

Executive Summary

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

1. Introduction

The City's Action Plan-One Year Use of Funds is an annual description of the City's Federal and other resources that are expected to be available to address its priority needs and how the Federal funds will leverage other resources. The description includes activities for Plan Year (PY) 2024 (July 1, 2024, through June 30, 2025) for the city to address its priority needs. The Action Plan explains where the assistance will be directed by geographic area during PY 2024.

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

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

Birmingham anticipates receiving the following grant amounts in fiscal year 2024. Projections for the entire five-year period follow in parentheses; however, these projected amounts are simply five times this year's allocation, and future amounts are expected to change based on federal allocations made annually.

- CDBG: \$5,760,968 (\$42,132,054)
- HOME: \$1,122,100.02 (\$10,062,326)
- HOPWA: \$1,788,325(\$11,048,865)
- ESG: \$518,372 (\$3,563,614)

2. Summarize the objectives and outcomes identified in the Plan

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

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

The City of Birmingham has set an ambitious array of goals for the use of its federal entitlement grant resources. The priority needs of the city are affordable housing, non-housing community development, and homelessness. The city will focus its resources on the following activities:

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

The City of Birmingham has long placed a high priority on affordable housing and community services because they reflect essential community values and are articulated by our robust citizen participation plan and community engagement process. The City is committed to maintaining high-quality programs for those in need, but as with all cities, Birmingham faces challenges due to decreasing general fund and federal funding availability. These projected cuts will impact the City's ability to address all the many needs identified.

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

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

3. Evaluation of past performance

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

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

Affordable Housing: Housing assistance was provided to 142 homeowners.

Economic Development/Commercial Revitalization: Technical assistance was provided to 284 businesses throughout the City with a focus on Woodlawn, Ensley, and the 4th Avenue Business District. Eleven jobs were created and/or retained.

HOPWA/Non-Homeless Special Needs Services: AIDS Alabama assisted 165 households using HOPWA funds. There were 667 people assisted with non-homeless services such as legal assistance, childcare, transportation, senior programs, educational assistance, etc.

Homeless Prevention/Rapid Re-Housing: CDBG homeless service agencies assisted 988 people. A total of 965 homeless people were assisted with ESG funding. Combining both funding sources 1953 homeless people were served in PY 2021.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of the plan.

The City has undertaken throughout the development of its PY 2024 Action Plan, an open, credible, and broad-based effort to involve and solicit the participation of the community and neighborhood leaders and residents of their needs and the types of services that they would like to see established or improved throughout the City.

To broaden public participation in the development of the PY 2024 Action Plan, the city began its Action Plan development process by publishing a notice of virtual public hearings on January 4, 2024, in the Birmingham News.

The virtual hearings were scheduled for January 8, 2024, at 10 am and 3 pm via WebEx video and audio conferencing. An in-person meeting was held on January 17, 2024, at 5 pm. The hearing was held at the

Birmingham Public Library. The purpose of the hearings was to obtain comments and proposals for the use of the City's PY 2024 consolidated formula allocation and to obtain the views of citizens, public agencies, and other interested parties on the City's housing and community development needs.

Citizens were afforded the opportunity to:

- 1) identify housing and community development needs and priorities.
- 2) review proposed uses of funds; and
- 3) comment on and review the City's program performance.

Participants were allowed to speak and/or ask questions verbally, in the Q&A, or the Chat features. All comments, priorities, and proposals received at the hearings were considered in the development of the City's Final PY 2024 Action Plan.

During that same period, stakeholders were consulted via notices that were published on January 8, 2024, to the President of the Citizens Advisory Board for the purpose of notifying the City's 99 Neighborhoods and 23 Communities.

Consultation via email to the Birmingham City Council, City Departments, and social service agencies representing a variety of interests including the housing needs of children, elderly persons, persons with disabilities, homeless persons, and other categories of residents.

Copies of the proposed action plan were made available to the Housing Authority of the Birmingham District (HABD), the Jefferson County Housing Authority, One-Roof, Inc. (local Continuum of Care), and other entities.

Hearing notices were published in the Birmingham News. Copies of the notices were posted on the City's website www.birminghamal.gov/community-development/

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

All interested parties who were unable to attend the virtual public hearings but desired to submit written views, comments, or proposals regarding the City's development of its Proposed PY 2024 Action Plan-One Year Use of Funds were asked to submit them in writing to the City's Community Development Department on or before Friday, March 1, 2024, by 4:00 p.m.

Interested parties could review the public hearing presentation on the Community Development website. All written proposals received in a timely manner were considered in the development of the City's Final PY 2024 Action Plan.

5. Summary of public comments

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

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The City conducted a total of three (3) Public Hearings on its Proposed Program Year 2024 – Action Plan One Year Use of Funds. Generally, hearings were well attended with a total of one hundred and twenty-eight (128) citizens. Several representing communities-based non-profit entities expressed gratitude for the previous support provided by the City making it possible to leverage these funds with other available resources to address a myriad of critical housing and community development needs of low-income communities and citizens within the City of Birmingham.

Beneficiaries represented included at-risk youth, the elderly, persons receiving various levels of homelessness prevention and/or rapid re-housing assistance and important support services designed to assist eligible citizens in securing and maintaining stabilized housing.

Comments were also received stating the need for a youth shelter, more emergency shelters, and accessible infrastructure within the City of Birmingham. In the development of the proposed and final Action Plan One Year Use of Funds, the City also took into consideration the public comments and participation received during the extensive outreach process undertaken for the City's Five-Year (2020 – 2024) Consolidated Plan.

The outreach process for the City of Birmingham's Consolidated Plan was conducted in conjunction with the outreach of the Analysis of Impediments to Fair Housing Choice. During this process ongoing partnerships among public service, infrastructure and assisted housing providers served as a foundation. To facilitate this process, the city hosted and began to receive input from these stakeholders on community priorities, and opportunities to coordinate and align efforts to maximize the future impact of activities and community development investments.

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

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

7. Summary

The PY 2024 Action Plan Summary and Notice will be published in the Birmingham Times on July 18, 2024, and Alabama Messenger on July 10, 2024. Due to comment period not meeting 30 day requirement. The ad was published again on August 28, 2024 through September 13, 2024. A copy was also placed on Community Development's website. There were no comments received during the final 30-day comment period.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	BIRMINGHAM	Community Development
HOPWA Administrator	BIRMINGHAM	Community Development
HOME Administrator	BIRMINGHAM	Community Development
ESG Administrator	BIRMINGHAM	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Dr. Meghan Venable-Thomas

Director

Community Development Department

City of Birmingham

(205) 254-2309

HousingandCommunityinfo@birminghamal.gov

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

1. Introduction

While primary responsibility for the management and administration of the Consolidated Plan and the Annual Action Plan resides with the City's Community Development Department (CDD), Consolidated Plan funded activities are carried out by numerous City departments and sub-recipient grantees. The knowledge, experience, and expertise of these partner organizations are critical in developing an effective and comprehensive Consolidated Plan that addresses the City's community development needs.

