

Executive Summary

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

1. Introduction

The Mobile County Commission serves as grantee and lead agency of the Urban County. The Urban County comprises of nine incorporated municipalities—Bayou La Batre, Chickasaw, Citronelle, Creola, Mount Vernon, Prichard, Saraland, Satsuma and Semmes—and all of the unincorporated area of Mobile County, Alabama. As lead agency, Mobile County is required to prepare an Action Plan for each year of the five-year planning period covered by the 2020-2024 Consolidated Plan (Plan) which was adopted on May 26, 2020. The Consolidated Plan includes strategies for addressing some of the identified community needs with Community Development Block Grant (CDBG) funds and HOME funds, and when allocated, the Emergency Solutions Grant (ESG) Funds. The Year Four PY23 Action Plan (AP), outlines proposed activities to be undertaken with CDBG, HOME, and ESG funds in Program Year (PY) 2023. It also serves as an application for the grants.

On February 27, 2023, HUD announced allocations for Mobile Urban County. Amounts available for CDBG is \$1,626,019, HOME funds is \$679,551, and ESG Funds is \$148,416. Including \$136,836 CDBG funds from PY22 and prior years completed and/or cancelled projects, and HOME Program Income of \$71,367, total amounts available for CDBG is \$1,762,855 and HOME is \$750,918 respectively. The small decrease in the CDBG allocation and small increase in HOME funding did not trigger requirements for substantial amendment per Mobile County Citizen Participation Plan.

Mobile Urban County's Program Year starts on July 1st and ends June 31st.

The County will provide requested certifications of consistency with our Consolidated Plan in a fair and impartial manner for funding applications by other entities to address community needs consistent with the Consolidated Plan.

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.

The Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to collaborate with homeless providers to support Continuum of Care Services and HMIS System.
- Support services aimed at homeless prevention and the elimination of homelessness through rapid re-housing.
- Continue to plan, monitor and administer entitlement grant programs and ensure compliance with Federal Regulations.
- Improve the condition of housing for low-income homeowners.
- Increase development of units and affordability of housing for homeownership and rental housing opportunities.
- Increase the viability for potential homeownership and rental housing opportunities.
- Address community needs through community-based public service programs.
- Address community needs through improvements and expansion of public facilities and public infrastructure. These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, public facilities and infrastructure improvements, and public services.

3. Evaluation of past performance

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

The County has continued to carry out the actions and strategies outlined in its Consolidated Plan. Except for instances where federal funding programs are not available or where resources could not be procured, the County has stayed with established priorities and commitments.

Mobile County has a history of successful programs funded through the Community Development Block Grant and HOME Investment Partnership Program. Of particular importance to the health of the County have been programs that address the condition of the housing stock. The County has successfully funded construction of affordable senior and family housing. The County also operates a successful program that provides down payment and mortgage assistance to new homebuyers. The County has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find employment, housing, health care services, and educational opportunities. Details of past performance are provided in the County's Consolidated Annual Performance and Evaluation Report (CAPER).

The County has 1) pursued all resources that it indicated it would pursue, 2) provided requested certifications of consistency with our Consolidated Plan in a fair and impartial manner for other entities to address community needs, and 3) not hindered Consolidated Plan implementation by action or willful inaction.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Mobile County follows the process for public participation outlined in the county's Citizen Participation Plan, which complies with HUD's citizen participation requirements listed in federal regulation 24 CFR 91.105. The Citizen Participation Plan is designed to ensure resident involvement in planning for the County's CDBG, HOME, and ESG programs, including participation in development of Five-Year Consolidated Plans, Annual APs, and Consolidated Annual Performance and Evaluation Reports (CAPERs).

Based on the Mobile County Citizen Participation Plan, outreach for the development of the Consolidated Plan included public forums, focus group meetings, an on-line survey, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Public Forums and Stakeholder Focus Group sessions were held. Supplemental interviews were conducted and information and input received. Attendees for the Focus Groups and Public Forums were gathered through invitations sent to select resident and community leaders, organizations, industry professionals and public officials, and a public meeting notice published in the local newspaper. Topics discussed in each Public Forum and Focus Group session included general issues related to the housing market, the condition of neighborhoods, community development needs, and concerns pertaining to fair housing choice in Mobile County. The Consolidated Plan format included discussions of the communities' priority needs for the next five years. Supplemental interviews were conducted with various community, social service, professional and industry representatives to obtain information from those unable to attend the sessions. Participants in the focus groups and public forums as well as the general public were given an opportunity to complete a Priority Needs Survey as part of the Consolidated Plan process. The survey was presented at each of the aforementioned sessions and also made available on the County's website for completion and submission online. Consultations were held with public and private agencies, elected and appointed officials, individual stakeholders and the general public. Such officials and agencies included Mayors and other Elected or Appointed City Officials, the Mobile County Commission and various public service agencies.

2023 Year Four AP: At the initial planning and development stage, notice of a public hearings was published on November 4, 2022 in the Mobile Press-Register (which is published in Mobile County and is one of the largest newspapers in the state) and on the County's website. The notice was also published on November 2, 2022 in the Call News, both are weekly newspapers. Public hearing locations are fully handicapped accessible. The first two of three public hearings were held on November 16, 2022 for Urban County members, with a second hearing held for the public. These hearings were held to solicit comments on housing and community development issues and to explain the application process. A third hearing was held on April 3, 2023. This hearing was held to solicit citizen comment on proposed activities prior to publication for the 30 days comment period. The April 3rd hearing was in-person and was also available by interactive livestream. A summary of the draft AP was published in the Call News and on the County's website on April 5, 2023. The Mobile Press Register ended its publication in February of 2023. In an

attempt to foster additional outreach efforts, Mobile County requested that public libraries and city/town halls within the County to share this information via their websites.

A minimum of the 30-days comment period began April 6th 2023 and ended on May 8th, 2023.

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.

During the November 16, 2022 and April 3, 2023 public hearing, general questions were asked about the types of activities that would be eligible for funding and the County's process for review of application; however, other than the need for additional funding, there were no substantive comments provided.

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

No comments were received that were not accepted.

