

MOBILE URBAN COUNTY CONSORTIUM
CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT

JUNE 1, 2016 – June 30, 2017



Mobile County Commission
Post Office Box 1443
Mobile, Alabama 36633

CR-05 - Goals and Outcomes

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

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

The PY2016 Consolidated Annual Performance and Evaluation Report (CAPER), covers the second year of the Mobile Urban County Consolidated Plan, a five-year planning document that is necessary for applying and being funded under the U.S. Department of Housing and Urban Development (HUD) formula grant programs. The Mobile Urban County Program represents a Consortium that consists of all the unincorporated portions of Mobile County, and the cities of Bayou La Batre, Chickasaw, Creola, Citronelle, Mount Vernon, Prichard, Saraland, Semmes, and Satsuma. Mobile County Commission is the designated lead agency for the Urban County Program and as such, holds the responsibility for the design and development of the various programs, activities and projects identified in the five year consolidated plan. The three programs, for which Mobile County was an entitlement grantee in 2016, were the Community Development Block Grant (CDBG) program, the HOME program, and the Emergency Solutions Grants (ESG) program.

In 2016, Mobile County made progress in addressing goals and objectives set forth in the Consolidated Plan. All planned activities reflect priorities established within the approved 2015-2019 Consolidated Plan. In 2016, the County received \$1,434,173 in CDBG funds, \$460,604 in HOME funds, and \$135,489 in ESG funds.

The 2016 Action Plan provided CDBG funds for public services as well as capital expenditures for public improvement projects that include public facilities and infrastructure projects throughout the area covered by the Consortium. The HOME provided funds for rental projects and homeowner projects, including down payment assistance for first-time homebuyers. ESG funds provided for Emergency Shelter, Prevention, Rapid Rehousing, and HMIS.

In PY2016, the County completed the following CDBG-funded projects: Purchased a cascading system (fire emergency equipment) for firefighters in Prichard. Purchased a mini-pumper fire truck for a fire station in Prichard. Rehabilitated the Bullshead fire station in Prichard. Purchased a van for the Wilmer Senior Center to provide meal delivery and other services to seniors. Provided lighting of the parking lot for safety at the Semmes Senior Center and constructed an outdoor storage for the Semmes Senior center.

CDBG-funded projects that are in progress in 2016 include: sewer improvement, improvements to two senior centers, three road-improvements, and two drainage projects. Projects that are in progress will be reported in future CAPERs.

In 2016, CDBG-funded public service projects included the following: senior services, feeding program for seniors, homebuyer/financial counseling, rape victim services, prescription drug assistance, domestic violence victim advocacy, homeless prevention legal assistance, home modifications for ADA compliance, youth development summer program, and child abuse victim assistance.

Two affordable rental housing developments were completed in PY2016. These developments were funded with HOME funds in conjunction with LIHTC awards. One is a 70 unit senior housing development and the other is a 64-unit multi-family housing developments. . In total 12 HOME assisted households were developed. Homeownership increased by 13 households with the assistance of Downpayment Assistance program.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG and HOME Administration	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning	CDBG: \$ / HOME: \$	Other	Other	1	1	100.00%	1	1	100.00%
Economic Development	Economic Development	CDBG: \$	Other	Other	1	0	0.00%			

Homeless Programs and Services	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	60	4	6.67%	12	0	0.00%
Homeless Programs and Services	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	100	0	0.00%	20	0	0.00%
Homeless Programs and Services	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	18	18	100.00%	4	0	0.00%
Homeless Programs and Services	Homeless	ESG: \$	Other	Other	0	0				
Homeowner Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	4	0	0.00%	2	0	0.00%
Homeowner Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	25	22	88.00%	10	13	130.00%
Public Facilities and Infrastructure	Homeless Non-Housing Community Development	CDBG: \$ / General Fund: \$200000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	119540	90147	75.41%	44537	45197	101.48%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5750	2288	39.79%	1043	1411	135.28%

Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	10	12	120.00%	4	12	300.00%
Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	7	0	0.00%			
Spot Blight Clearance	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	40	2	5.00%	34	0	0.00%

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

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

All funded activities were consistent with the priorities established in the five-year 2015-2019 Consolidated Plan and the specific objectives included in the 2016 Action Plan.