In addition to funding subrecipients and other implementation partners, the City of Birmingham Consolidated Plan operates within the broader context of the full City government, a metropolitan planning organization, and various local, state, and federal agencies.

These organizations operate under multiple overlapping jurisdictions with a variety of responsibilities that contribute to the goals of the Consolidated Plan. In order to ensure that Consolidated Plan activities maximize the impact and leverage potential of each federal dollar spent, it is critical that the activities of these organizations coordinate and align with the City of Birmingham's community development goals. During the development of this Consolidated Plan, Community Development Department staff consulted with individual agencies, groups, and organizations as described below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Coordination efforts with the agencies, organizations, and groups that participate in the implementation of activities and programs funded under this Consolidated Plan were comprised of four (4) major initiatives: 1) City departmental meetings and outreach; 2) housing and social service agency meetings; 3) theme-based follow-up focus group meetings, and 4) interviews with local housing and community development practitioners. A detailed description of each initiative is provided below:

City Departmental Meetings & Outreach

- Community Development Department

- Department of Public Works

- Citizen Advisory Board

- Housing Authority of the Birmingham District

Housing and Social Service Agency Meetings

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

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

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

In the development of the proposed and final Action Plan One Year Use of Funds, the City also took into consideration the public comments and participation received during the extensive outreach process undertaken for the City's Five-Year (2020 – 2024) Consolidated Plan. The outreach process for the City of Birmingham's Consolidated Plan was conducted in conjunction with the outreach of the Analysis of Impediments to Fair Housing Choice. During this process ongoing partnerships among public service, infrastructure and assisted housing providers served as a foundation. To facilitate this process, the city hosted and began to receive input from these stakeholders on community priorities, and opportunities to coordinate and align efforts to maximize the future impact of activities and community development investments.

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

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

One Roof is the leading agency for the coordination for the homeless Continuum of Care system of Central Alabama. As a continuum organization, One Roof coordinates services provided by homeless agencies regionally. Together, One Roof and the CoC member agencies collaborate to provide services and projects to homeless families and individuals in Birmingham. In the last few years, member agencies have become even more efficient in preventing duplicate services and helping other agencies identify and fill gaps in services. One Roof advocates for people experiencing homelessness by providing internal and external education and working on a national level to bring HUD supporting housing programs and services to the region.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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

The City follows the following steps:

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via mail. The Health Department has been instrumental in providing helpful information for addressing lead based and other problems in the City. Outcome was to coordinate to provide data, surveys, referrals, education and testing.
10	Agency/Group/Organization	LEGAL SERVICES OF ALABAMA
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to the provision of legal services to low income households.
11	Agency/Group/Organization	Disability Rights and Resources
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to housing accessibility for disabled persons.

12	Agency/Group/Organization	JEFFERSON STATE COMMUNITY COLLEGE
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Employment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to assisting adults, primarily single parents, obtain educational and job skills.
13	Agency/Group/Organization	CHILDCARE RESOURCES
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to child care financial assistance to low income working families.
15	Agency/Group/Organization	CHILDREN'S VILLAGE
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to youth services.

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

19	Agency/Group/Organization	CHANGED LIVES CHRISTIAN CENTER, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to homeless services.
20	Agency/Group/Organization	Be Kind Birmingham
	Agency/Group/Organization Type	Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to anti-poverty and mental health.
21	Agency/Group/Organization	Power Up
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via virtual hearing and mail. Outcome was to coordinate and leverage resources related to education and employment opportunities.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	One Roof	The CoC's planning process help to inform the needs of the homeless population in Birmingham. Moreover, the CoC coordinated PIT count ensures the level of assistance needed for residents of the jurisdiction.
HOPWA	AIDS AL	The performance report of the HOPWA program provided AIDS Alabama ensure that that the housing and community needs of persons living with AIDS/HIV are adequately met by the program and the City.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Each year as Neighborhood Associations, subrecipients, and stakeholders are sent copies of the draft Annual Action Plan and budget (or Consolidated Plan every five years), the City also sends the same documentation and requests comments from adjacent units of local government. This includes the cities of Bessemer and Hoover, and Jefferson County.

As detailed further in the Strategic Plan section of this Consolidated Plan, relative to lead-based paint hazards, the City works closely with Jefferson County’s Health Department with surveys, referrals, education, and tests; as well as the City’s access to services through the Alabama Department of Public Health bureaus of Family Health Services and Environment Services. Using public meetings and online communication, the City provided a copy of its proposed PY 2024 Annual Action Plan application schedule to other local government agencies and also provided copies of its Notice of Public Hearings and Request for Proposals for its PY 2024 Annual Action Plan. A summary of the City's Proposed PY 2024 Annual Action Plan was also provided for comment and review for a period of 30 days.

AP-12 Participation – 91.105, 91.200(c)

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

The City conducted a total of three (3) Public Hearings and one in-person meeting and two virtual meeting on its Proposed Program Year 2024 – Action Plan One Year Use of Funds. Generally, hearings were well attended with a total of ninety-four (94) citizens. Participants were allowed to speak and/or ask questions verbally, in the Q&A or in the Chat features. Many representing community based non-profit entities expressed gratitude for the previous support provided by the City making it possible to leverage these funds with other available resources to address a myriad of critical housing and community development needs of low-income communities and citizens within the City of Birmingham. Beneficiaries represented included at-risk youth, the elderly, persons receiving various levels of homelessness prevention and/or rapid re-housing assistance and important support services designed to assist eligible citizens in securing and maintaining stabilized housing. Comments were also received stating the need for a youth shelter, more emergency shelters, and accessible infrastructure within the City of Birmingham.

In the development of the proposed and final Action Plan One Year Use of Funds, the City also took into consideration the public comments and participation received during the extensive outreach process undertaken for the City’s Five-Year (2020 – 2024) Consolidated Plan. The outreach process for the City of Birmingham’s Consolidated Plan was conducted in conjunction with the outreach of the Analysis of Impediments to Fair Housing Choice. During this process ongoing partnerships among public service, infrastructure and assisted housing providers served as a foundation. To facilitate this process, the city hosted and began to receive input from these stakeholders on community priorities, and opportunities to coordinate and align efforts to maximize the future impact of activities and community development investments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	Approximately 94 individuals attended the meetings.	The minutes to the public hearings are provided in the appendix.	There were no comments that were not accepted.	
2	Newspaper Ad	Non-targeted/broad community	The 2024 proposed Action Plan was published from July 18, 2024, to August 12, 2024. Due to the date published not being 30 days. The newspaper ad was published again for an additional 17 days. The ad ran from August 28, 2024 - September 13, 2024.	There were no comments received.	There were no comments that were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	The 2024 Proposed Action Plan was available for review on the city website from July 18 - September 30, 2024.	There were no comments received.	There were no comment that were not accepted.	https://cobcd.com/p-y-2024-action-plan_-publication-budget-v3/

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Birmingham receives federal funding from the U.S. Department of Housing and Urban Development (HUD) through the following annual allocation programs.