7. Summary

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	MOBILE COUNTY	Grants Department, Mobile County Commission
HOME Administrator	MOBILE COUNTY	Grants Department, Mobile County Commission
ESG Administrator	MOBILE COUNTY	Grants Department, Mobile County Commission

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Gordon Bauer, Deputy Director of Grants Management,
 Mobile County Commission, Grants Department,
 South Tower 8th Floor, Mobile Government Plaza,
 205 Government Street,
 Mobile, AL 36644-1800

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

1. Introduction

Mobile County works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Working with existing funding partners, advocacy organizations and others, the Mobile County Grants Department works diligently to foster ongoing relationships focused on specific needs. Working in tandem, the use of targeted meetings designed to solicit public input into the Consolidated Plan/AP process allows the County to further utilize outside organizations in the consultation process. A few of these agencies are listed below, but others were invited and/or participated that were not found in the HUD database. These agencies include: The Rape Crisis Center of Mobile; Semmes Woman’s Club; Boys and Girls Clubs of South Alabama, Inc.; the Prichard, Chickasaw, and Mobile County Housing Authorities; Habitat for Humanity of South Alabama; South Alabama Regional Planning Commission (SARPC); and the Alabama Department of Public Health.

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))

Mobile County maintains relationships with a variety of local non-profit service providers, as well as health and mental health providers, through the Mobile City and County/Baldwin County Continuum of Care. The County also operates and financially supports the Mobile County Board of Health (MCBH) mobile medical unit, which makes routine health services available to residents living in publicly supported housing as well as other marginalized groups.

Housing providers and health and mental health service agencies participated in the development of this Plan. Specifically, representatives of the Housing Authority of the City of Chickasaw, the Housing Authority of the City of Prichard, Habitat for Humanity of Southwest Alabama, Lifelines Mobile, Ozanam Charitable Pharmacy, Franklin Primary Health Center, and the Mobile County Health Department provided input through interviews or surveys.

Every year, Mobile County invites its Urban County municipalities and local service providers to submit applications for capital and public service projects for CDBG funds. The Grants Department holds information meetings open to the municipalities, public service providers, and the public to review the application process.

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.

Housing First, Inc. serves as the lead agency for the CoC and Housing First staff consulted in the development of this Plan. Other homeless housing and service providers that were consulted for the Consolidated Plan include Legal Services, which runs a homelessness prevention project; Penelope House, which serves victims of domestic violence; and Salvation Army, which provides emergency shelter and other services. In 2023, the County will provide funding to serve local agencies serving victims of intimate partner violence and households at risk of homelessness.

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

The County will receive ESG funds in 2023 for the first time since 2016. The County continues to work with Housing First, Inc. the lead agency for the Continuum of Care, and other homeless service providers to support the goals of the CoC. Input from Housing First and other agencies serving people who are homeless were considered in developing priorities and goals for the use of the County’s CDBG, HOME, and ESG (if ESG funds are received during the five-year planning period) funds over the next five years.

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	Legal Services of Alabama
	Agency/Group/Organization Type	Legal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Interview

2	Agency/Group/Organization	PENELOPE HOUSE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children 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?	Interview
3	Agency/Group/Organization	Boat People SOS-Bayou La Batre
	Agency/Group/Organization Type	Services-Children Immigrant/Refugee Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
4	Agency/Group/Organization	OZANAM CHARITABLE PHARMACY, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	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?	Interview

5	Agency/Group/Organization	HOUSING FIRST, INC.
	Agency/Group/Organization Type	Services - Housing Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
6	Agency/Group/Organization	BOYS AND GIRLS CLUB OF SOUTH ALABAMA, INC.
	Agency/Group/Organization Type	Youth
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview and Public meeting
7	Agency/Group/Organization	Center for Fair Housing, Inc.
	Agency/Group/Organization Type	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?	Interview and Public meeting

8	Agency/Group/Organization	City of Mobile
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting
9	Agency/Group/Organization	CITY OF PRICHARD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting
10	Agency/Group/Organization	FRANKLIN PRIMARY HEALTH CENTER
	Agency/Group/Organization Type	Services-Health Health Agency
	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?	Interview
11	Agency/Group/Organization	Habitat for Humanity of Southwest Alabama
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview

12	Agency/Group/Organization	Housing Authority of the City of Chickasaw
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
13	Agency/Group/Organization	Housing Authority of the City of Prichard
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview and Public meeting
14	Agency/Group/Organization	Lifelines Mobile
	Agency/Group/Organization Type	Services-Counseling
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview and Public meeting

15	Agency/Group/Organization	Mobile Area Chamber of Commerce
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Broadband and Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
16	Agency/Group/Organization	Mobile Area Interfaith Conference, Inc.
	Agency/Group/Organization Type	Offender Re-entry
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	interview
17	Agency/Group/Organization	MOBILE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
18	Agency/Group/Organization	Mobile County Health Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing community development strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting
19	Agency/Group/Organization	MOBILE COUNTY PUBLIC SCHOOL SYSTEM
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
20	Agency/Group/Organization	Regions Mortgage
	Agency/Group/Organization Type	Banking
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
21	Agency/Group/Organization	The Salvation Army, a Georgia Corporation for The Salvation Army of Costal Alabama
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
22	Agency/Group/Organization	Southwest Alabama Partnership for Training and Employment
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
23	Agency/Group/Organization	Success 4 the Future
	Agency/Group/Organization Type	Services - Youth and Civic Organization
	What section of the Plan was addressed by Consultation?	Non-housing community development strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public meeting
24	Agency/Group/Organization	University of South Alabama
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
25	Agency/Group/Organization	The WAVE Transit System
	Agency/Group/Organization Type	Transportation
	What section of the Plan was addressed by Consultation?	Market Analysis

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
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Identify any Agency Types not consulted and provide rationale for not consulting

No agency types or specific organizations were intentionally left out of the public participation process.

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	Housing First, Inc. as lead agency for the Continuum of Care Serving Mobile and Baldwin County	The Strategic Plan provides a set of goals for addressing homelessness, that are supported by the Mobile County Continuum of Care and its participating agencies.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The development of the Consolidated Plan and the component Strategic Plan and Annual APs require the help of the local non-profit community and other organizations. Specific priorities are identified and ranked through that participation utilizing focus group sessions, forums, and surveys. The County relies on its ongoing relationships to ensure that these opinions and observations are incorporated into the Plans.