CDBG priorities addressed in the 2016 Action Plan include: public facilities and community facilities, infrastructure, fire equipment, infrastructure (culverts and drainage) and public services. Accomplishments for all line items have exceeded the estimated amount. Spot Blight clearance activity was delayed due to issues with determining legal ownership, however it is now underway and will be reported in next year’s CAPER.

HOME priorities addressed in the 2016 Action Plan include: housing assistance - homeownership and housing development and reconstruction for rental and homeownership. Homeownership in the form of DPA exceeds the expected number for the year. Construction of homeowner housing is currently underway and will be completed and reported in next year’s CAPER.

ESG priorities addressed in the 2016 Action Plan include: rapid rehousing, prevention, emergency shelter, and HMIS. The County consulted with the CoC to identify homeless needs for ESG to address in the community.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	25	5	871
Black or African American	70	13	2,291
Asian	2	0	3
American Indian or American Native	1	0	26
Native Hawaiian or Other Pacific Islander	0	0	8
Total	98	18	3,199
Hispanic	0	1	3,241
Not Hispanic	98	17	78

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

Narrative

In addition to the figures in the table above are families who self identified themselves as multi-racial. The additional numbers were 2 under CDBG, 7 under HOME and 127 under ESG . Although no Hispanic households were assisted, 14 Hispanic person were assisted with CDBG funds.

Persons assisted with CDBG by income category for non-housing needs were:

Extremely low (<=30%) 796 persons

Low (>30% and <=50%) 390 persons

Mod(>50% and <=80%) 398 persons

Total beneficiaries assisted 1,584 persons

The figures provided under ESG are based on persons assisted

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	4,595,531	2,100,302
HOME	HOME	2,073,441	1,577,648
HOPWA	HOPWA		
ESG	ESG	135,489	
General Fund	General Fund	200,000	200,000
Other	Other		

Table 3 - Resources Made Available

Narrative

Resources made available reflects 2016 award allocation, program income and funds from previous program years. The amount expended during program year includes projects with multi-year funding.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Area Benefit	45	87	Areas eligible for CDBG Program area benefit.
Countywide	55	15	Non-CDBG area benefit to account for individual benefit programs.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The planned percentage of allocation was based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration were targeted. The distribution of funds was projected to be primarily countywide due to use of funds for non-profit services and individual benefit-oriented programmatic uses of the funds.

Leveraging

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

The Consortium has utilized CDBG to leverage additional public and private funds. The two primary sources of public funds used to leverage CDBG funds are County general fund, Capital Improvement Plan and the Pay-as-You-Go money. Also, some support staff salaries of the Consortium necessary to implement CDBG projects are funded by the general fund. In addition, Consortium members have contributed funds to expand and supplement CDBG funded projects. Other forms of leveraging within the CDBG program is donated land owned by Consortium members. The Pay-as-You-Go road paving program, funded by a local property tax, has been used in concert with CDBG funds on several projects to make scarce public improvement dollars go further and increase the impact on low and moderate-income areas. The County's use of HOME funds has been successful in leveraging mortgage funds from private lenders (banks, mortgage companies, and other lending institutions) for individual mortgages by providing the down payment and paying closing costs. The County provided HOME funds to a not-for-profit to construct three affordable for sale housing units. That organization is leveraging HOME funds with donated land, materials, equipment, cash and in-kind labor.

One of the requirements for participating in the HOME program is that the local government provide a match equal to 25 percent of the 2016 Federal fiscal year amount allocated from HOME funds. No match funds are required for projects funded by program income. The HOME funds match requirement is satisfied in the form of cash and in-kind contributions. When the total revenue match is larger than the required match expense, the difference is accumulated for later match by the HOME program. In-kind match is contributed from the accumulated match, when HOME funds are drawn.

