

## **Executive Summary**

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

#### **1. Introduction**

The City of Florence is located in the northwestern corner of Alabama and is bordered by the states of Mississippi and Tennessee. According to the 2010 census data, Florence had a population of 39,319 people, an 8.4% population increase change from the 2000 census data. There was a recorded 16,392 households with a median household income report of \$30,931.

Low and Moderate income households are located throughout the City of Florence, with the greatest concentrations being in the east and west Florence areas. The East and West Florence communities also carry the highest percentage of the cities minority population.

According to the 2010 census data, the total population for the west Florence entitlement area had 2,667 people with a low/mod percentage of 77.83. The east Florence entitlement area had a population of 5,091 people and a low/mod percentage of 65.62.

The goal of the City is to utilize funds granted by the Community Development Block Grant program to provide qualified communities and persons decent housing, expanded economic opportunities, and a suitable living environment. Although the west and east Florence communities are a primary focus under the CDBG program, spot assistance will be used citywide for persons or areas that qualify based on federal requirements.

#### **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 City of Florence objectives and outcomes identified in this Plan are designed to serve the needs of our residents through professional and efficient management of the HUD programs and funds covered by this Plan. It is the City's mission to distribute the funds and resources in an equitable manner through long-term and short term objectives.

The Long-Term Objectives are to:

1. Continue to provide important community facilities that address all aspects of community development.
1. Continue to meet the affordable housing needs of low- and moderate-income individuals through rehabilitation and/or first time homebuyer's programs.
1. Continue to remove dilapidated residential and commercial buildings throughout the City that pose a threat to the community.
1. Continue to clean up blighted properties throughout the City.
1. Continue to fund Non-Profit/For-Profit entities that provide services for low-moderate income individuals.
1. Continue to fund Public Improvements for the entitlement areas of the City.

The Short-Term (Five Year) Objectives are to:

1. Allow communities to address the community development needs perceived to be the most important at the local level.
1. Encourage communities to develop and implement infrastructure plans for the near-future.
1. Provide a mechanism for addressing a wide variety of community development needs including the implementation of a first time home buyers program.

### **3. Evaluation of past performance**

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

Throughout the current Five Year Consolidated Plan, the City has funded Public Service Organizations with funds that have provided help for individuals and families living in the City of Florence with, self-sufficiency, job training, transportation, health services, and at youth risk. We have funded Public Facilities with repair and critical equipment needs; completed three phases out of a six phase sidewalk improvement plan for the West Florence Entitlement Area; removed and cleaned up 127 dilapidated properties; purchased fire equipment turn-out gear for the City of Florence Fire Department; provided funds to assist with the purchase of a Fire Pumper Truck; completed a playground project for the Maud Lindsey Free Kindergarten; began phase one of the Broadway Recreation Center Playground project; and completed 86 residential rehab projects.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

As part of the Program Year 2018-2019 Annual Action Plan Citizen Participation Process; the City held an informational meeting, along with all CDBG funded Public Service providers, at the Handy Recreation Center in one of the City's largest entitlement neighborhoods. The majority of issues discussed were the need for blight removal and affordable housing.

Once comments were received, we placed an advertisement in the Courier Journal announcing that the Action Plan would be on review for 30-days on the City's Website, at the Florence-Lauderdale Public Library, and in the office of Planning & Community Development. The Draft Plan review ran from May 2<sup>nd</sup>, 2018-June 1<sup>st</sup>, 2018.

#### **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.

Comments will be placed once review period ends.

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

All comments are accepted.

#### **7. Summary**

Comments will be placed once review period ends.

**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		Department of Planning & Community Development

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Florence Department of Planning & Community Development is responsible for the administration and preparation of the Annual Plans and reports. The Department has a Policy & Procedures Manual in place that details how the Program is administered. **Please see Appendix A: Policy & Procedures Manual**

**Consolidated Plan Public Contact Information**

Melissa H. Bailey @ mbailey@florenceal.org

Tina Irons @ tironis@florenceal.org

Lyndsey Borden lborden@florenceal.org

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

### **1. Introduction**

A public meeting was held to solicit public input and feedback from citizens, agencies, and groups to solicit information for the Program Year 4 Action Plan.

#### **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))**

All consulting agency's were notified of the Public Meeting. No comments were received.