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

Consolidated Plan: Based on the Mobile County Citizen Participation Plan, outreach for the development of the Consolidated Plan included public forums, focus group meetings, an on-line survey, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Public Forums and Stakeholder Focus Group sessions were held. Supplemental interviews were conducted and information and input received. Attendees for the Focus Groups and Public Forums were gathered through invitations sent to select resident and community leaders, organizations, industry professionals and public officials, and a public meeting notice published in the local newspaper. Topics discussed in each Public Forum and Focus Group session included general issues related to the housing market, the condition of neighborhoods, community development needs, and concerns pertaining to fair housing choice in Mobile County. The Consolidated Plan format included discussions of the communities' priority needs for the next five years. Supplemental interviews were conducted with various community, social service, professional and industry representatives to obtain information from those unable to attend the sessions. Participants in the focus groups and public forums as well as the general public were given an opportunity to complete a Priority Needs Survey as part of the Consolidated Plan process. The survey was presented at each of the aforementioned sessions and also made available on the County's website for completion and submission online. Consultations were held with public and private agencies, elected and appointed officials, individual stakeholders and the general public. Such officials and agencies included Mayors and other Elected or Appointed City Officials, the Mobile County Commission and various public service agencies.

2023 Year Four AP: 2023 Year Four AP: At the initial planning and development stage, notice of a public hearings was published on November 4, 2022 in the Mobile Press-Register (which is published in Mobile County and is one of the largest newspapers in the state) and on the County's website. The notice was also published on November 2, 2022 in the Call News, a weekly newspaper. Public hearing locations are fully handicapped accessible. The first two of three public hearings was held on November 16, 2022 for Urban County members to solicit comments on housing and community development issues and to explain the application process. A second hearing was held the same day, November 16, 2022, to solicit citizen comments on housing and community development issues and to explain the application process. A third hearing was held on April 3, 2023. This hearing was held to solicit citizen comment on proposed activities prior to publication for the 30 days comment period. The April 3rd hearing was in-person and also available by interactive livestream. A summary of the draft AP was published in the Call News and on the County's website on April 5, 2023. A minimum of the 30-days comment period began April 6th, 2023 and ended on May 8th, 2023. The draft AP was made available for review at the offices of Mobile County Commission 205 Government Street and on the County's Webpage. In an attempt to foster additional outreach efforts, Mobile County requested public libraries and city/town halls within the County to share this information via their websites.

Pursuant to these hearings, the County received some generalized feedback/questions about the application process, but nothing substantive to the development of the AP, other than the overwhelming need for additional funds. Public hearing locations are fully handicapped accessible.

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)
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1	Public Meeting	Non-targeted/broad community	<p>Three Consolidated Plan Forums and Stakeholder Focus Group meetings were held. A wide variety of individuals and social service agencies were invited to participate in the events. Surveys from meetings and online were linked to the County website. Responses provided direction with prioritization. Three public meetings were held for the 2023 AP and one specific hearing for all the Urban County member municipalities. A wide variety of individuals, elected officials, and agencies participated in the meetings.</p>	<p>Con Plan: The sessions identified a wide range of issues of concern to the attendees with regard to social and economic conditions, housing, public policy and awareness of fair housing, banking and mortgage lending issues, special needs housing, and public transportation. AP: No comments were received.</p>	<p>All comments were accepted.</p>	
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Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

On February 27, 2023, HUD announced allocations for Mobile Urban County. Amounts available for CDBG is \$1,626,019, HOME funds is \$679,551, and ESG Funds is \$148,416. Including \$136,836 CDBG funds from PY22 and prior years completed and/or cancelled projects, and HOME Program Income of \$71,367, total amounts available for CDBG is \$1,762,855 and HOME is \$750,918 respectively. The small decrease in the CDBG allocation and small increase in HOME funding did not trigger requirements for substantial amendment per Mobile County Citizen Participation Plan.

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: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,626,019	0	136,836	1,762,855	2,439,028	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	679,551	71,367	0	750,918	1,459,122	
ESG	Public – federal	Homelessness Prevention Rapid Rehousing Emergency Shelter Admin and Planning	148,416	0	0	148,416	148,416	

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

HOME funds will be matched through in-kind or cash contributions. If the total revenue match is larger than the required match expense, the difference will be accumulated to be used to meet match requirements when needed. In-kind or cash match will be contributed from the accumulated cash.

The match requirement will be met by the ESG sub-recipients as set forth in 24 CFR 576.201. Match will be cash or in-kind. Match sources may include the following: cash match by referring agency/church and HUD SHP grant, and in-kind match by referring agency staff time, and sub-recipient staff time.

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

Mobile County does not currently anticipate using publicly owned land or property to address needs identified in the plan, but will continue to evaluate opportunities to use public land for future development.

Discussion

N/A

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	Rental Housing	2020	2024	Affordable Housing Homeless	Countywide	Develop and Preserve Affordable Rental Housing	HOME: \$679,551	Rental units constructed: 4 Household Housing Unit
2	Homeowner Housing	2020	2024	Affordable Housing	Countywide	Homeowner Housing Repair Assistance	CDBG: \$140,000	Homeowner Housing Rehabilitated: 9 Household Housing Unit
3	Public Services	2020	2024	Homeless Non-Housing Community Development	Countywide CDBG Area Benefit	Homelessness Prevention Public Services Fair Housing	CDBG: \$243,902	Public service activities other than Low/Moderate Income Housing Benefit: 1245 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Countywide CDBG Area Benefit	Public Facilities and Infrastructure	CDBG: \$1,193,749	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 975 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted
5	Homeless Programs and Services	2020	2024	Homeless	Countywide	Domestic Violence Shelters HMIS Homeless Case Management Homeless Prevention and Emergency Assistance Homeless Supportive Services, Transportation Mental Health Services/Supportive Services Transitional Housing	\$148,416	Rapid Rehousing: 12 Households Assisted Homeless Person Overnight Shelter: 20 Persons Assisted Homelessness Prevention: 4 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Program Administration	2020	2024	Affordable Housing Homeless Non-Housing Community Development	Countywide CDBG Area Benefit	Program Administration	CDBG: \$325,203 HOME: \$74,152 ESG: \$11,131	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing
	Goal Description	Rental Housing
2	Goal Name	Homeowner Housing
	Goal Description	Homeowner Home Emergency Repair Assistance
3	Goal Name	Public Services
	Goal Description	Public Services
4	Goal Name	Public Facilities and Infrastructure
	Goal Description	Public Facilities and Infrastructure
5	Goal Name	Homeless Programs and Services
	Goal Description	Homeless Programs and Services

6	Goal Name	Program Administration
	Goal Description	Program Administration

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities Mobile County plans to undertake during the 2023 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity.

