372 Hueytown Road
Hueytown, AL. 35023

Leeds Public Library
802 Parkway Drive, SE
Leeds, AL. 35094

Irondale Public Library
105 20th Street, S.
Irondale, AL. 35210

Additionally, a copy of the CAPER was made available on the County's website at the following address:

www.jccal.org

Comments must be submitted prior to 5:00 p.m. on December 3, 2018 to the Jefferson County Office of Community Services & Workforce Development, 716 Richard Arrington Jr Blvd N, Suite A-430, Birmingham, AL 35203, Attn: Frederick Hamilton PY 2017 CAPER.

CR-45 - CDBG 91.520(c)

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

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

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

Jefferson County does not have any open Brownfields Economic Development Initiative (BEDI) grants.

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

N/A

ADDITIONAL PERFORMANCE REPORTS - Community Development Block Grant Disaster Recovery (CDBG-DR)

B-12-UT-01-0001:

Jefferson County has received CDBG-DR funds in the amount of \$7,847,084.00 from the U.S. Department of Housing & Urban Development to aid in recovery efforts of damaged areas as a result of the April, 2011 tornadoes. As of September 30, 2017 Jefferson County had obligated \$6,545,589.48 and expended \$2,148,427.58 of those funds.

PROJECT	FUNDS BUDGETED	FUNDS DRAWN
01-Housing Rehab	\$140,000.00	\$43,210.63
02 - Clearance/Demolition	\$267,705.87	\$152,567.37
03 - Direct Homeownership	\$80,000.00	\$80,000.00
04 - Public Facilities	\$6,434,549.00	\$1,354,751.12
05 – Infrastructure	\$166,000.00	\$153,922.46
06 - Debris Removal	\$130,294.13	\$47,432.76
07 – Administration	\$392,354.20	\$316,543.24

Summary: As of September 30, 2018 Phase 2 of the two (2) Housing Rehabilitation activities were underway. All Clearance/Demolition activities were 100% complete and fully drawn. Three (3) Infrastructure activities have completed the design phase. However, the construction phase for these infrastructure activities were funded under the B-13-US-01-0001 grant. One (1)

public facility has completed construction. Two (2) Public Facilities are under construction and one (1) Public Facility is ready to start advertising for bids.

B-13-US-01-0001:

Jefferson County has also received CDBG-DR funds in the amount of \$9,142,000.00 from the U.S. Department of Housing & Urban Development to aid in disaster recovery efforts. As of September 30, 2018 Jefferson County had obligated \$9,142,000.00 and expended \$5,350,696.98 of those funds.

PROJECT	FUNDS BUDGETED	FUNDS DRAWN
01-AdministrationR1	\$199,061.00	\$199,061.00
01-Administration-R2	\$150,000.00	\$17,688.59
02-HousingR1	\$758,500.00	\$334,634.21
03-InfrastructureR1	\$1,300,000.00	\$1,024,071.10
04-Public Facilities R3	\$1,720,494.00	\$294.25
04-Public FacilitiesR1	\$2,669,118.00	\$2,150,456.13
04-Public FacilitiesR2	\$2,197,854.00	\$1,478,930.45
05Clearance/Demolition R1	\$146,973.00	\$145,561.25

Summary: As of September 30, 2018 construction was completed on two (2) Public Facilities. Three (3) Public Facilities were under construction and nearing completion; and two (2) were undergoing the environmental review phase. Construction on all three (3) Infrastructure activities was completed. The Housing Rehabilitation and Clearance/Demolition activities were underway.

CR-50 - HOME 91.520(d)

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

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

Rental developments with 25 or more units that received annual inspections are Artesian Springs, Serene Grove, Oak Park Villas, Arbors at Ellington, and The Flats at Colebridge. No issues were detected.

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

A list of all rental developments with contact information was provided at six (6) public hearings and two (2) Technical Advisory Committee meetings. The meetings were advertised in *The Birmingham News*, *The Birmingham Times*, and was also announced by mail to local mayors, public housing agencies, and community leaders.

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

No program income was expended during the reporting period.

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

Two HOME Program agreements were executed for the development of a total of 62 newly constructed units of elderly rental housing. Abbingdon at Summit Pointe will have 52 one and two bedroom units and leverages Low Income Housing Tax Credits and private loan funds. Hickory Ridge 3 will have 10 one bedroom units and leverages owner equity and private grant funds. Construction for both projects should be completed in the upcoming program year. Two HOME CHDO agreements were executed for the rehabilitation of approximately 7 single-family homes for rental/homeownership.

During the 2017 Program Year (October 1, 2017 – September 30, 2018) Jefferson County issued a Request for Proposals for Rental Housing. A preliminary award letter for permanent financing under the HOME Program in the amount of \$832,052.00 was given to a fifty-two (52) unit elderly development in the unincorporated Forestdale area. The project, however, was not

awarded Low Income Housing Tax Credits from the Alabama Housing Finance Authority during their 2018 application cycle.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	JEFFERSON COUNTY
Organizational DUNS Number	105474279
EIN/TIN Number	636001579
Identify the Field Office	BIRMINGHAM
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

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

ESG Contact Address

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

ESG Secondary Contact

Prefix	Ms
First Name	Yolanda
Last Name	Burrells

Suffix 0
Title Community Development Specialist
Phone Number 2053255761
Extension 0
Email Address Yolanda.Caver@jccal.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 10/01/2017
Program Year End Date 09/30/2018

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

Subrecipient or Contractor Name: Jefferson County, Alabama
City: Birmingham
State: Alabama
Zip Code: 35203-0100
DUNS Number: 10-547-4279
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: \$96,084.00

Subrecipient or Contractor Name: YWCA of Central Alabama
City: Birmingham
State: Alabama
Zip Code: 35203-3820
DUNS Number: 018394049
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$30,000.00

Subrecipient or Contractor Name: First Light, Inc.
City: Birmingham
State: Alabama
Zip Code: 35203-3802
DUNS Number: 054334367
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$30,000.00

Subrecipient or Contractor Name: One Roof, Inc.
City: Birmingham
State: Alabama
Zip Code:35203-2023
DUNS Number: 189760254
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$8,000.00

Subrecipient or Contractor Name: Cooperative Downtown Ministries
City: Birmingham
State: Alabama
Zip Code:35203-2023
DUNS Number: 827210816
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: \$20,000.00