#### **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.**

The City of Florence will continue to address the needs of homelessness by participating in the Homeless Care Council of Northwest Alabama (HCCNWA) and will support applications of agencies for homeless services and prevention. Our strategy and reasons for our approach remain with providing services where the greatest needs exist. The Point in Time survey conducted by the Homeless Care Council continues to identify the exact amount of homeless people in our area that are in need. Providing such services requires operational expenses as well as essential services. The City of Florence applies for the Emergency Solutions Grant. This allows the agencies within the Continuum of Care to help the individuals and families to obtain permanent housing when they have already transitioned through the local facility, by the payment of deposits for utilities and rent, as well as first month’s rent. Services to help persons in danger of becoming homeless by assisting with rent and utilities on a short-term basis are also provided. Providing funding toward these efforts will allow service agencies to stretch their budgets further thus reaching a greater portion of the population. In May of 2016, the CoC Transitional Housing and supportive Services grant that has been administered by Safeplace for many years; was transferred to the City of Florence. We carry-out this grant through a sub-recipient who provides case management for these programs. During the 2015 program year of the CoC Grant, 52 homeless individuals/families have been placed in housing.

#### **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**

To prevent individuals and families with children who are at risk of becoming homeless; the City currently reimburses funds, through the Emergency Solutions Grant, to three non-profit organizations

that participate in the Continuum of Care Program. Currently these agencies consist of SafePlace, Inc, Community Action Agency of Northwest Alabama, and Homeless Care Council of NWAL. As stated, Emergency Solution Grant funds are acquired through ADECA and distributed to the non-profit organizations in order to support and take specific actions to end chronic homelessness; address the needs of the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, and persons with alcohol or other substance abuse problems.

**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 participate.**

1	<b>Agency/Group/Organization</b>	Florence Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Florence Housing Authority provided information to the City on demographics, waiting list status, and needs for additional housing.
2	<b>Agency/Group/Organization</b>	Safeplace, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Safepace Inc. provided the City with information regarding homelessness due to domestic violence and the need for additional resources to assist in these needs.
3	<b>Agency/Group/Organization</b>	NACOLG
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Transportation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NACOLG provided information to the City regarding the needs for additional transportation sources, economic development, and non-housing special needs.
4	<b>Agency/Group/Organization</b>	One Place of the Shoals
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One Place of the Shoals provides statistics on homelessness due to domestic violence of women/men and children.
5	<b>Agency/Group/Organization</b>	Shoals Community Clinic
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Health Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City was able to gather statistics on individuals that are extremely low income that are in need of services that may be provided through CDBG funds.

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

All available entities were consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Homeless Care Council of Northwest Alabama	

**Table 3 – Other local / regional / federal planning efforts**

**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**

Information will be placed once review process has ended.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	Comments will be placed once review period ends.	Comments will be placed once review period ends.	Comments will be placed once review period ends.	

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)
2	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	This mode of outreach was to advertise that the 2018-2019 Annual Action Draft would be on review for 30 consecutive days. All comments could be received via letter, email, phone call, and or in person at the office of Planning and Community Development.	Comments will be placed once review period ends.	All comments are accepted.	
3	Newspaper Ad	Non-targeted/broad community	Comments will be placed once review period ends.	Comments will be placed once review period ends.	All comments would be accepted	

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The following information is a breakdown of the Program Year 3 Annual Allocation for the City of Florence CDBG Grant Program.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				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	304,796	32,984	0	337,780.	0	

**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**

Not Applicable

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

Not Applicable

#### Discussion

All funds will be allocated and expended in alignment with the strategic goals of the five-year plan.

## 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	Administration	2015	2019	Admin	West Florence Entitlement East Florence Entitlement Area Spot Blighted Areas	Administration	CDBG: \$60,000	Other: 1 Other
2	Public Services	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	West Florence Entitlement East Florence Entitlement Area Spot Blighted Areas	Public Services	CDBG: \$50,600	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Residential Rehabilitation	2015	2019	Affordable Housing	West Florence Entitlement Area East Florence Entitlement Area Spot Blighted Areas	Residential Rehab	CDBG: \$50,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Spot Blight Removal	2015	2019	Cleanup and removal of blighted property	Spot Blighted Areas	Spot Blight Removal	CDBG: \$30,000	Buildings Demolished: 10 Buildings
5	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	West Florence Entitlement Area East Florence Entitlement Area	Public Facilities Public Improvements	CDBG: \$147,180	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3 Persons Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City of Florence Public Service entities that will be awarded during the grant year provide a wide array of services. Their main focus is assisting low and moderate income individuals and families. The public service providers that have been selected are carrying out activities that address major community development needs such as youth and elderly services, health services, housing and transportation needs, self sufficiency, homelessness, drug abuse rehabilitation, domestic violence, and job training.