Projects

#	Project Name
1	CDBG Program Administration
2	Rehabilitation of bridges on Warren St and Wasson St, Prichard
3	Wilmer Senior Center Acquisition and Construction
4	Home Emergency Repair Assistance Program
5	Chickasaw Water and Sewer – Sewer Improvements
7	Street Resurfacing – Citronelle Woodland Drive Rd
8	Prescription Drug Assistance
9	Child Abuse Victim Assistance
10	Senior Services
11	Legal Services
12	Domestic Violence Victim Advocacy
13	Summer Youth Program
14	Rape Crisis Victim Service Assistance
15	Financial Homebuyer Counseling
16	HOME Program Administration
17	Rental Housing
18	ESG Projects

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$325,203
	Description	Provide funding for general administration, planning, and staff costs for CDBG and, if needed, HOME programs. Provide funding for fair housing outreach and preparation of HUD required reports.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable; General program administration with no direct benefit
	Location Description	Mobile County offices
	Planned Activities	Develop, administer, revise, implement, and evaluate the day-to-day operation of the entitlement program. Activities include program design, grants administration, compliance monitoring, program and fair housing outreach, public relations, training, staff costs, and preparation of HUD required reports.
2	Project Name	Rehabilitation of bridges on Warran St and Wasson St, Prichard
	Target Area	CDBG Area Benefit
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$400,000

	Description	Funding will cover the cost of waterline/sewer line relocation in order to rehabilitate bridges on Warren St and Wasson St, Prichard
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	490 households or 1470 persons will benefit of which over 51% are LM1.
	Location Description	Warrant Street and Wasson Street, Prichard
	Planned Activities	<p>CDBG funding will cover the cost of waterline/sewer line relocation in order to rehabilitate bridges on Warren St and Wasson St, Prichard. An estimated \$300,000 of County funds will pay for the bridge rehabilitation and associated road/drainage work for the bridge on Warren Street and \$525,000 of County funds for the bridge on Wasson Street.</p> <p>Warren Street is a 4-barrel corrugated metal pipe crossing each approximately 70" wide x 48" tall. The bridge was installed in 1965, the bridge currently has about 500 vehicles cross it every day.</p> <p>Wasson Street is a single-span bridge approximately 28 feet in length. Constructed in 1948, the bridge currently has about 1,650 vehicles cross it every day.</p>
3	Project Name	Wilmer Senior Center, acquisition and construction
	Target Area	CDBG Area Benefit
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$247,507
	Description	Acquisition and Construction of a Senior Center in Wilmer
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 seniors will benefit from the proposed activity
	Location Description	TBD
	Planned Activities	Acquisition and Construction of a senior center
4	Project Name	Home Emergency Repair Assistance Program
	Target Area	Countywide
	Goals Supported	Homeowner Housing
	Needs Addressed	Homeowner Housing Repair Assistance
	Funding	CDBG: \$140,000
	Description	Provide a home emergency roof replacement/repair assistance program for owner-occupied homes, targeting low-income families/households.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	A minimum of 8 homes of low income families/households
	Location Description	Possible locations throughout Mobile County. Specific properties will be identified during the program year

	Planned Activities	Provision of emergency home roof repair for a minimum of 8 homes occupied by low income owner families/households
5	Project Name	Chickasaw Water and Sewer – Sewer Improvements
	Target Area	CDBG Area Benefit
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$200,000
	Description	The project consists of the replacement of existing sewer mains along S. Thompson Court with new 8 inch PVC sewer main, and the rehabilitation of nine existing manholes between S. Thompson Ct and 9 th Avenue, in order to relieve the sewer related household problems experienced in this low to moderate income neighborhood.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 66 households will benefit from this project
	Location Description	Chickasaw
Planned Activities	The project consists of the replacement of existing sewer mains along S. Thompson Court with new 8 inch PVC sewer main, and the rehabilitation of nine existing manholes between S. Thompson Ct and 9 th Avenue, in order to relieve the sewer related household problems experienced in this low to moderate income neighborhood.	
7	Project Name	Street Resurfacing – Citronelle Woodland Dr
	Target Area	CDBG Area Benefit

Goals Supported	Public Facilities and Infrastructure
Needs Addressed	Public Facilities and Infrastructure
Funding	CDBG: \$200,000
Description	Woodland Drive Dam is an existing 20 foot high earthen dam retaining a lake with a surface area of approximately 12 acres. The public road, Woodland Drive, is constructed across the 400 foot crest of the dam. The lake and dam have been in place for over 50 years and the corrugated steel water level control structure and outlet pipe are deteriorated. Further, the roadway is showing signs of distress and the pavement will need to be rehabilitated and the roadway resurfaced. The project is to remove and replace the 220 L.F. lake outlet pipe and water level control structure (valve, piping), rehabilitate and resurface the roadway across the dam crest, and provide stone rip rap, sod, and other necessary items to prevent erosion and sedimentation.
Target Date	12/31/2025
Estimate the number and type of families that will benefit from the proposed activities	An estimated 174 households will benefit from this project.
Location Description	Woodland Drive Dam is an existing 20 foot high earthen dam retaining a lake with a surface area of approximately 12 acres. The public road, Woodland Drive, is constructed across the 400 foot crest of the dam. The lake and dam have been in place for over 50 years and the corrugated steel water level control structure and outlet pipe are deteriorated. Further, the roadway is showing signs of distress and the pavement will need to be rehabilitated and the roadway resurfaced. The project is to remove and replace the 220 L.F. lake outlet pipe and water level control structure (valve, piping), rehabilitate and resurface the roadway across the dam crest, and provide stone rip rap, sod, and other necessary items to prevent erosion and sedimentation.