For the Emergency Solutions Grants program, match is in-kind and cash contributions. Sources include: other federal, local, and private funding sources.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	12,090
2. Match contributed during current Federal fiscal year	37,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	49,090
4. Match liability for current Federal fiscal year	77
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	49,013

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
FTHB240	09/21/2016	0	0	37,000	0	0	0	37,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	473,739	51,381	0	422,358

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	4	1	0	1	1	1
Dollar Amount	665,615	597,202	0	1,274	26,789	40,350
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	5	3	2			
Dollar Amount	597,202	41,624	555,578			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	16	25
Number of Special-Needs households to be provided affordable housing units	0	0
Total	16	25

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	6	12
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	10	13
Total	16	25

Table 12 – Number of Households Supported

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

The one-year goal for production of new units was 6 rental units. Mobile County exceeded this goal with a total of 12 households supported through the production of new rental units using prior year HOME funds in PY2016. All 12 households were in the range of 31%-50% AMI

The one-year goal for direct financial assistance to homebuyers was 10 households assisted using HOME Programs. Mobile County exceeded this goal by providing assistance to 13 households in PY2016. All 13 households were in the range of 61% - 80% AMI.

As a note, the 2016 action plan's one-year goals did not properly carry forward into the CAPER, subsequently the numbers of households supported in the one-year goals were manually corrected and are properly reflected in the tables above.

Discuss how these outcomes will impact future annual action plans.

The number of households supported through rental assistance, the production of new units, rehab of existing units, and acquisition of existing units are derived from projects using funds made available from the action plan’s one-year goals. Sometimes these type projects can take multiple years; therefore the outcomes in the CAPER may be from projects in prior year action plans. Future outcomes will be reflective of projects that are completed during the program year.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	20	12
Moderate-income	56	13
Total	78	25

Table 13 – Number of Households Served

Narrative Information

Of the total for CDBG, the households served are 2.6% extremely low income, 25.6% low income and 71.8% moderate income.

For HOME, the households served include low income (48%) and moderate income at 52% . There are no extremely low income households served.

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

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

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

The Continuum of Care conducted annual surveys of homeless individuals, including unsheltered persons. The surveys served to help focus local homeless agency activities as well as provide documentation in response to HUD program requirements.

Based upon consultation with the Continuum of Care and other non-profit agencies, the County allocated \$135,489 in 2016 ESG funds to address the needs identified in the jurisdiction as follows: Emergency Shelter – Operations \$30,000; Homelessness Prevention – Tenant Based Rental Assistance \$ 7,254; Homelessness Prevention - Housing Relocation & Stabilization Services \$ 10,881; Rapid Re-Housing – Tenant Based Rental Assistance \$ 22,905; Rapid Re-Housing – Housing Relocation & Stabilization Services \$ 34,288; Homeless Information Management System (HMIS) \$ 20,000; and Administration \$ 10,161.

During PY2016, a total of 3,059 persons have been assisted using \$127,050 of the 2015 funds and 277 persons have been assisted using \$19,144 of the 2016 funds.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless providers have been focusing efforts on increasing the bed count for both emergency shelter and transitional housing programs. These efforts are also reflected in the budgeted 2016 ESG funds. ESG funds have been budgeted to provide shelter or housing for homeless persons and families as well as those at risk of becoming homeless.

During PY2016, ESG Emergency Shelter funds were provided to a day shelter who served 2960 homeless persons and to an overnight shelter who served 277 homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions);

and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless prevention is a major focus of the participants in the Continuum of Care. Agencies include homeless prevention as a support program in conjunction with the provision of shelter and other support services. Additionally, homeless individuals being discharged from publicly funded institutions and systems of care are being directed to the local Coordinated Assessment System for assistance.

During PY2016, ESG Homelessness Prevention funds were provided to local non-profit agencies who were able to prevent 46 persons from becoming homeless.

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

Rapid Re-Housing is another major focus of the participants in the Continuum of Care. Agencies include Rapid Re-housing as a support program in conjunction with other services provided.

During PY2016, ESG Rapid Re-Housing funds were provided to local non-profit agencies which helped re-house 53 homeless persons.

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

Actions taken to address the needs of public housing

No specific actions were proposed in 2016 to address the identified needs of public housing or to fund public housing improvements and/or resident initiatives.

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

All public housing residents had an equal opportunity to benefit from housing assistance as well as public services.

Actions taken to provide assistance to troubled PHAs

The Consortium has no troubled PHAs.