<b>3</b>	<b>Goal Name</b>	Residential Rehabilitation
	<b>Goal Description</b>	The City of Florence Housing Rehabilitation program is offered to low income residents citywide who own their homes. The Rehabilitation Program provides grants to owner occupied residences. This provides assistance for the replacement or correction of major violations of housing code standards which make the structure uninhabitable or unsafe.
<b>4</b>	<b>Goal Name</b>	Spot Blight Removal
	<b>Goal Description</b>	In the effort to remove slum and blight from the City of Florence, we will utilize grant funds for the removal of blight on a spot basis, community wide.
<b>5</b>	<b>Goal Name</b>	Public Facilities and Infrastructure Improvements
	<b>Goal Description</b>	Public Facilities and Public Improvements are high priorities for the City of Florence. Infrastructure improvements proposed for the grant year. These projects can be street and sidewalk improvements, water and sewer line improvements, and needed improvements to neighborhood/community facilities. During this program year; funds will be allocated for the construction of an ADA accessible playground at the Broadway Recreation Center; and towards the purchase of a Fire Pumper Truck.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Florence will utilize the 2017-2018 Program Year 3 grant funds for Administration of the Program; fund Public Service Organizations that benefit low/mod clientele, victims of domestic violence, and homelessness; remove and cleanup blighted property on a community wide spot basis; create and repair public infrastructure in our low/mod areas; help homeowners that meet a certain income limit with funds for residential rehab; and repair public facilities located in the low/mod areas.

#### Projects

#	Project Name
1	Program Admin
2	Public Services
3	Spot Blight
4	Residential Rehab
5	Public Facilities/Improvements

Table 7 - Project Information

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

Through the Citizen Participation Process, other City Departments Projects, and past program years; these projects have been deemed high priorities and are on going.

### AP-38 Project Summary

#### Project Summary Information

<b>1</b>	<b>Project Name</b>	Program Admin
	<b>Target Area</b>	West Florence Entitlement East Florence Entitlement Area Spot Blighted Areas
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Program Administration involves the managerial and organizational activities required by the Community Development Block Grant program in maintaining the accountability for the expenditures of the CDBG funds by the City of Florence. The City will utilize these funds towards salary and benefits, supplies, professional services, vehicle expenses, and training and seminars.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	General administration of the City CDBG program
<b>2</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	West Florence Entitlement East Florence Entitlement Area Spot Blighted Areas
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$50,600

	<b>Description</b>	The City of Florence Public Service entities that will be awarded during the grant year provide a wide array of services. Their main focus is assisting low and moderate income individuals and families. The public service providers that have been selected are carrying out activities that address major community development needs such as youth and elderly services, health services, housing and transportation needs, self sufficiency, homelessness, drug abuse rehabilitation, domestic violence, and job training.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The City of Florence Community Development Block Grant Program will fund Public Service entities that meet one or all of the national objectives required by HUD.
<b>3</b>	<b>Project Name</b>	Spot Blight
	<b>Target Area</b>	Spot Blighted Areas
	<b>Goals Supported</b>	Spot Blight Removal
	<b>Needs Addressed</b>	Spot Blight Removal
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	In the effort to remove slum and blight from the City of Florence, we will utilize grant funds for the removal of blight on a spot basis, community wide.
	<b>Target Date</b>	4/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	In the effort to remove slum and blight from the City of Florence, we will utilize grant funds for the removal of blight on a spot basis, community wide. Currently, the City has identified five site specific properties that are proposed to be demolished with this year's grant funds. Our building inspectors are working on several more but are not site specific confirmed at this time. Because the addition of the other demolitions will not trigger a substantial amendment; we will notify our HUD field office rep of the site specific locations. The following locations are:
	<b>Planned Activities</b>	Demolition and cleanup of the above addressed properties. If any additional properties are added, the City will notify our HUD representative of the addition to this Action Plan.
<b>4</b>	<b>Project Name</b>	Residential Rehab
	<b>Target Area</b>	West Florence Entitlement East Florence Entitlement Area Spot Blighted Areas
	<b>Goals Supported</b>	Residential Rehabilitation
	<b>Needs Addressed</b>	Residential Rehab
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The City of Florence Housing Rehabilitation program is offered to low income residents citywide who own their homes. The Rehabilitation Program provides grants to owner occupied residences. This provides assistance for the replacement or correction of major violations of housing code standards which make the structure uninhabitable or unsafe.
	<b>Target Date</b>	4/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These activities occur on an at need basis and we do not have an estimated final number at this time.
	<b>Location Description</b>	Income eligible individuals that live in the City of Florence

