

Grantee: Birmingham, AL

Grant: B-08-MN-01-0001

July 1, 2020 thru June 30, 2021 Performance Report

Grant Number:

B-08-MN-01-0001

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

Birmingham, AL

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

Reviewed and Approved

Grant Award Amount:

\$2,580,214.00

Grant Status:

Closed with Ongoing Reporting

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$2,580,214.00

Estimated PI/RL Funds:

\$205,303.43

Total Budget:

\$2,785,517.43

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Provide summary needs data identifying the geographic areas of greatest need in the grantee's jurisdiction. Note: An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction's consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State's own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions' consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity's own plan. HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. The City has consulted this data in developing this section of the Substantial Amendment and it is available at the referenced links herein. A review of the City of Birmingham's (hereinafter referred to as 'the City') overall situation indicates that for the purposes of this grant application, a large portion of the City exceeds the NSP program requirements for eligibility. The City will work within these areas where feasible but will not reject other areas of foreclosure concentration not shown under the Priority Areas of Greatest Need. The foreclosure data presented was gathered from multiple sources but, due to time constraints, should not be considered all inclusive. Foreclosure data is not static and may change rapidly with market conditions. For the purpose of this application, the summary needs data identifying geographic areas of greatest need in the City are listed in this section. Greatest needs within the City's were defined through the use of available data including the: (a) Greatest percentage of home foreclosures; (b) Highest percentage of homes financed by sub-prime mortgage related loan; and (c) Identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures. The areas shown below have been selected as Priority Areas of Greatest Need for the use of NSP funds within the City. First you will see the Priority Areas of Greatest Needs which show most, though not all the factors which were included in the analysis. Among factors considered where the Current Rate of Foreclosure, the Estimated Foreclosure Abandonment Risk Score, Income eligibility, High Cost Loan Rate, 18 Month Problem Foreclosure Rate and USPS Residential Vacancy Rate among others. In Attachment C, the City has attached a table and map setting forth the 'Areas of Greatest Need' in the City of Birmingham for the expenditure of CDBG-NSP Funds. Criteria for inclusion in this identified 'target' area are that, based on our analysis of HUD data, our 'Areas of Greatest Need' are those Census Block Groups in which: 1) the Estimated Foreclosure Risk Score is 9 or higher; 2) the High Cost (Sub prime) Loan Rate exceeds 40%; and 3) the Predicted 18 month problem foreclosure rate exceeds 6.0%. Comparing this map to other similar programmatic maps we have used in Community Development, the geographic area identified by these criteria compares almost identically with previously defined areas of low-moderate income housing needs, including housing rehabi

Areas of Greatest Need:

litation.

Distribution and and Uses of Funds:

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c) (2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a sub prime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. Note: The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

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Definitions and Descriptions:

(1) Definition of 'blighted structure' in context of state or local law. Response: Blight ' Standards for blight in the State of Alabama and the City of Birmingham are found in two places: 1) Chapter 2, Title 24, Code of Alabama, 1975. In Section 24-2-2-c 'blighted property' is defined to include: 'property that contains any of the following factors: 'structures, buildings or improvements which, because of dilapidation, deterioration or unsanitary or unsafe conditions' are unfit for human habitation' structures from which utilities, plumbing, heating, sewerage or other facilities have been destroyed, removed or rendered ineffective' the presence of 'overgrown noxious weeds, trash and debris, a haven for mosquitoes, rodents or other vermin' 2) Code of the City of Birmingham ' Housing Ordinance ' Section 7. In Section 7-1-172, the following standard for blight is set forth: Any dwelling or dwelling unit or place of employment which shall be found to have any of the following defects shall be condemned as unfit for human habitation or as a place of employment and shall be so designated and placarded by the director of buildings and inspections: (1) One which is so damaged, decayed, dilapidated, unsanitary, and unsafe or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public. (2) One which lacks illumination, ventilation or sanitation facilities adequate to protect the health or safety of the occupants or of the public. (3) One which because of its general condition or location is unsanitary, or otherwise dangerous, to the health or safety of the occupants or of the public. (2) Definition of 'affordable rents.' Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program 'specific requirements such as continue affordability. Response: HOME program rents will be used by the City for projects funded by NSP. These are updated annually by the U.S. Department of Housing and Urban Development. HOME Program rent limits are available at www.hud.gov. (3) Describe how the grantee will ensure continued affordability for NSP assisted housing. Response: CONTINUED AFFORDABILITY; The City has adopted the HOME Program affordability standards found at 24 CFR 92.252 (a), (c), (e), and (f), and 24 CFR 92.254 to meet the continued affordability standards of the Neighborhood Stabilization Program. Utilizing these standards, the City will ensure that all NSP assisted housing remains affordable to individuals or families whose incomes do not exceed 120 percent of area median income or, for units originally assisted with funds under the requirements of section 2301 (f) (3) (A) (ii), remain affordable to individuals and families whose incomes do not exceed 50 percent of area median income. Enforcement Mechanisms HOME rules require that assisted properties remain affordable for a specific period of time (5, 10, 15 or 20 years), depending on the activity and the level of funds invested. Participating Jurisdictions are required to place certain restrictions on assisted properties in order to preserve affordable housing in their communities. Restrictions involving the period of affordability will be incorporated in a deed restriction and/or mortgage documents or other appropriate and binding documents (Note: covenants on land may be used in lieu of deed restrictions). Qualification as Affordable Housing: Rental Housi