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

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

Of the potential public policies that can impact affordable housing, Mobile County has very limited barriers to the production of affordable housing and residential investment . Specifically, use of 2012 building codes does add costs to development, but the location of Mobile County along Alabama’s GulfCoast presents unique weather related challenges (i.e., hurricanes, high winds, high volume rainfall events, etc...) that must be taken into consideration, as the costs of insuring and rebuilding are excessively high without such measures. As far as land use restrictions, the County does not have a zoning ordinance; however, there is a subdivision regulation that applies to the subdividing of land for development within the rural portion of the county. With respect to taxes, the millage rates for Mobile County are among the lowest in the nation. Mobile County currently has a rate of 48.5, which is the lower than all incorporated municipalities within the County as well as many other locations within the State of Alabama, which has the second to the lowest rates in the US. While there are no specific public policy barriers identified herein, the Action Plan does have various elements in place to help supply and encourage Affordable Housing. Specifically, down payment assistance, payment of closing costs, and mortgage assistance remove an economic barrier to affordable homeownership. Over the five year period, the County will continue to provide funds to assist with the construction of rental and homeowner housing, which contributes directly to the supply of affordable housing. In addition, the construction or rehabilitation of public infrastructure will indirectly facilitate the development of various residential building sites without adding significantly to the development costs that are passed on to homebuyers. As for direct assistance to households, the County provided homebuyer counseling through its CDBG program to help them understand the processes and responsibilities of homeownership. Under a separate program, the County used HOME funds to provide assistance to qualified low- and moderate-income homebuyers for down payments and eligible closing costs of self selected housing. The County also used HOME funds to provide mortgage assistance to homebuyers who purchased homes constructed with County HOME funds.

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

Other actions taken by Mobile County to address the Community Development needs identified in the Consolidated Plan include participation in other categorical and formula grants from federal and state funding sources other than HUD that offer opportunities to channel resources toward specific problem areas that impede the quality of life for its residents. These actions have a positive impact on improving the livability of the county for all its residents. These actions, however, positively impact particularly those issues (i.e., crime, drug abuse, child abuse, violence,

etc.) that have a disproportionate negative impact on low/moderate-income residents.

The following is a list of some of the other actions taken:

Juvenile Justice Programs award by Alabama Department of Youth Services These programs are awarded by the Alabama Department of Youth Services to provide services for boys and girls referred by juvenile courts as an alternative to local Department of Youth Services, including a comprehensive aftercare model which includes many necessary components identified to successfully reintegrate youth into the community exiting the alternative to incarceration.

Crime Victim Assistance These funds are for the Child Advocacy Center to provide direct services, including counseling, forensic medical exams, legal services, free transportation and court preparation, for child victims of sexual or severe physical abuse and their non-offending family members.

Violence Against Women Formula Grants These funds are used to help the Mobile County District Attorney's Office lead a coordinated community response to domestic violence. The funds will also allow the District Attorney to facilitate and conduct domestic violence training.

Justice Assistance Grant The JAG Program provides units of local government (including Mobile County, City of Prichard and City of Mobile) with funds to underwrite locally identified projects to help reduce crime and improve public safety.

Highway Traffic Safety Provides funds for a community-based program that coordinates a multi-faceted, multi-agency, public/private response to the complex highway traffic safety problems in Mobile and Baldwin Counties; this program is responsible for the enforcement of Alabama's traffic laws and education/awareness campaigns relating to traffic safety.

Corporation for National and Community Service The grant provides assistance in funding the Foster Grandparent, Senior Companion and the Retired and Senior Volunteer Program. These programs provide reimbursement expenses for volunteers over the age of 55 that perform duties as senior companions, foster grandparents to children and retired volunteers throughout the community.

Requests for Letters of Consistency are reviewed and provided, as appropriate, for projects seeking federal funding as long as they are consistent with the County's five-year Consolidated Plan. There has been no hindrance of the Consolidated Plan through action or willful inaction.

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

In order to address the hazards of lead based paint, the County requires that a lead evaluation be done on any dwelling unit that received HUD HOME funding. A visual assessment of the unit is conducted to identify any deteriorated paint, dust, debris and residue so that these conditions can be corrected prior to closing. The visual assessment must be done by qualified personnel. Accordingly, the County contracts with a state licensed Home Inspection and HUD/FHA/VA/Compliance Fee Inspection Company to perform such inspections. The property owner is responsible for correcting any conditions identified in the visual assessment. All deteriorated paint must be stabilized by properly trained or supervised workers using lead safe work practices. Information on the hazards of lead-based paint are covered through the Consumer Credit Counseling's Homebuyer Training Program and brochures are made available to all potential DPA homebuyers. Eligible homebuyers also receive the Lead Hazard Information Pamphlet, Lead Disclosure Notice, and the Notice of Lead Reduction, as required by HUD.