	Planned Activities	Street improvement
8	Project Name	Prescription Drug Assistance
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	Provide funds for a prescription drug assistance program, which provides pharmaceutical services at no cost to eligible low/moderate-income persons
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 190 LM persons will benefit from this project
	Location Description	Countywide
	Planned Activities	Provide prescription medication at no cost to chronically ill patients who do not qualify for other programs and are unable to pay for discounted medication, which alleviates unnecessary emergency room visits for prescription refills. Grant Funds to be used for purchase of generic prescription drugs, pharmacy software, and pharmacy supplies.
9	Project Name	Child Abuse Victim Assistance
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services

	Funding	CDBG: \$25,000
	Description	Provide funds to assist with services that provide counseling and transportation for child sexual abuse victims and their non-offending families living in Mobile County.
	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimate of 90 persons will be assisted with this program
	Location Description	Non-profit agency location for countywide service
	Planned Activities	Provide child victims of sexual abuse, and their non-offending family members, one central location for healing. It prevents the victims from being forced to go from agency to agency, having to tell their sad stories repeatedly. Eight different agencies collaborate on safety, counseling, prosecution, forensic medicine, and any other needs presented. Grant Funds will be used for paying contract counseling fees.
10	Project Name	Senior Services
	Target Area	CDBG Area Benefit
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$64,200
	Description	Provide \$50,000 for staff cost at a Semmes Senior Center. The staff is responsible for programming, scheduling, and coordination of activities that will be geared to the interests of the senior community plus designed to accommodate different ability levels. Provide \$14,200 towards home-delivered meals for seniors in the Grand Bay/Irvington area.

	Target Date	8/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 250 (from Semmes) and 64 (from Grand Bay and St. Elmo) low/moderate income seniors
	Location Description	City of Semmes and unincorporated areas of Grand Bay and St. Elmo
	Planned Activities	Semmes Senior Center, which by responding to the diverse needs and interests of seniors, enhances dignity, supports independence, prevents isolation, and encourages involvement in the community. Grant funds will be used for staff cost. The SARPC home-delivered meal program feeds homebound seniors in Grand Bay and St. Elmo. The service aids seniors in maintaining their independence as well as their ability to remain in their own homes. Grant funds will be used for driver wages and payroll taxes as well as vehicle expenses.
11	Project Name	Legal Services
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention Public Services
	Funding	CDBG: \$63,000
	Description	Provide funds to deliver civil legal representation to low- and moderate-income individuals.
	Target Date	8/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 110 persons at-risk of homelessness
	Location Description	Non-profit agency location for countywide service
	Planned Activities	Legal Services Alabama facilitates a Homelessness Prevention Project by providing free high-quality legal services toward alleviating civil legal issues that cause homelessness, including special needs and circumstances affecting Domestic Violence victims. Grant funds will be used for staff attorney salary and benefits
12	Project Name	Domestic Violence Victim Advocacy
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Prevention Public Services
	Funding	CDBG: \$15,000
	Description	The Domestic Violence Victim Advocacy Program will serve victims of intimate partner violence in Mobile County. Advocates will provide support and assistance to victims of intimate partner violence as they navigate throughout the court system. Also, this program assists victims in developing a safety plan and offer referrals to other services and community resources
	Target Date	8/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	Estimated 100 persons will benefit
	Location Description	Non-profit agency location for countywide services
	Planned Activities	The Domestic Violence Victim Advocacy Program will serve victims of intimate partner violence in Mobile County. Advocates will provide support and assistance to victims of intimate partner violence as they navigate throughout the court system. Also, this program assists victims in developing a safety plan and offer referrals to other services and community resources. Funds will be used to support project staffing expenses.
13	Project Name	Summer Youth Program
	Target Area	CDBG Area Benefit
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	Provide funding for a seven-week summer enrichment program for youth in north Mobile County, inclusive of the Town of Mt. Vernon and City of Citronelle. The program will focus on youth development to include assistance with skills necessary for building good character / citizenship, achieving academic success and living a healthy lifestyle
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	150 youth will benefit from this program
	Location Description	Town of Mt. Vernon and City of Citronelle
	Planned Activities	BGCSA serves youth ages 6 - 14 in its summer enrichment program held in Citronelle and Mt. Vernon for six weeks of full days. A focus on five Core Program Areas: Arts, Education, Health & Wellness, Leadership & Service, and Sports & Recreation, instills character, citizenship, and healthy lifestyle, guiding toward a responsible and productive adulthood. Grant Funds will be used for staff salaries and payroll taxes as well as operating expenses.
14	Project Name	Rape Crisis Victim Service Assistance
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Provide funds to assist with direct services to sexual assault victims and their families
	Target Date	8/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 25 persons will benefit from this program
	Location Description	Non-profit agency location for countywide services
	Planned Activities	Offer individual counseling sessions to sexual assault victims and their loved ones. Service will include crisis counseling via phone and face-to-face, support groups and case management
15	Project Name	Financial Homebuyer Counseling
	Target Area	Countywide
	Goals Supported	Homeowner Housing
	Needs Addressed	Homebuyer Assistance
	Funding	CDBG: \$6,700
	Description	Provide funds to a nonprofit organization that has an established framework of communication and outreach to low/moderate-income persons to conduct financial and housing counseling, Homebuyer Training classes and to provide affirmative marketing of the program. Homebuyer counseling provides low/moderate-income homebuyers a guide to the home buying process as well as good financial management practices for both pre and post purchase of a home, including foreclosure prevention. Homebuyer Training classes are offered to provide equal access to all residents of the County to the Down Payment Assistance program and the Construction of Affordable Homes Program.
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 19 households will benefit from this program
	Location Description	Non-profit agency location for countywide services
	Planned Activities	Provide funds to a nonprofit organization that has an established framework of communication and outreach to low/moderate-income persons to conduct financial and housing counseling, Homebuyer Training classes and to provide affirmative marketing of the program. Homebuyer counseling provides low/moderate-income homebuyers a guide to the home buying process as well as good financial management practices for both pre and post purchase of a home, including foreclosure prevention. Homebuyer Training classes are offered to provide equal access to all residents of the County to the Down Payment Assistance program and the Construction of Affordable Homes Program
16	Project Name	HOME Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$74,152
	Description	Provide funds for planning, underwriting, homebuyer counseling and program administration.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	General Program administration, no direct benefit
	Location Description	County Offices
	Planned Activities	Provide funds for planning, underwriting, staff and program administration.
17	Project Name	Rental Housing
	Target Area	Countywide
	Goals Supported	Rental Housing
	Needs Addressed	Develop and Preserve Affordable Rental Housing
	Funding	HOME: \$676,766
	Description	Provide funds acquisition/development/construction of rental housing
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimate 4 households will be assisted with acquisition/development/construction of rental housing. This project includes the mandatory 15% CHDO set-aside. However, should the CHDO set-aside requirements be removed for 2023, the amount allocated to the CHDO line item in this Plan will be deleted and funds transferred to the Rental Housing Program.
Location Description	TBD	