- The Community Development Block Grant Program (CDBG),
- The HOME Investment Partnership Program (HOME),
- The Emergency Solutions Grant Program (ESG), and
- The Housing Opportunities for Persons with AIDS Program (HOPWA).

These entitlement program funds are received by the City based upon formula allocation and administered by the City's Department of Community Development. The City's federal funds are used to leverage other sources of federal, state, local and private funding.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,760,968	50,000	0	5,810,968	0	Block grant from US Department of Housing and Urban Development to address housing, community development, and economic development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,122,100	100,000	0	1,222,100	0	Grant from US Department of Housing and Urban Development to address affordable housing needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,788,325	0	0	1,788,325	0	Grant from US Department of Housing and Urban Development to address needs and services for persons with HIV/AIDS.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	518,372	0	0	518,372	0	Grant from US Department of Housing and Urban Development to address needs and services for homeless persons or persons at risk of becoming homeless.

Table 5 - Expected Resources – Priority Table

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

Federal resources are leveraged through the City's affordable housing and economic development activity programs to maximize the impact of investments made. For example, the City uses HOME funding to support the Federal Low-Income Housing Tax Credit (LIHTC), Historic Tax Credits, and various affordable housing loan and grant products from the Federal Home Loan Bank to develop affordable housing. Leveraging varies from activity to activity depending on the project scope, and the City strongly encourages CDBG subrecipients to leverage funds for the CDBG activities that they propose to undertake. The City's federal funds are leveraged against numerous other sources of federal, state, local and private funding.

There are no matching requirements associated with the CDBG, or HOPWA programs in Birmingham. The City of Birmingham has received a waiver for the HOME match requirement for many years. The City of Birmingham was determined to be in severe fiscal distress and receives a 100 percent reduction of the match per the regulations at 92.222. It is not anticipated to change. However, Match Reductions for PY 2024 have not been provided. There are matching requirements associated with the ESG program. Funding under the ESG programs requires that each grant recipient supplement its grant with an equal amount of matching funds from other sources. ESG match requirements are monitored as expenses were incurred by each ESG service provider awarded funding during the FY 2024.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Birmingham Land Bank Authority was established through the Alabama Land Bank Authority Act and by City Council resolution in 2014 to acquire tax delinquent properties to rehabilitate land which is not generating revenue, not producing taxes and turn it into a property that provides housing, industry and jobs.

Data collected over the past several years through windshield surveys estimated a total 5,591 vacant units in the jurisdiction, with about 3,536 of those units suitable for rehabilitation. Though data has been collected for a large percentage of the City, it does not encompass the entire City, thus highlighting the continued need to identify and address vacancy and potential blight throughout the jurisdiction. The City will continue to work through its Land Bank Authority to identify opportunities to address the needs identified in this Plan through the acquisition or rehabilitation of vacant land or properties.

Discussion

The City owns several acres of land and properties across Birmingham. The Consolidated Plan includes strategies to reuse properties, encourage businesses to invest in Birmingham, and redevelop City-owned properties to improve the overall character of the area's neighborhoods. The Land Bank has been able to acquire and sell over 500 properties since 2017, of which 207 properties have been sold to new owners for development or rehabilitation. As of January 2020, 286 applications have been received. Currently there are 37 available properties and access to over 10,000 tax delinquent properties. The goal is assemble and rehabilitate 200 properties per year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Economic Development and Commercial Revitalization	2020	2025	Non-Housing Community Development Economic Development	Birmingham, AL City of Birmingham City of Birmingham	Promotion of Jobs and Business Creation	CDBG: \$1,300,000	Jobs created/retained: 12 Jobs Businesses assisted: 12 Businesses Assisted
2	Affordable Housing Supply and Quality	2020	2025	Affordable Housing	Birmingham, AL City of Birmingham City of Birmingham	Affordable Housing Supply and Quality	CDBG: \$2,417,130 HOME: \$1,222,100	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve Public Services	2020	2025	Non-Housing Community Development	Birmingham, AL City of Birmingham City of Birmingham	Development and Implementation of Public Services	CDBG: \$1,751,038	Public service activities other than Low/Moderate Income Housing Benefit: 3200 Persons Assisted
4	Homelessness Prevention and Rapid Re-housing	2020	2025	Homeless	Birmingham, AL City of Birmingham City of Birmingham	Services and Housing for Homeless Population	CDBG: \$342,800 ESG: \$518,372	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 2500 Beds Homelessness Prevention: 100 Persons Assisted
5	HOPWA and Non-homeless Special Needs Services	2020	2025	Non-Homeless Special Needs	Birmingham, AL City of Birmingham City of Birmingham	Housing and Services for Special Needs Populations	HOPWA: \$1,788,325	HIV/AIDS Housing Operations: 200 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Economic Development and Commercial Revitalization
	Goal Description	The City's support of small, local businesses helps stimulate jobs and expand economic opportunities for the business owners, employees, and the neighborhoods businesses serve.
2	Goal Name	Affordable Housing Supply and Quality
	Goal Description	Addressing aging housing stock across the City is a priority need to prevent unsafe and unsanitary living conditions, neighborhood blight, and potential homelessness. The number of safe, affordable housing units for low-income households is also a priority, as rents and the cost of living for residents increases.
3	Goal Name	Improve Public Services
	Goal Description	Building service provider capacity and coordination helps address service gaps and provides better case management and care to clients. The City will continue its support of nonprofit and service organizations based on the needs determined in this Consolidated Plan to improve the capacity of services across the jurisdiction.
4	Goal Name	Homelessness Prevention and Rapid Re-housing
	Goal Description	Reducing homelessness and providing opportunities for housing for low-income individuals and households remains a priority need for the City to support.
5	Goal Name	HOPWA and Non-homeless Special Needs Services
	Goal Description	The City will continue its partnership with AIDS Alabama to administer HOPWA funding to support the needs of the HIV/AIDS community. The City anticipates opportunities to serve special needs populations that were demonstrated to have an increased need in the jurisdiction, such as homeless youth and the elderly.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

- Promotion of Jobs and Business Creation,
- Affordable Housing Supply and Quality,
- Services and Housing for Homeless Population,
- Development and Implementation of Public Services, and
- Housing and Services for Special Needs Populations.