Housing First, Inc. as the subrecipient organization for Mobile County Emergency Solutions Grants administration has established procedures for determining the status of lead-based paint risks for all housing units being considered for HUD ESG funding. All housing units being considered for ESG payments are inspected or are otherwise determined lead-free by Housing First, Inc. Housing built before 1978 requires a site inspection and a record of compliance by the rental agency or landlord. Housing for households with children under six or with pregnant females requires documentation that the property does not contain any lead-based paint.

All expenditures of HUD funds (CDBG, HOME, and ESG) must fully comply with all applicable lead-based paint regulations.

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

The County strives to foster and maintain affordable housing, as has been described elsewhere in this document, and has been mindful of opportunities to positively impact the lives of low-income persons and reduce the number of poverty level households in the community. During PY2016, the County committed CDBG funds to public service organizations to provide prescription drug assistance and to provide legal services for a homelessness prevention project.

Specific project elements undertaken during 2016 effectively serve to reduce the number of poverty level families through activities funded with CDBG, ESG, and HOME funds. The County worked with nonprofit organizations to identify qualified low-income households to participate in the down payment assistance program for homebuyers. Becoming a homeowner enables some low-income households (who have previously carried an excessive housing cost burden) to realize an increase in disposable income thus raising the quality of life for those households. Construction of affordable rental housing also enables those families/ households living below poverty (complicated by excessive

housing cost burden) to realize an increase in disposable income. While no specific studies have been undertaken regarding this matter, it is reasonable to assume that reduced housing burden would raise some families above the poverty level. Further, infrastructure improvements typically create entry-level construction jobs that provide an economic stimulus and benefits for low- and moderate-income families. The County has focused on the elimination of homelessness and the impact of supportive services to low-income households to reduce the number of persons living in poverty.

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

The County continued to seek roundtable discussion meetings with other governmental groups or agencies, financial institutions, public housing agencies and private and nonprofit agencies with similar interests and missions. These meetings enable organizations that share common goals a venue to exchange information.

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

The County continued to participate in meetings with public and private housing and social service agencies in an effort to enhance coordination between these agencies in the community.

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

The County continues its efforts in addressing one of the leading impediments to housing affordability (lack of income), as identified in An Analysis of Impediments to Fair Housing, through the County-sponsored down payment and mortgage assistance programs. The County also continues efforts to increase the availability of affordable homes through HOME assisted construction projects. The County works with local banks, developers and non-profit organizations to expand the stock of affordable housing. The County is assisting affordable housing developers who have received County HOME funds by providing a link to affordable housing units via the County's website.

Through the use of CDBG public service funds, the County contracted with Family Counseling Center of Mobile/Consumer Credit Counseling Service of Mobile to provide housing and financial counseling services. These services are designed to equip clients with the tools and

knowledge they need to improve their economic standing or to assist in maintaining current housing. By improving money management skills, low income clientele are better able to make informed decisions, which can lead to family stability and becoming self-sufficient. By improving credit scores, clients can reduce the amount of monthly expenses for loan payments and insurance, have access to mainstream financial products and services and lessen their reliance upon alternative financial services such as payday/title loans and check cashing services. In turn, this leads to opportunities to apply for better paying jobs that use credit scores in hiring decisions. This can result in adequate income for housing choice, either for rental or homeownership, which includes improved mobility. The ultimate goal is to address disparities in access to opportunity and housing needs.

The County Commission adopted The American with Disabilities Act (ADA) Transition Plan for Mobile County and has plans to mitigate identified barriers with CDBG funds as well as other resources. With respect to privately developed housing, developers are required to comply with ADA in multi-family rental properties and to make reasonable accommodations as may be required to facilitate access by a person with disabilities.

CR-40 - Monitoring 91.220 and 91.230

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

The Mobile County Grants Department uses two basic methods for monitoring grant funded projects for compliance with program rules and performance. The two methods are (1) off-site or “desk” monitoring, and (2) on-site monitoring. A “Risk Analysis” is conducted to determine how the monitoring will be done throughout the year. The results obtained from the risk analysis objectively determine which method is to be implemented. The Grants Department performs on-site monitoring and/or technical assistance when determined necessary. The County conducts an annual review of each down payment and mortgage assistance participating household to secure evidence of the purchasing household’s continued occupancy. The review occurs at twelve-month intervals beginning 12 months from the original date of occupancy. The County conducts on-site and annual financial monitoring of rental properties. Unit inspections are performed and tenant files are reviewed for compliance with HOME program requirements.