Definitions and Descriptions:

ng (a) 24 CFR 92.252 (a) Rent limitation. HUD provides the following maximum HOME rent limits. The maximum HOME rents (High HOME Rents) are the lesser of: (1) The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR § 888.111; or (2) A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms

Low Income Targeting:

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: At least \$650,000.00. Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income. The City of Birmingham anticipates receiving an amount of \$2,580,214 under the NSP Program. We anticipate spending at least \$650,000 (25.2%) of this amount to benefit individuals or families whose incomes do not exceed 50% of area median income (AMI). The 2008 AMI for the Birmingham ' Hoover, AL Metro FMR Area is \$59,100. The City of Birmingham's poverty rate is 24.8%; some 29% of our residents report some sort of disability. In light of the significant housing challenges of special needs populations in our City, we will make every effort to partner with non-profit service providers to provide affordable housing opportunities for these special needs families and individuals with NSP funds. Most of these special needs populations have incomes well below 50% of AMI, and we will make it a priority to work cooperatively to develop functional permanent supportive housing models to meet the needs of these families and individuals.

Acquisition and Relocation:

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., = 80% of area median income). If so, include: ' The number of low- and moderate-income dwelling units 'i.e., = 80% of area median income 'reasonably expected to be demolished or converted as a direct result of NSP-assisted activities. ' The number of NSP affordable housing units made available to low- , moderate-, and middle-income households 'i.e., = 120% of area median income 'reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion). The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income. Grantee does not intend to demolish or convert any low-and-moderate income dwelling units. The City does, however, intend on offering modest compensation to foreclosed property owners in return for their forfeiture of their right of redemption under Alabama State law. This will have the effect of expediting the acquisition of foreclosed homes.

Public Comment:

Provide a summary of public comments received to the proposed NSP Substantial Amendment. Comment period began Thursday, November 6, 2008 and ended Monday, November 24, 2008 at 5:00 p.m. Comments and responses were available December 1, 2008. NSP Program Summary Publication is included as Attachment A and a Summary of Citizen Comments received is included in Attachment D.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$2,785,517.43
Total Budget	\$0.00	\$2,785,517.43
Total Obligated	\$0.00	\$2,785,517.43



Total Funds Drawdown	\$0.00	\$2,785,517.43
Program Funds Drawdown	\$0.00	\$2,580,214.00
Program Income Drawdown	\$0.00	\$205,303.43
Program Income Received	\$0.00	\$205,303.43
Total Funds Expended	\$0.00	\$2,785,787.43
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
Jefferson County Committee for Economic Opportunity	\$ 0.00	\$ 2,785,787.43

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$2,565,281.75	\$.00	\$.00
Limit on Public Services	\$387,032.10	\$.00	\$.00
Limit on Admin/Planning	\$258,021.40	\$219,979.13	\$219,979.13
Limit on Admin	\$.00	\$219,979.13	\$219,979.13
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$696,379.36		\$711,908.28

Overall Progress Narrative:

All activities have been completed and closed. Please see the attached spreadsheet.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Administrative Cost	\$0.00	\$219,979.13	\$127,983.59
0002, Purchase & Rehab	\$0.00	\$2,565,538.30	\$2,452,230.41