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

Projects

#	Project Name
1	CDBG Administration
2	One Roof - Planning
3	Repayment of Section 108
4	Economic Development
5	Housing Rehab - Program Cost
6	Housing Rehab - Single Family Rehabilitation Programs
7	Acquisition
8	Public Services
9	HOME Program Administration
10	HOME Program CHDO Activities
11	Down Payment Assistance
12	HOME Program Homebuyer and Rental Activities
13	ESG24 Birmingham
14	HOPWA - AIDS Alabama, Inc

#	Project Name
15	HOPWA Administration - Grantee
16	Public Facilities and Infrastructure
17	Broadband

Table 7 - Project Information

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Economic Development and Commercial Revitalization Affordable Housing Supply and Quality Improve Public Services Homelessness Prevention and Rapid Re-housing HOPWA and Non-homeless Special Needs Services
	Needs Addressed	Affordable Housing Supply and Quality Services and Housing for Homeless Population Promotion of Jobs and Business Creation Development and Implementation of Public Services Housing and Services for Special Needs Populations
	Funding	CDBG: \$1,122,194
	Description	These funds provide CDBG support for planning and administration of the City's Consolidated Formula Allocation grants and activities including CDBG, ESG, HOME, HOPWA, CDBG-R, and any other Community Development Activities assisted in whole or in part with CDBG funds. Supportive funds will be allocated towards general program administration, legal services, planning, environmental reviews, public information, and fair housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	710 20th Street North Birmingham, AL 35203
Planned Activities	Program Administration	
2	Project Name	One Roof - Planning
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Homelessness Prevention and Rapid Re-housing

	Needs Addressed	Services and Housing for Homeless Population
	Funding	CDBG: \$40,000
	Description	Administration of Continuum of Care for homeless persons and Coordinated Assessment Systems. Maintains the Homeless Management Information System to the extent costs are necessary to meet the new HMIS participation requirement under the McKinney Vento Act and provide other activities and services.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	1515 6th Avenue South, 5th Floor Birmingham, AL 35233
	Planned Activities	As the Continuum of Care will maintain the Homeless Management Information System and Coordinated Assessment
3	Project Name	Repayment of Section 108
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Economic Development and Commercial Revitalization
	Needs Addressed	Promotion of Jobs and Business Creation
	Funding	CDBG: \$60,000
	Description	Repayments of Section 108 Loan to be administered by the Community Development Department. Principal and interest payments due in August 2024 and Principal only payments due in February 2025 to The Bank of New York Mellon.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a

	Location Description	710 20th Street North Birmingham, AL 35203
	Planned Activities	Principal and interest payments due in August 2024 and Principal only payments due in February 2025 to The Bank of New York Mellon.
4	Project Name	Economic Development
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Economic Development and Commercial Revitalization
	Needs Addressed	Promotion of Jobs and Business Creation
	Funding	CDBG: \$1,300,000
	Description	Provide technical and financial assistance to entrepreneurs who are committed to creating or retaining jobs for low- to moderate-income families within the City of Birmingham. This assistance will be targeted toward small businesses located in Birmingham, to create or retain at least 12 jobs. By offering both financial resources and technical support, the program aims to boost local economic growth, foster entrepreneurship, and promote job stability, particularly for families in need, while contributing to the overall development of the city. Our sub-recipients will be Rev Birmingham, Urban Impact, and Roebuck Revitalization YMCA. Facilitating access to capital through small business loans and revitalizing commercial corridors in low to moderate income neighborhoods through infrastructure enhancements with our Facade Improvement Program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Creating or retaining jobs for low- to moderate-income families within the City of Birmingham. This assistance will be targeted toward small businesses located in Birmingham, to create or retain at least 12 jobs, 2 small business loan, and 5 Facade improvements.
	Location Description	Small business within the City of Birmingham such as Woodlawn, downtown, 4th Avenue business district.

	Planned Activities	By offering both financial resources and technical support, the program aims to boost local economic growth, foster entrepreneurship, and promote job stability, particularly for families in need, while contributing to the overall development of the city. Our sub-recipients will be Rev Birmingham, Urban Impact, and Roebuck Revitalization YMCA. Facilitating access to capital through small business loans and revitalizing commercial corridors in low to moderate income neighborhoods through infrastructure enhancements with our Facade Improvement Program.
5	Project Name	Housing Rehab - Program Cost
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Affordable Housing Supply and Quality
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	CDBG: \$890,000
	Description	Cost associated with the rehabilitation services including the preparation of work specifications, loans/application processing, inspections, and other services related to assisting owners, tenants, contractors and other entities participating or seeking to participate in rehabilitation activities. Includes staff salaries, legal services, mortgage services, and other related cost.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 homes of low to moderate families will benefit from the proposed activities associated.
	Location Description	710 20th Street North Birmingham, AL 35203
	Planned Activities	Cost associated with the rehabilitation services including the preparation of work specifications, loans/application processing, inspections, and other services related to assisting owners, tenants, contractors and other entities participating or seeking to participate in rehabilitation activities. Includes staff salaries, legal services, mortgage services, and other related cost.
6	Project Name	Housing Rehab - Single Family Rehabilitation Programs

	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Affordable Housing Supply and Quality
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	CDBG: \$1,517,130
	Description	Provides for the rehabilitation of single-family owner-occupied homes on a City-wide basis.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 200 units of low to moderate income families will benefit from the proposed activities.
	Location Description	Single family homeowners in the City of Birmingham.
	Planned Activities	Provide eligible housing rehabilitation services to low-and moderate-income homeowners through our Critical Repair Program, Volunteer Rehab Program and contracts with HouseProud, PowerUp, Disability Rights & Resources, and Christian Service Mission.
7	Project Name	Acquisition
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Affordable Housing Supply and Quality
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	CDBG: \$10,000
	Description	Acquisition of properties for eligible activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimate of 1 property will be acquisition for eligible activities benefiting low to moderate families.
	Location Description	Low-moderate census tract within the City of Birmingham.

	Planned Activities	Acquire properties for eligible housing and/or infrastructure projects
8	Project Name	Public Services
	Target Area	City of Birmingham
	Goals Supported	Improve Public Services
	Needs Addressed	Services and Housing for Homeless Population Development and Implementation of Public Services
	Funding	CDBG: \$821,820
	Description	Provision of public services (including labor, supplies, and materials) including, but not limited to those concerned with employment, crime prevention, homeless services, child care, health, drug abuse, education, fair housing counseling, senior services, etc.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3500 Low to moderate income individuals.
	Location Description	Services will be within the city of Birmingham eligible areas.