The Grant Department’s objectives in monitoring grant funded projects are to document compliance with program rules; track program/project performance; ensure timely expenditure of grant funds and timely closeout of projects; and identify technical assistance needs. The Engineering Department and Grants Department are responsible for the majority of oversight/monitoring during construction of public facilities and public works/infrastructure projects. A periodic review is made of each grant to ensure the timeliness of expenditure and also that the goals and objectives are in compliance with the Consolidated Plan and Action Plan. All subrecipients are regularly monitored through draw requests for regulatory and statutory compliance. The County continually monitors program results to ensure program design leads to maximizing benefits. The County monitors all funds obligated and spent, whether spent directly, through a contract or subrecipient agreement to ensure compliance with the federal regulations. The County provides technical assistance for newly funded projects through orientation meetings, on-site visits, and by telephone.

Language in County agreements requires subrecipients to reach out to minority and women owned businesses. Most procurement for services or construction contracts includes language encouraging minority and women business enterprises to apply. When appropriate, advertisements are published or broadcast through minority targeted media.

Mobile County Commission as Consortium’s lead oversees the development of the Consolidated Plan and the Annual Action Plans and the implementation of projects funded through Action Plans. The Commission, through the Grants Department, has responsibility for ensuring

compliance with program and comprehensive planning requirements. The Consortium follows a project selection procedure that requires proposals from member jurisdictions and other public and private agencies to be submitted. Following an eligibility determination by the Grants Department, a Project Review Committee examines proposals for feasibility, cost effectiveness, and benefit. The Committee ultimately develops and provides a non-binding budget for each formula grant program to the County Commission. The County Commission has the ultimate authority to approve projects and the budget.

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

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

On September 6, 2017, the County published an advertisement in the Press Register to notify the public of the availability of the Consolidated Annual Performance and Evaluation Report (CAPER), the 15-day public comment period and the public hearing date of September 21, 2017. The 15-day comment period started September 6, 2017 and ended on September 21, 2017. Copies of the CAPER were available at the offices of Mobile County Commission, on the County's website at www.mobilecountyal.gov and upon request. Comments or suggestions concerning this CAPER were to be made orally at the public hearing or/and in writing and mailed to Mr. John Pafenbach, County Administrator, Mobile County Commission, P. O. Box 1443, Mobile, AL 36633.

No comments were received.

CR-45 - CDBG 91.520(c)

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

During PY2016, the County adopted 2 substantial amendments and 7 minor amendments. Changes undertaken were for budget adjustments and for the addition or deletion of projects.

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

No

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

CR-50 - HOME 91.520(d)

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

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

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

On-site inspections were conducted for the following affordable rental housing units:

- MoWa Choctaw Homes consist of 4 rental homes: Inspection was carried out on April 20, 2017. No issues were detected.
- Eagles Landing consist of 19 transitional HOME rental units for veterans. Inspection was carried out on November 2, 2016. No issues were detected.
- Baytown Senior Village consists of 6 HOME rental units. The construction completion inspection for this project was conducted on July 15, 2016. No issues were indicated on the inspection reports. A follow-up inspection is scheduled on September 6, 2017.
- Arbours at Pierce Creek consists of 5 HOME rental units designated for seniors. The construction completion inspection for this project was conducted on 9/20/2016. No issues were indicated on the inspection reports. The next inspection is scheduled on September 20, 2017.
- Pelican Landing Apartments consists of 7 HOME rental units designated for multifamily. The construction completion inspection for this project was conducted on 10/10/2016. No issues were indicated on the inspection reports. The next inspection is scheduled on September 5, 2017.
- The Gardens at Wellington consist of 4 HOME rental units designated for seniors. The next inspection is scheduled for August 18, 2017.

Owners of all properties certify that each building and all HOME-assisted units in their project are suitable for occupancy in their annual report narrative.