	Planned Activities	Acquisition/Development/construction of rental housing. A Request for Proposals (RFP) will be issued for Development of rental housing. Any funding award(s) will be based on analysis and underwriting of proposals. The RFP will at a minimum be published on the County's web site. Should the developer be designated a CHDO funding may include operating funds.	
18	Project Name	ESG Projects	
	Target Area	Countywide	
	Goals Supported	Homeless Programs and Services	
	Needs Addressed	HMIS Homeless Case Management Homeless Supportive Services, Transportation Homeless Prevention and Emergency Assistance Mental Health Services/Supportive Services Domestic Violence Shelters	
	Funding	ESG: \$148,416	
	Description	Street Outreach and Community Shelter	\$ 89,050
		Homelessness Prevention	\$ 24,117
		Rapid Re-Housing	\$ 24,118
		Administration	\$ 11,131
		TOTAL ESG BUDGET	\$ 148,416
	Target Date	12/31/2025	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 36 homeless persons or persons at risk of homelessness will be assisted with this activity.	
	Location Description	Various locations, some to be determined.	

	Planned Activities	Street Outreach and Community Shelter	\$ 89,050
		Homelessness Prevention	\$ 24,117
		Rapid Re-Housing	\$ 24,118
		Administration	<u>\$ 11,131</u>
		TOTAL ESG BUDGET	\$ 148,416

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

Mobile County will fund five public works/facility projects with a CDBG Area Benefit and eight public Service projects in the 2023 program year, with the total amount allocated to these projects at \$1,193,752 and \$243,900 respectively. Public works project qualify as eligible because more than 51% of area residents are low- or moderate-income. Public service projects qualify as all are or presumed to 51% low- or moderate-income persons Areas to receive funding include:

- Citronelle –for a summer youth enrichment program
- Chickasaw – Improvements to Water and Sewer system
- Grand Bay – for a senior meals program.
- Prichard – for improvements to two bridges.
- Semmes – staffing at the Semmes Senior Center
- Mount Vernon – for a summer youth enrichment program
- Citronelle – Street improvement.
- Wilmer – Acquisition and development of Wilmer Senior Center

Of Mobile County’s \$1,762,855 of CDBG funding in the 2023 program year (not including program administration funding), about 78% will be used in one of the CDBG Area Benefit geographies noted above. The remaining 22% will be for use countywide.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	22
CDBG Area Benefit	78

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Mobile County Grants Department requested applications from potential CDBG subrecipients for capital and public service projects. Following a review of the applications, the County allocated investments to best meet priority needs based on project eligibility, availability of funds, readiness to proceed, and responsiveness to the application.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Over the 2023 program year, Mobile County will fund construction of 4 new affordable rental units and 9 emergency repair of homeowner units.

One Year Goals for the Number of Households to be Supported	
Homeless	36
Non-Homeless	12
Special-Needs	0
Total	12

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	4
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	13

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Public housing in Mobile County is operated by the Housing Authority of the City of Prichard (HACP), the Housing Authority of the City of Chickasaw and the Mobile County Housing Authority.

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

Chickasaw Housing Authority (CHA) recently installed new carbon monoxide/smoke detectors installed in all units and all trip hazards (as defined by HUD) were eliminated through grinding or replacement of cement.

Work that is ongoing or planned for the remainder of 2023 includes – the renovation of 8 two bedroom apartments to include HVAC, new flooring, and tankless hot water heater; replacement of windows throughout the housing complex with impact resistant/energy star rated windows; install ADA compliant fixtures in the tubs at handicap accessible units; lower kitchen cabinets to the prescribed height per UFAS.

The Mobile County Housing Authority plans to continue replacing roofs on its public housing units, which are done on a yearly basis.

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

HACP held a meeting for the Consolidated Planning process at its William “Bill” Clark Family Life Center. HACP staff coordinated and attended the meeting and invited residents. Fourteen people (who were not all HACP staff and residents) attended the meeting and provided input for this Plan.

The HACP offers Three Family Self-Sufficiency programs, one for traditional public housing residents and one for housing choice voucher residents. The HACP has certified housing counselors on staff to help prepare tenants who are interested in homeownership. Staff members offer classes on financial literacy, budgeting, credit scores, down payment assistance and other steps in the homebuying process.

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

Not applicable – None of the housing authorities in Mobile County are designated as “troubled.”

Discussion

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

Introduction

Mobile County is covered by the Mobile City and County/ Baldwin County Continuum of Care, a network of service providers covering Mobile and Baldwin counties. The Continuum of Care brings together housing and service providers to meet the needs of individuals and families experiencing homelessness. Mobile County will continue to partner with the Continuum of Care and local homelessness service providers to achieve the County's homelessness goals.

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

Over the next year, members of the Mobile City and County/ Baldwin County Continuum of Care and other homeless housing and service providers in Mobile County will continue reaching out to homeless persons, including unsheltered persons, through street outreach and emergency shelter services. Housing First, Inc., AltaPointe Health, and the U.S. Department of Veterans Affairs will continue to provide outreach to people experiencing homelessness with the goal of getting individuals and families into permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the program year, Christ N Us Ministry, Family Promise of Coastal Alabama, McKemie Place, Penelope House, Salvation Army of Coastal Alabama, The Lighthouse, and Waterfront Rescue Mission will continue to provide emergency shelter in Mobile County. AIDS Alabama South, Dumas Wesley Community Center, Mobile Area Interfaith Conference, Penelope House, The Lighthouse, and Volunteers of America Southeast will continue to provide transitional housing for people experiencing homelessness.

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

During the program year, Mobile County will work to increase the availability of affordable housing by using HOME funds to support the development of affordable rental housing and provide down-payment

assistance to first-time homebuyers (funding for this program is from prior program year funding).

The County will also continue to support the Continuum of Care, members of which provide supportive services and housing search assistance for individuals and families consistent with a Housing First approach. AltaPointe Health Systems, Gulf Coast Veterans Health Care System, and Housing First, Inc. will continue to provide permanent supportive housing.

Finally, the County will take steps to implement the strategies in its Analysis of Impediments to Fair Housing Choice, which includes strategies to support housing affordability in the county.