	Planned Activities	<p>Employment services will include job training, placement, and workforce development to help individuals gain new skills, with additional support for small businesses and entrepreneurs.</p> <p>Crime prevention efforts will focus on community policing, neighborhood watch programs, and youth initiatives aimed at preventing crime and gang involvement.</p> <p>For homelessness, funding will be allocated to emergency shelters, transitional housing, and programs that provide rent and utility assistance to prevent homelessness. Rapid re-housing services will help people transition into permanent housing quickly.</p> <p>Child care services will ensure affordable options for working families, along with youth programs that provide education, recreation, and mentorship. Early childhood education will help prepare young children for school success.</p> <p>Health services will include low-cost medical and mental health care, substance abuse prevention and treatment programs, and mental health counseling for those in need.</p> <p>Fair housing and counseling efforts will educate residents on housing rights and work to prevent discrimination. There will be mediation services between tenants and landlords to prevent evictions, along with homeownership counseling for potential buyers.</p> <p>Senior services will include meal programs, transportation assistance, and home care services to help seniors maintain independence.</p> <p>Education and literacy programs will offer adult education, English language classes, and financial literacy education, including homeownership counseling.</p> <p>Drug abuse prevention programs will focus on community education about the dangers of substance abuse and will offer counseling and treatment options for those affected by addiction.</p> <p>The program budget for public services is capped at 15% of the total CDBG allocation, and all activities will be monitored to ensure compliance with HUD regulations and community needs.</p>
9	Project Name	HOME Program Administration
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Affordable Housing Supply and Quality

	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$122,210
	Description	HOME Administrative costs for PY 2024. Costs include general management, monitoring and evaluation, staff and overhead related to carrying out of the project, including relocation services, the provision of information to residents and citizen groups, fair housing activities, and indirect costs, consultation and publication costs associated with the submission of the Consolidated Plan.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	710 20th St N Birmingham, Al
	Planned Activities	Program administration
10	Project Name	HOME Program CHDO Activities
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Affordable Housing Supply and Quality
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$183,315
	Description	Provide decent and affordable housing to low-to moderate income persons.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 4 low to moderate income individuals.
	Location Description	Within the city limits of Birmingham, Al

	Planned Activities	HOME Program CHDO activity direct homebuyer assistance will be used to support homebuyer activities that assist low- to moderate-income households in purchasing affordable homes.
11	Project Name	Down Payment Assistance
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Affordable Housing Supply and Quality
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$500,000
	Description	Provisions to provide down payment assistance to eligible purchasers for buying homes in the City of Birmingham.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	30 low to moderate families will benefit from homebuyer assistance.
	Location Description	Services will be within the city limits of Birmingham, AL.
	Planned Activities	Provisions to provide down payment assistance to eligible purchasers for buying homes in the City of Birmingham.
12	Project Name	HOME Program Homebuyer and Rental Activities
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Affordable Housing Supply and Quality
	Needs Addressed	Affordable Housing Supply and Quality
	Funding	HOME: \$416,575
	Description	Provide HOME funds for the acquisition/rehabilitation, rehabilitation, and new construction of substandard or aging single/multi-family housing units that are suitable for rehabilitation.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	25 low income families will be assisted.
	Location Description	Services will be within the city limits of Birmingham
	Planned Activities	Provide HOME funds for the acquisition/rehabilitation, rehabilitation, and new construction of substandard or aging single/multi-family housing units that are suitable for rehabilitation.
13	Project Name	ESG24 Birmingham
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Homelessness Prevention and Rapid Re-housing
	Needs Addressed	Services and Housing for Homeless Population
	Funding	ESG: \$518,372
	Description	Services and Housing for Homeless Population and Special Needs Populations
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	450 individuals experiencing homelessness or facing eviction.
	Location Description	Within the city limits of Birmingham, AL
	Planned Activities	Provide assistance to those who are homeless, or facing eviction. Housing stability.
14	Project Name	HOPWA - AIDS Alabama, Inc
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	HOPWA and Non-homeless Special Needs Services
	Needs Addressed	Housing and Services for Special Needs Populations
	Funding	HOPWA: \$1,734,675

	Description	Provide housing and access to support services to low income persons living with the Human Immunodeficiency Virus (HIV) and the Acquired Immunodeficiency Syndrome (AIDS) and their families.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	140 individuals who are needing services for HIV.
	Location Description	3529 7th Ave South Birmingham, AL 35222
	Planned Activities	Short-term rent, mortgage, and utility assistance payment, tenant-based rental assistant. Provide permanent housing facilities developed, leased, or operated with HOPWA funds. Provide transitional short-term housing facilities developed, leased, or operated with HOPWA funds.
15	Project Name	HOPWA Administration - Grantee
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	HOPWA and Non-homeless Special Needs Services
	Needs Addressed	Housing and Services for Special Needs Populations
	Funding	HOPWA: \$53,650
	Description	HOPWA Administrative costs for PY 2024. Costs include general management, monitoring and evaluation, staff and overhead related to carrying out the projects.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	710 20th St N Birmingham, AL

	Planned Activities	HOPWA Administrative costs for PY 2024. Costs include general management, monitoring and evaluation, staff and overhead related to carrying out the projects.
16	Project Name	Public Facilities and Infrastructure
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Improve Public Services
	Needs Addressed	Development and Implementation of Public Services
	Funding	CDBG: \$39,824
	Description	Eligible census tracts within the City of Birmingham
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	40 low to moderate income families within the City of Birmingham
	Location Description	Eligible census tracts within the City of Birmingham
	Planned Activities	Serve 40 Eligible census tracts within the City of Birmingham
17	Project Name	Broadband
	Target Area	Birmingham, AL City of Birmingham City of Birmingham
	Goals Supported	Improve Public Services
	Needs Addressed	Development and Implementation of Public Services
	Funding	CDBG: \$10,000
	Description	The broadband project will provide low to moderate income level families with access to broadband internet services within the Birmingham city limits.
	Target Date	6/30/2025

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>2 will benefit from this services. Low to moderate income families.</p>
<p>Location Description</p>	<p>Services will be provided within the city limits of Birmingham.</p>
<p>Planned Activities</p>	<p>The city plans to research where access to broadband internet services will benefit low to moderate income level families within the Birmingham city limits. The city is looking to partner with public housing agencies, recreation centers, libraries, churches, and other sites to identify areas that will best benefit from these services.</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

The City may also allocate funding to eligible areas in census block groups or R/ECAP areas where the share of low- and moderate-income households is greater than 51% (as determined in the 2013-2017 ACS estimates) as priorities are identified and services are needed. Efforts within a targeted block group or R/ECAP area would be made with community input and by working closely with subrecipients and citizen advisory boards.

Geographic Distribution

Target Area	Percentage of Funds
Birmingham, AL	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

By setting the geographic priority area as the City, Birmingham can identify those with the greatest need, and support agencies and services according to the needs determined in the Consolidated Plan throughout the jurisdiction.