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

As a recipient of federal funds, Mobile County has adopted affirmative marketing procedures and requirements for rental and homebuyer projects containing five or more HOME-assisted housing units. Affirmative marketing steps consist of actions that provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national or ethnic origin, age, religion, disability, sex, sexual orientation, gender identity and expression, veteran status, characteristics of personal identity, or any other characteristic protected under applicable federal or state law. Mobile County requires developers, projects, and programs using HUD funds to affirmatively market its housing programs to ensure that eligible households have ample access and opportunity to participate in programs and services that use federal funds. Marketing efforts in PY 2016 were conducted through various HOME projects and programs using federal funds. Advertisements were sent to minority development agencies to notify minority and women owned businesses of contracting opportunities available. In addition, the County's web site continues to play a vital role in targeting information to the public and ensuring program information reaches a broad audience.

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

Sources of Program Income for Projects PY 2016:

1.Homebuyer Acquisition and New Construction

(9 homebuyer 60-80% AMI) \$ 12,837.17

2.Development of Affordable Rental Housing

(11 tenants <=50% AMI, 2 tenant <=60% AMI) \$ 460,901.80

Total Program Income Sources PY 2016 **\$ 473,738.97**

Uses of Program Income PY 2016:

1.Homebuyer Acquisition and New Construction	\$ 46,245.44
2.Program Income Admin	<u>\$ 5,135.83</u>
Total Program Income used PY 2016	<u>\$ 51,381.27</u>

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

N/A

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	MOBILE COUNTY
Organizational DUNS Number	040671521
EIN/TIN Number	636001644
Identify the Field Office	BIRMINGHAM

CAPER

28

Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

Mobile City & County/Baldwin County CoC

ESG Contact Name

Prefix	Ms
First Name	NAYYER
Middle Name	0
Last Name	MAHDI
Suffix	0
Title	Director Of Grants Management

ESG Contact Address

Street Address 1	205 Government St
Street Address 2	0
City	Mobile
State	AL
ZIP Code	-
Phone Number	2515745086
Extension	0
Fax Number	2515745080
Email Address	nmahdi@mobile-county.net

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 06/01/2016
Program Year End Date 06/30/2017

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

Subrecipient or Contractor Name: MOBILE COUNTY
City: Mobile
State: AL
Zip Code: 36602, 0001
DUNS Number: 040671521
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 10161

Subrecipient or Contractor Name: FAMILY PROMISE
City: Mobile
State: AL
Zip Code: 36640, 0881
DUNS Number: 175124044
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Faith-Based Organization
ESG Subgrant or Contract Award Amount: 17000

Subrecipient or Contractor Name: The Salvation Army, a Georgia Corporation for The Salvation Army of Costal Alabama

City: Mobile

State: AL

Zip Code: 36604, 2509

DUNS Number: 124153151

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 46774

Subrecipient or Contractor Name: Housing First, Inc

City: Mobile

State: AL

Zip Code: 36609, 1987

DUNS Number: 062123299

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 17891

Subrecipient or Contractor Name: Mobile Area Interfaith Conference, Inc.

City: Mobile

State: AL

Zip Code: 36606, 2811

DUNS Number: 964554526

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Faith-Based Organization

ESG Subgrant or Contract Award Amount: 43664

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0

Total	0
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Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	3,416
Total Number of bed-nights provided	1,064
Capacity Utilization	31.15%

Table 24 – Shelter Capacity

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

1. An ESG program must be aligned and coordinated with the CoC goals for reducing/ending homelessness.
2. A homeless individual or formerly homeless individual must participate in the development of an ESG program.
3. Use of the centralized intake process will be mandated upon completion of the centralized intake system.
4. Participants receiving prevention must meet with a case manager monthly and there must be a case plan for obtaining/retaining permanent housing.
5. There must be a formal process for terminating assistance. Shelters must meet minimum habitability standards.
6. The use of HUD funds for housing assistance requires that habitability, rent reasonableness and fair market rent, and lead paint standards are met.
7. There must be no conflicts of interest issues with the referral process or for determining eligibility and the delivery of assistance for participant households.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	4,703	9,240	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	8,709	0
Expenditures for Housing Relocation & Stabilization Services - Services	3,950	12,956	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	8,653	30,905	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	1,228	13,954	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	9,623	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	22,024	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	1,228	45,601	0