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.

Over the next year, housing and service providers in Mobile County will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. The County will continue funding housing rehabilitation to support residents affording needed home repairs and remaining in their homes. Funding will also be provided for a homelessness prevention program which provides legal services to assist individuals with matters related to premature discharge or those associated with eviction/foreclosure. Dumas Wesley Community Center, Family Promise of Coastal Alabama, Housing First, Inc., and Mobile Area Interfaith Conference will continue to fund Rapid Re-Housing in the county.

Discussion

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

Introduction:

In conjunction with the development of the Consolidated Plan, Mobile County also developed an Analysis of Impediments to Fair Housing Choice (AI) covering the unincorporated County and the municipalities of Bayou La Batre, Chickasaw, Citronelle, Creola, Mount Vernon, Prichard, Saraland, Satsuma, and Semmes. In its assessment of fair housing barriers, the AI considered the impact of local land use and zoning policies on residential investment and affordable housing development. While Mobile County does not develop a comprehensive plan or having zoning power, municipalities within the county have adopted local zoning ordinances, with the exception of Semmes, which (along with Mobile County) has adopted subdivision regulations and requires building permits in conformity with adopted codes. A review of these ordinances found that “...there is more that the County jurisdictions can do to use zoning and land use policies to further remove artificial barriers to development of and access to affordable housing across all residential zones.” Examples include allowing attached housing types in single-family districts; permitting conversion of large single-family dwellings in high-opportunity neighborhoods to 2-family, 3-family, or multifamily dwellings compatible with the neighborhood character; decreasing minimum lot size requirements; allowing for subdivision of large lots in low density districts; allowing zero lot line, patio homes, or cottage communities on small or shared lots with no minimum floor area; or allowing accessory dwelling units. As a Dillon rule state, approval of State legislation for municipalities in Mobile County would be required in order to provide inclusionary zoning. If this was approved, inclusionary zoning could be an additional tool for incentivizing the development of affordable housing by providing density bonuses or other development concessions for developments where a portion of units are kept affordable.

In addition to local land use policy, affordable housing development is also impacted by policies at the state level. In 2018, the State of Alabama adjusted its formula for tax valuations on affordable multifamily properties. Under Addendum P in the state’s Property Tax Plan for Equalization, those properties receiving subsidies such as “grants, below market financing, direct rental assistance and low income housing tax credits” either through USDA or HUD, will be subject to the same rules as used for assessment of market-rate multifamily properties (Alabama Department of Revenue Property Tax Division. (2018, April 27). *Property Tax Plan for Equalization*). Addendum P would allow local tax assessors to value subsidized multifamily housing using one of the three standard appraisal approaches (sales, income or cost) based on the Alabama Appraisal Manual. While responsibility for determining how to best assess properties in Mobile County is the responsibility of the Revenue Commissioner, property owners are allowed an appellate process and can appeal an assessment by providing data (such as income and expenses) to justify an adjustment to the assessed value. Accordingly, the changes in valuation are not anticipated to have a significant impact on affordable multifamily properties in Mobile County and throughout the state.

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 potential barriers to affordable housing discussed above are all at the municipal or state level and not within the immediate purview of Mobile County. However, as participants in the Urban County, municipalities in Mobile County are called upon to affirmatively further fair housing, which may include taking steps to ensure that barriers to affordable housing development are reduced. Mobile County can encourage jurisdictions that participate in the Urban County to review their zoning codes for potential opportunities to reduce restrictions and encourage access to affordable housing in their residential districts.

The County can also review the State of Alabama's Low Income Housing Tax Credit allocation plan and work with developers applying for LIHTCs to make their applications as competitive as possible so as to increase the available supply of affordable housing even as these tax valuation on such properties changed.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section details Mobile County’s actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

Lack of sufficient funding and high costs for new development are three of the biggest obstacles to meeting underserved needs in Mobile County. In order to develop additional resources to meet affordable housing and homeless housing and service needs, Mobile County will fund a variety of public services to address needs of low-income residents, including summer enrichment programs for children; housing counseling; legal services to prevent homelessness; access to no-cost prescription medication; assistance for victims of child abuse, domestic violence and/or rape; senior services; and home meal delivery.

The County will also work to identify and develop partnerships with private agencies with the goal of increasing the supply of affordable housing. These may include LIHTC or other developers considering housing projects in the county. The County will also look at using funding or grants that can be leveraged to bring new dollars for affordable housing or homelessness into the community.

Actions planned to foster and maintain affordable housing

To maintain and expand the current affordable housing stock, Mobile County will fund construction of affordable rental housing, development of new affordable housing by Community Housing Development Organizations, home repair/rehabilitation assistance, provide financial assistance to leverage purchase of affordable housing and counseling services for homeownership. The County has also recently updated its Analysis of Impediments to Fair Housing Choice. As a result of this study, the County will undertake additional approaches to fostering fair and affordable housing.

Actions planned to reduce lead-based paint hazards

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from

lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In property repair/rehabilitation projects involving Mobile County, the County will follow the regulations found at 24 CFR Part 35 relative to lead based paint poisoning prevention in certain residential structures.

Actions planned to reduce the number of poverty-level families

Mobile County's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above the poverty level. Current programs to reduce poverty through access to education and jobs are provided by the Southwest Alabama Workforce Development Council and other local workforce development organizations, as well as through the County's nonprofit grantees. Specifically, the County will fund summer enrichment programs for children; housing counseling; legal services for homelessness prevention; access to no-cost prescription medication; assistance for victims of child abuse, domestic violence and/or rape; senior services; and home meal delivery. Emergency assistance is also provided by several nonprofit housing and service agencies in the county.

Further, Mobile County's housing programs and activities that support development of and access to affordable housing inherently address poverty by creating housing opportunities for low-income households. Specifically, the County will use grant funds to support emergency home repair for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs.

Actions planned to develop institutional structure

The unmet needs of housing affordable to low-income residents and social services for individuals and families experiencing or at risk of homelessness present an opportunity for the County to connect with organizations, affordable housing developers, and agencies working to address these needs in Mobile County. The County will also continue to work within existing partnerships and coalitions, such as the Continuum of Care, to work toward meeting local housing and service needs. Mobile County will continue to work closely with state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to county residents. The Grants Department will continue to consult with various housing, homelessness, social service, elderly and disability resource agencies to gather data and identify service gaps.