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	2,500
Non-Homeless	200
Special-Needs	200
Total	2,900

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	20
Rehab of Existing Units	100
Acquisition of Existing Units	1
Total	121

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

Discussion

The goals listed above represent the City's plans for its 2024 allocations. The City currently has ongoing housing-related activities (utilizing prior years' resources) that will bring affordable units online throughout the 2024-2025 program year.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

efforts.

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

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

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

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

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

The city plans to partner with HABD to provide educational services regarding home ownership

programs and credit counseling to its residents via subcontractors. Public housing residents are encouraged to become active in the management of their units and community within the HABD properties. Being an active member of the community within they live, will help educate families regarding services provided by HABD. Families will have access to educational resources that will inform them on homeownership. It is the goal of the city to move individuals out of public housing and into homeownership.

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

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

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

Discussion

The HABD goal is to develop and continue implement a successful Family Self-Sufficiency (FSS) Program for residents of Public Housing (PH) and Housing Choice Voucher (HCV) Programs, including homeownership for those who desire to continue to participate.

The program will prepare families for becoming self-sufficient, by providing them with assistance through case management and linking them to education opportunities, development and/or enhancement of job skills, job placement and Homeownership Counseling/Assistance, and other related supportive services. To increase the percentage of working families in the FSS Program, HABD will link the Participants with local job readiness and training programs.

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

Introduction

Goal: Assist individuals and families to stabilize in permanent housing after experiencing a housing crisis or homelessness by providing client-appropriate housing and supportive service solutions. ESG funds will be used to provide homeless households with financial and other assistance to move them as quickly as possible into permanent housing. The City and the CoC will address this goal by completing the following activities:

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

In compliance with HUD requirements, the Continuum has developed a Coordinated Assessment System among homeless and mainstream service providers which is designed to provide in-depth assessments of needs and barriers to homelessness at its earliest point possible. The goals are to divert people from the system of homeless shelters whenever possible, provide prevention services when indicated, objectively match people with the type, level, and duration of services that best meet their needs and to house the most vulnerable, including youth, families, Veterans, and the chronically homeless. The system provides streamlined access to homeless services for eligible clients, creates easier access to services and generates important referrals within the continuum and with mainstream community partners which allows more effective prioritization and targeting. The system reduces the duplication of

efforts and scarce resources and enhances the intake, assessment, referral and housing stability process.

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

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

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

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

The Continuum also coordinates the HUD mandated annual Point-In-Time (PIT) count during the month of January which provides an in-depth look at homelessness on a single night. HUD compiles this data from CoC's nation-wide to generate its report on the status of homelessness in the United States and important demographics.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

- **Emergency Shelter/Services** – Emergency shelter, food, counseling and other supportive

services will continue to be provided to the chronically homeless, the homeless, and the homeless sub-populations. The City of Birmingham fully anticipates the continued funding of applications during the coming year for programs specifically designed to benefit these populations.

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

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

Addressing the needs of its homeless population (homeless individuals, homeless families with children, and the related sub-populations continues to be a priority for the City of Birmingham.

Sub-populations include:

- Individuals diagnosed with severe mental illness
- alcohol or drug addicted
- domestic violence victims
- homeless youth
- and persons diagnosed with HIV/AIDS as well as their families.

Among the goals and strategies for addressing the needs of the homeless populations the City and the Continuum are focusing on the following:

- **Emergency Shelter/Services** – Emergency shelter, food, counseling and other supportive services will continue to be provided to the chronically homeless, the homeless, and the homeless sub-populations. The City of Birmingham fully anticipates the continued funding of

applications during the coming year for programs specifically designed to benefit these populations.

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

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

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

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

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

Discussion

In addition to its partnership with One Roof, Inc; the City will allocate its ESG funds to agencies who serve the homeless or those at risk of becoming homeless.

AP-70 HOPWA Goals– 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	25
Tenant-based rental assistance	45
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	45
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	25
Total	140

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

Introduction:

The City has completed an Analysis of Impediments to identify barriers to affordable housing within the community and through city policy.

The recent analysis has outlined recommendations and goals for the City to address over the next five years. As seen in the Needs Assessment, the Analysis of Impediments also identifies housing quantity and quality within neighborhoods as a key challenge to households accessing affordable housing. Lack of affordable housing for low-income residents, and quality of aging housing, coupled with inequitable development and access has left areas within Birmingham experiencing greater social and economic gaps compared to others.

Additionally, local policies may impact affordable development opportunities through land use, zoning, and building code policies that set limits on site selection, alternative housing, minimum floor space requirements, and a lack of a local accessibility building code. Reasonable accommodation policies and limited fair housing education and enforcement efforts are also areas that may create additional hurdles to housing choice and access for protected classes.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Birmingham will work to address the recommendations and goals of the Analysis of Impediments through its annual programs and ensure the goals of this Action Plan are in alignment.

Owner-occupied Home Rehabilitation

The City of Birmingham provides rehabilitation programs to low-income residents for home repairs to maintain safe living environments, keep homes up to code, reduce the risk of foreclosure, and maintain the quality of the housing stock. This program allows low-income residents to maintain their homes and addresses the issue of aging housing across the jurisdiction.

Slum and Blight Remediation

With aging housing comes likely increases in slum and blight as properties become too costly to

maintain for low-income or elderly homeowners. The City will continue its relationship with the Birmingham Land Bank Authority to identify and acquire properties that have succumbed to blight. The Land Bank Authority rehabilitates properties to sell as affordable housing, returning the property to livable conditions and increasing the affordable housing supply.

Addressing Neighborhood Safety Concerns

The City of Birmingham heard from citizens and stakeholders that neighborhood safety is a deep concern. Blighted or abandoned properties pose increased risks to the community and residents begin to feel less safe in their neighborhoods. This is connected to the aging housing stock, lack of supply of affordable housing and inequitable development that limit growth. The City of Birmingham will use this Consolidated Plan period to not only continue addressing home rehabilitation and blight but seek opportunities to increase investments in neighborhoods with safety concerns to help with growth and development.

Housing Unit Development through CHDOs and Private Developers

The limited supply of affordable housing for renters and owners puts too many households at risk. The City will build relationships with Community Housing Development Organizations (CHDOs) and private developers, through incentives and other opportunities, to increase housing targeted for low-income families and individuals. The City will consider long-term goals for housing accessibility and development beyond the five-year Consolidated Plan period to establish a smart path for development that meets the needs of residents.

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Birmingham manages all activities within the Community Development Department for CDBG, ESG, and HOME – enabling it to coordinate, align and manage all CPD grant funds. Additionally, the city has a long-standing relationship with AIDS Alabama to administer HOPWA funding.

The City also assists CoC efforts on homeless prevention led by One Roof and continues to use ESG funds to support the area's HUD-mandated Homeless Management Information System (HMIS) to link those in need to those who care and to connect area social service agencies that serve the homeless.