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services	0	10,000	0
Operations	0	0	11,088
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	10,000	11,088

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	0	0	0
HMIS	0	30,000	0
Administration	0	10,544	8,026

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2014	2015	2016
	9,881	127,050	19,114

Table 29 - Total ESG Funds Expended

11f. Match Source

	2014	2015	2016
Other Non-ESG HUD Funds	0	112,154	12,972
Other Federal Funds	0	500	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	27,597	11,088
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	140,251	24,060

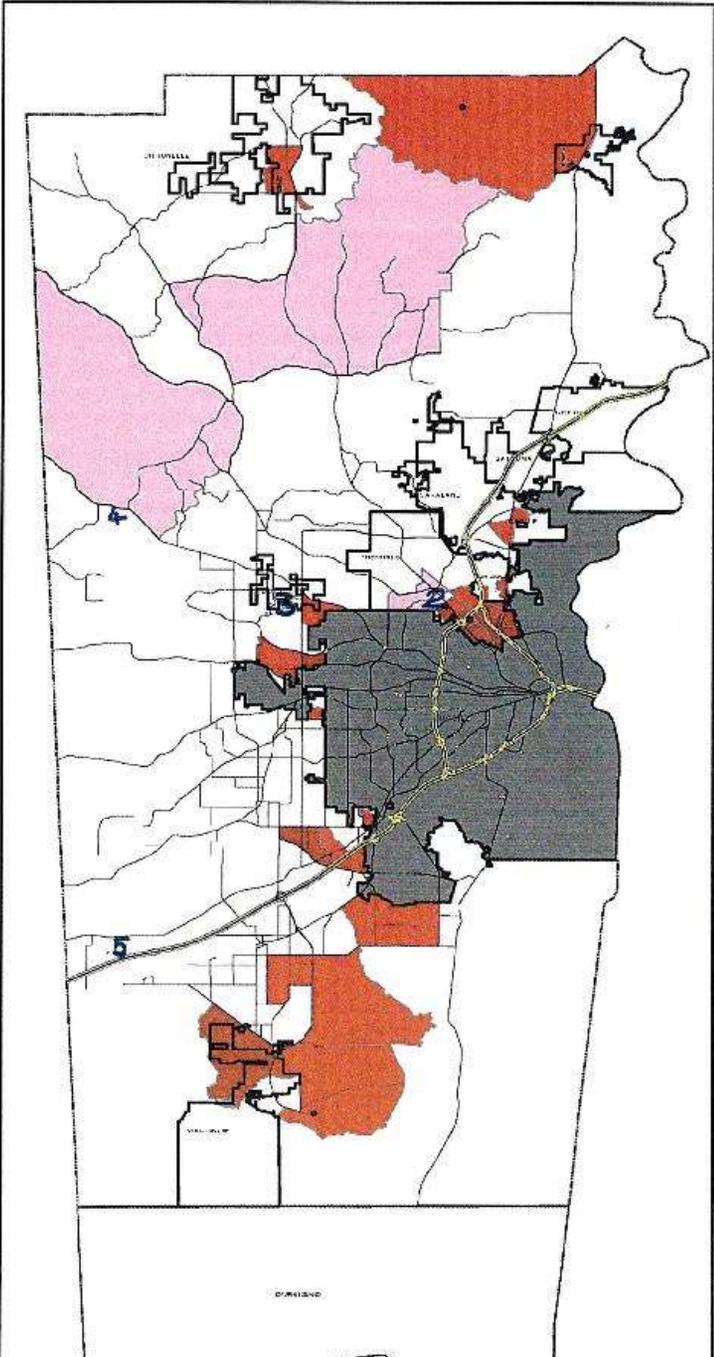
Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2014	2015	2016
	9,881	267,301	43,174

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachments



- 2016 CAPER CDBG COMPLETED PROJECTS**
- 1 Mount Vernon, Oklawaha Summer Youth Program
 - 2 Prichard - Fire Station Rehabilitation
 - Purchase Fire Museum Emergency Equipment
 - Purchase Mini-Pump per Truck
 - 3 Sarasota - Improvements to Sarasota Senior Center
 - 4 Wetumpka - Paratransit Van for Senior Center
 - 6 Grand Bay - Meal Delivery Program for Seniors



PY2016 Mobile County
Completed CDBG
Project Locations