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

Mobile County will continue to be an active participant in the Mobile City and County/ Baldwin County Continuum of Care. The Continuum of Care brings together nonprofit, government, and business leaders to provide a shared approach to goals of ending homelessness. Planned activities include emergency, transitional, and permanent housing providers; nonprofit social service organizations; and government

agencies.

Discussion:

The actions detailed in this section will support Mobile County in increasing access to safe and affordable housing for its residents, meeting underserved needs, reducing poverty, developing institutional structure, and enhancing coordination between public and private sector housing and community development agencies.

Program Specific Requirements

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

Introduction:

Projects planned with 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.

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	0
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:	0

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, Three 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 AP.	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

as follows:

The County will continue to support the many efforts of the non-profit and social service provider agencies in the community in their efforts to obtain funding from various sources for their programs. Many of these organizations receive private donations to sustain their programs, and most apply for funding on the federal, state, and local level.

The availability of increased federal funds would enhance any of the listed programs and would mean that more services and housing could be provided. Because of the scarcity of any type of funding, the County has been working with various organizations to try to develop programs that would increase the leveraging capacity of federal funding mechanisms so that more money would be available for other needed endeavors. Better utilization of the existing resources is a main concern of everyone.

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:

The Urban County uses the recapture provisions of 24 CFR 92.254 (a)(5)(ii)(A)(2) and (4). Recapture net of proceeds; Owner investment returned first. In the event of a voluntary or involuntary transfer of title of the purchased home during the applicable period of affordability, the County will recapture all or a portion of the direct subsidy provided to the homebuyer.

If there are no net proceeds from the voluntary or involuntary transfer, repayment is not required, and HOME requirements are considered to be satisfied. The term net proceeds is defined as sales price less payment of any superior loan and special liens due thereunder, expenses of sale, and the value of the homebuyer's initial investment in the purchased home.

Direct subsidy is the amount of HOME assistance that enabled the homebuyer to purchase the home at an affordable price. It includes any HOME funds provided as down payment assistance, closing costs assistance, or direct financing to the buyer. If HOME funds were used for the cost of developing a home which is sold below fair market value, direct subsidy also includes the difference between the fair market value and the purchase price.

Direct subsidy will be in the form of a deferred loan or loans, each secured by a promissory note and mortgage. The loan(s) will be forgiven pro rata, in equal monthly increments over the period of affordability, as set out in the promissory note(s), mortgage(s), and required HOME written agreement(s) (collectively, the loan documents) as long as the home remains the principal residence of the homebuyer and no other events of default, as are also set out in the loan documents, occur. The HOME program establishes the following period of affordability based upon the amount of assistance (direct subsidy) provided to the homebuyer:

- Direct subsidy of under \$15,000 will be forgiven in equal amounts on a monthly basis over a period of

5 years.

- Direct subsidy of \$15,000 to \$40,000 will be forgiven in equal amounts on a monthly basis over a period of 10 years.
- Direct subsidy of over \$40,000 will be forgiven in equal amounts on a monthly basis over a period of 15 years.

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 HOME program establishes the following period of affordability based upon the amount of assistance (direct subsidy) provided to the homebuyer:

- Direct subsidy of under \$15,000 will be forgiven in equal amounts on a monthly basis over a period of 5 years.
- Direct subsidy of \$15,000 to \$40,000 will be forgiven in equal amounts on a monthly basis over a period of 10 years.
- Direct subsidy of over \$40,000 will be forgiven in equal amounts on a monthly basis over a period of 15 years.

If the homebuyer ceases to occupy the home; leases the home; converts the home to non-residential use; or should the home be destroyed by fire or other cause; or should the homebuyer refinance the first mortgage for any purpose other than 1) reducing the interest rate and/or 2) reducing the term of the mortgage; or “cash out” equity in the home, the homebuyer will be required to repay the County the entire amount of direct HOME-assistance provided.

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 County does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The County is aware the HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Emergency Solutions Grant (ESG)

Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
 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.
 6. Shelters must meet minimum habitability standards.
 7. The use of HUD funds for housing assistance requires that habitability, rent reasonableness and fair market rent, and lead paint standards are met.
 8. There must be no conflicts of interest issues with the referral process or for determining eligibility and the delivery of assistance for participant households.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Congress has directed HUD to improve the collection of data on the extent of homelessness locally and nationally. Communities must collect an array of data including an unduplicated count of homeless persons, analyze their patterns of the use of the McKinney-Vento and other assistance, including information on how they enter and exit the homelessness assistance system and assess the effectiveness of that assistance. Through the Federal Register Notice, the Emergency Solutions Grants Program was made a part of this mandate. Therefore, all proposed projects/organizations must provide written certification of their participation in an existing HMIS.

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).

In 2023, the County will receive \$148,416 in ESG funds. Mobile County consulted with Housing First, Inc., the Continuum of Care lead organization, to determine how funds should be programmed to address the needs of the homeless in Mobile County. A competitive process will be conducted to allocate funds to private non-profit organizations for ESG activities and sub-recipient agreements will be executed.

The match requirement will be met by the ESG sub-recipients as set forth in 24 CFR 576.201. Match will be cash or in-kind. Match sources will include the following: cash match by referring agency/church and HUD SHP grant, and in-kind match by referring agency staff time, and sub-recipient staff time.

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.

The County requires non-profits participating in the ESG program to have homeless representatives on their boards of directors. A homeless individual or formerly homeless individual must participate in the development of an ESG program.

5. Describe performance standards for evaluating ESG.

Standard policies and procedures for administering and evaluating ESG as well as participant standards are being further developed in a plan for implementation by Housing First, Inc. subject to approval by Mobile County. Standards will include the following:

Standards for Administering and Evaluating ESG

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.
6. Shelters must meet minimum habitability standards.
7. The use of HUD funds for housing assistance requires that habitability, rent reasonableness and fair market rent, and lead paint standards are met.
8. There must be no conflicts of interest issues with the referral process or for determining eligibility and the delivery of assistance for participant households.

The standards in the ESG policies and procedures for re-housing will be modified to reflect more limited eligibility based on funding availability, if necessary.

Discussion

The County strives to meet all program specific requirements as detailed in the enabling legislation and program guidelines. County staff works with subrecipients to ensure that these requirements are met and oversees internal operations towards the same goal.