With its CDBG and HOME funding, the City has offered subrecipients technical assistance and training to increase their capacity to serve low-to-moderate income residents and expand service opportunities. The city continues to identify suitable organizations, landlords and developers that can provide scattered-site housing with support services for the homeless and special needs populations.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting underserved needs are a lack of financial and human resources in the public and private sectors and a growing gap between housing costs and incomes. The city will continue to use its resources carefully and strategically, emphasizing leveraging, as evidenced in this plan to reduce the effects of the cost/income gap. During PY 2024 the city will continue its efforts to meet the needs of the underserved through all its PY 2024 Action Plan programs. Examples are below:

The City of Birmingham proposed to fund such agencies as Cooperate Downtown Ministries, Jimmie Hale Mission, YWCA, Pathways, First Light, and Bridge Ministries to provide services to our neighbors who are experiencing homelessness.

To meet the need of providing affordable housing the City proposes to fund BuildUp, HouseProud, Power Up Inc., and Christian Service Mission.

Bridge Ministries is proposed to receive funding to provide homeless prevention services.

Employment and housing assistance for low-income are proposed via funding to the Alcohol and Drug Abuse Treatment Center, Fair Housing Center of Northern Alabama, Help2 Others Foundation, Birmingham Urban League, Legal Services, and Jefferson State Community College.

The city proposes to aid low-income children, senior citizens, and individuals with special needs by funding agencies such as Rose Garden Adult Day Services, Prescott House, Girls Inc., Childcare Resources, and Children's Village, etc.

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

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

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The State of Alabama operates the Alabama Lead Contractors Certification program which provides rules and regulations to obtain licensing and certifications required for conducting lead abatement and lead remediation. The State Office of Public Health sets the standards and fee schedule that certified contractors abide by. The City of Birmingham ensures its lead assessments, abatement and remediation activities are conducted by certified lead contractors and in accordance with HUD and state requirements.

In December 2018, the City received a HUD grant of \$4.1 million to protect children and families from lead-based paint and home health hazards. With this funding, the City of Birmingham implemented the Lead Hazard Reduction Demonstration Program to abate and remediate low-income housing with lead present.

The City has worked closely with Jefferson County's Health Department for surveys, referrals, education, and tests. The Health Department has been a primary source for conducting assessments on homes and providing resources on addressing lead-based paint issues in the City of Birmingham.

The home rehabilitation program is also a priority effort by the City to repair aging homes and provides the means to address and remove lead-based paint threats in older homes owned by low-income

individuals and families. The City will also consider opportunities to use HOME funds as leverage for homeowner and rental unit development with LIHTC credits and other funding sources. Further development of new affordable units will add to the number of units without lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

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

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The City's anti-poverty strategy ties together its housing, homeless, public housing, and non-housing community development strategies as one comprehensive plan for reducing the number of extremely low- and low-income families. The goals and objectives outlined in this strategic plan are designed to promote self-sufficiency and empowerment of residents.

The City recognizes that not a single program or strategy can be used to alleviate poverty across the jurisdiction, as the root causes of poverty vary widely (including education, employment, and access to affordable housing) as do the required actions to reduce the number of extremely low- and low-income households. As such, the goals, programs, and policies described in this plan are intended to contribute to the reduction of the number of families earning less than 50 percent AMI in the City of Birmingham in coordination with other strategic plans and efforts.

The Department of Community Development, as the lead agency in the implementation of the Consolidated Plan, will coordinate efforts among its many partner organizations to ensure that the goals outlined in the strategic plan are met. These partners include neighborhood residents, state and local health and human service agencies, businesses, churches, nonprofit developers, lenders, and for-profit entities.

Actions planned to develop institutional structure

The City of Birmingham collaborates with a diverse set of public, private, and nonprofit institutions to implement its housing, homeless, and community development plans. These organizations play vital roles in supporting Birmingham's low- and moderate-income populations, addressing homelessness, and revitalizing communities. The institutional structure includes: **Birmingham Housing Authority**: Provides affordable housing and housing choice vouchers for low-income residents and assists with the development of affordable housing. **Private Developers and Real Estate Firms**: These entities collaborate with the city in the development of affordable housing units, as well as the rehabilitation of existing housing stock. **Nonprofit Organizations and Community-Based Organizations: HouseProud & Faith-Based Organizations: Christian Services Mission**: Focuses on building and rehabilitating homes for low-income families. **Continuum of Care (CoC) One Roof**: One Roof coordinates homeless services and resources, manages the homeless management information system (HMIS), and works with the city to ensure comprehensive planning for homeless populations. **Homeless Service Providers**: Organizations like First Light Shelter, Pathways, and Firehouse Shelter participate in the CoC to provide emergency shelter, supportive services, and long-term housing options for homeless individuals and families.

The City of Birmingham benefits from a well-established partnership between public, private, and nonprofit organizations. Collaborative efforts between the City's Department of Community Development, the CoC, and nonprofits ensure a coordinated response to homelessness, housing, and community development.

Affordable Housing Shortage: Despite ongoing efforts, there remains a shortage of affordable housing units in Birmingham, particularly for extremely low-income households and those transitioning out of homelessness.

Leverage Public-Private Partnerships: The city will continue to work with private developers, real estate

firms, and financial institutions to expand the availability of affordable housing and encourage the development of affordable units. **Utilize Land Bank Authority:** Partner with the Birmingham Land Bank Authority to acquire and rehabilitate vacant and blighted properties for affordable housing development.

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

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

Other key public entities are varied and include, but are not limited to, the Housing Authority of the Birmingham District, non-profit community housing development organizations (CHDOs), community development corporations (CDCs), community and neighborhood associations and organizations, non-profit human services and shelter providers and non-profit organizations that work with special needs populations served by the mental health, disabled and substance abuse care provider systems.

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

Public agencies, for profit and nonprofit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development in partnership with the City of Birmingham. However, the lack of financial resources for development, operations, and support services is a huge gap to overcome. Addressing these gaps will be a high priority for the city.

The city will follow up and build on the robust citizen participation process implemented during the development of this Consolidated Plan and continue to work to provide stronger coordination between agencies and local organizations and increase outreach activities to identify additional partners.

Discussion:

As mentioned above, the city has outlined strategies to foster and maintain affordable housing, evaluate, and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination.

As the city work through these strategies, they will identify obstacles in meeting underserved needs and

propose actions to overcome those obstacles. Such as lack of landlord’s participation in rental assistance and rental rehabilitation programs, and lack of homebuyer programs.

The city will focus on efforts to preserve affordable housing units that may be lost from the assisted housing inventory. The city has licensed staff that will focus on reducing the number of housing units containing lead-based paint hazards.

The city focuses on efforts to reduce the number of poverty-level families by using proven strategies. The city will continue to foster jurisdiction’s institutional structure by identifying gaps and weaknesses.

And finally, the city will continue and grow upon coordination to implement the consolidated plan. The city plans to continue to collaborate with the continuum of care, public and assisted housing providers, Health care agencies, mental health providers and any state and local government partnership.

The city continues to grow its economic development services by enhancing coordination with private industry, businesses, developers, and social services agencies.

Program Specific Requirements

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

Introduction:

The City of Birmingham will comply with all program-specific requirements at 91.220(I)(1,2,4). In accordance with federal regulations, this Action Plan describes the CDBG, ESG, HOME, and HOPWA activities proposed to be undertaken with PY 2024 allocations. Program-specific requirements for CDBG, ESG, HOME, and HOPWA are addressed below.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

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as follows:

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment are currently being used.

Participation in the HOME Program is open to nonprofit and for-profit organizations as well as individuals to build or rehab affordable housing that will be made available to families whose income is at or below 80% of LMI. Applications/proposals were taken until March 1, 2024, for the PY 2024 Action Plan-One Year Use of Funds. A notice was placed in the Birmingham News on December 18, 2023. Copies of the notice and application/proposal guidelines were posted on the City's website at www.birminghamal.gov. Application/proposal guidelines were also available in the Office of Community Development.

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

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

The Eligible Home Buyer

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

HOME Program Form of Owner

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

The ownership interest may be subject only to the following:

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

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

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

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

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

(i) Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing;

(ii) Require a review of management practices to demonstrate that disinvestment in the property

has not occurred, that the long-term needs of the project can be met and that the feasibility of serving the targeted population over an extended Affordability period can be demonstrated;

(iii) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both;

(iv) The required period of affordability is a minimum of 15 years;

(v) The investment of HOME funds may be jurisdiction-wide;

(vi) HOME funds cannot be used to refinance multifamily loans made or insured by any Federal program, including Community Development Block Grant (CDBG) programs.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The HOME TBRA not applicable to the City of Birmingham.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The HOME TBRA not applicable to the City of Birmingham.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

There are not preferences or limitation for rental housing project.

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

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

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

Sub-grantees MUST:

- Assess every program applicant for risk of imminent homelessness or verification of current homelessness, and to determine income and program eligibility.
- Use a clear documented process to determine the type, level, and duration of assistance for each program participant.
- Review and verify documents and payments to ensure compliance with HUD regulations and to avoid and prevent fraud.
- Certify eligibility at least once every 3 months for all program participants receiving rental assistance.
- Provide on-going case management or support services, as needed, to all program participants receiving rental assistance in order to transition them to independence.
- Adhere to all data collection and reporting requirements.

MONITORING AND COMPLIANCE: Sub-grantees are expected to make available all client, financial and program records for periodic review on a schedule established by the City of Birmingham. In addition, Sub-grantees will maintain client files will all of the required documentation from HUD and the City of Birmingham.

REPORTING REQUIREMENTS: Sub-grantees will submit quarterly reports to the City of Birmingham in accordance to contractual obligations, as well as other Quarterly and Annual Performance Reports for E-SNAPS.

Sub-Grantees will submit any additional reporting requirements by the Federal Government or the City of Birmingham, as outlined in the “Welcome Package” included with your fully-executed grant agreement.

REALLOCATION AND RECAPTURE: Sub-grantees MUST EXPEND 100% of their funds within one year of the signing of their contract with final draw request submitted no later than 30 days from the end of the contract. The Director of Community Development may grant extensions if the need arises.

The City of Birmingham and HUD will closely track sub-grantee expenditures in order to meet requirements and allow for reallocation if sub-recipients have not spent their funds within 2 years.

The City of Birmingham reserves the right to review a sub-grantees balance of funds quarterly and reallocate unused funds (per section IV Sanctions).

ADMINISTRATIVE COSTS: Payment of administrative costs is not to exceed the administrative award received.

Administrative costs may be used for accounting for the use of grant funds; preparing reports for submission to the City of Birmingham; and sub-grantee staff salaries associated with these administrative costs. Administrative costs also include training for staff who will administer the program or case managers who will serve program participants, as long as this training is directly related to learning about ESG.

Administrative costs *do not* include the costs of issuing financial assistance, providing housing relocation and stabilization services, or carrying out eligible data collection and evaluation activities, as specified above, such as sub-recipient staff salaries, costs of conducting housing inspections, and other operating costs. These costs should be included under one of the three other eligible activity categories.

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

The CoC, has created its own report—combining Homeless Management Information System (HMIS) and Coordinated Entry (CE) work together using a custom report to analyze the racial breakdown of people entering the homeless system, their prior living situation, and project outcome to identify any racial disparities. This report also includes a by-race breakdown of people experiencing chronic homelessness. For all Permanent Housing projects, this includes the racial breakdown of people receiving housing, how long it took to get housing, retention of that housing, or a move to other permanent housing. For Street Outreach, Transitional Housing, Safe Havens, and Emergency Shelter the report includes exit destinations by race. The CE report provides a racial breakdown based on the type of assessment, prioritization level, event, PH referral, and referral result using multiple data elements. One Roof also utilizes other HUD tools including Stella-P data and each System Performance Measure disaggregated by race plus the CoC Racial Equity Analysis tool.

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

- Street Outreach Program (STOP) - Dedicated outreach team that collaborates with providers to house street dwellers. Works with a Mayor's Office Liaison & Community Policing/Business Liaison groups to identify "new" people on the street.
- HOPE Mobile: Street outreach team for unaccompanied youth. Works closely with State Department of Human Resources & relevant providers.
- Assertive Community Treatment (ACT) & Research and Evaluation of Assertive Community Treatment (REACT): Includes serious mental illness (SMI) street outreach.

- A Faith-based medical team provides street medicine, services & housing information to street dwellers.
 - All teams collaborate to identify HIV positive individuals and refer them to the AIDS outreach team.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

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

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

1. Community Development Department staff review all proposals according to how each can best address the homeless priority needs identified in the City's Consolidated Plan.
 2. After proposals are reviewed, the Community Development Department makes its recommendations based on program objectives to the Mayor for review and approval. The Mayor's recommendations are then reviewed through the appropriate City Council sub-committee and full City Council for approval.
 3. Upon approval, ESG sub recipients are informed as to the disposition of their proposal. Contracts are prepared for execution by the City and ESG subrecipients approved to provide services.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

One Roof, Inc., the Continuum of Care for the Birmingham area, reserves a position on their board for a homeless or former homeless person. The city also publishes each Action Plan and Action Plan Amendment in an effort to target those that may be affected by the use of funds or lack thereof.

The City strives to extend this participation through these existing and any future possible avenue so that the City can better hear from those it is directly affecting. Also, many of the sub-recipients the City uses allow for homeless or former homeless persons to be employed or volunteer with their organization so as to further better the person and allow for experience and input.

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

5. Describe performance standards for evaluating ESG.

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

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