	<b>Planned Activities</b>	Provides assistance for the replacement or correction of major violations of housing code standards which make the structure uninhabitable or unsafe. activities include, but are not limited to, HVAC repair and/or replacement; roof repair and/or replacement, energy efficiency, and handicap accesibility.
5	<b>Project Name</b>	Public Facilities/Improvements
	<b>Target Area</b>	West Florence Entitlement East Florence Entitlement Area Spot Blighted Areas
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Public Facilities Public Improvements
	<b>Funding</b>	CDBG: \$147,180.00
	<b>Description</b>	Public Facilities and Public Improvements are high priorities for the City of Florence. Infrastructure improvements proposed for the grant year. These projects can be street and sidewalk improvements, water and sewer line improvements, and needed improvements to neighborhood/community facilities.
	<b>Target Date</b>	4/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facilities activities other than Low/Moderate Income Housing Benefit: 39,000
	<b>Location Description</b>	
	<b>Planned Activities</b>	

## 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

Low and Moderate income households are located throughout the City of Florence, with the greatest concentrations being in the east and west Florence areas. **See Appendix B-Florence Entitlement Geography.** The East and West Florence communities also carry the highest percentage of the cities minority population. According to the 2010 census data, the total population for the west Florence entitlement area had 2,667 people with a low/mod percentage of 77.83. The east Florence entitlement area had a population of 5,091 people and a low/mod percentage of 65.62.

### Geographic Distribution

Target Area	Percentage of Funds
West Florence Entitlement	45
East Florence Entitlement Area	45
Spot Blighted Areas	10

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

East and West Florence house the highest percentages of low/moderate income individuals, and has the highest minority populations. The areas are described as blighted areas and need the most attention.

### Discussion

The City will continue to allocate funds in these geographic areas to address blight, public facilities and improvements, residential Rehab, and economic development.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Affordable Housing is defined as housing that is affordable to those with a median household income as rated by the state, region, or municipality by a recognized Housing Affordability Index. The City of Florence funds Public Service entities that address home ownership assistance, rental subsidies, homelessness, and fair housing training. We also fund grants to eligible individuals/families for residential rehabilitation projects that will bring housing up to code, provide better accessibility, and energy efficiency.

One Year Goals for the Number of Households to be Supported	
Homeless	45
Non-Homeless	10
Special-Needs	0
Total	55

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	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

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

#### Discussion

The City of Florence funds Public Service entities that address affordable housing.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The mission of the Florence Housing Authority is "Providing homes and building futures". According to the Public Housing Authority, the needs of the population at large are similar but less acute. Available housing is a problem in our area due to the high number of individuals and families on the waiting list versus the number of houses available. The general population has more resources and options than public housing residents and section 8 voucher holders.

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

We will continue to support several Public Service Agencies that assist low to moderately income individuals and families with public housing needs. For example, Florence Housing Authority has two separate projects funded under our Public Services. The first is a transit program that will provide transportation to any of the public housing residents on a daily basis during to and from work, shopping, banking, and medical appointments. Florence Housing Authority also has a program called Family Self Sufficiency. Family Self Sufficiency's goal is to offer educational opportunities, job training, and supportive services such as: childcare, health services, transportation, substance abuse treatment and counseling, budget training, legal assistance, and mentoring. Public housing residents are supported by other local agencies in the area that do not receive CDBG funding however, we are always searching for new, innovative way to serve every client.

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

The City of Florence will continue to advertise in the Courier Journal, on the City website, through the local library, the Homeless Management Information Systems bulletin, through the local Continuum of Care and the City's social media sites and email blasts. We will also email Florence Housing Authority and ask them to post information regarding our meetings on their housing bulletin.

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

Not Applicable

### **Discussion**

According to Florence Housing Authority, the needs of the population at large are similar, finding available housing, but less acute. The population at large generally has more resources and options than public housing residents and voucher holders. The low income population does not have the financial resources to fund relocation for better jobs and schools. In addition it is more difficult for this high risk

population to discover, travel to and apply for public services such as food stamps, housing, Medicare, Medicaid and public assistance. Most of these services are converting to computer assess with all the related individual security which adds still another large obstacle to the obtaining of the services which provide the foundation for basic living needed to start on the path of advancement to self-sufficiency. The City of Florence will continue to fund public services that address the needs of its low/moderate income citizens.

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

### **Introduction**

The City of Florence holds a seat on the Homeless Care Council of Northwest Alabama (HCCNWA). The position allows the City to participate in events and coordinate with other agencies that provide assistance to the local homeless and special needs community.

### **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**

The HCCNWA reaches out to homeless persons (especially unsheltered persons) each year by hosting multiple events. These events bring together all of the local Community Service Providers, including the local emergency shelters, Florence Housing Authority, Local government for State Issued IDs, local transportation representatives, Social Security Disability, healthcare providers, and mental health providers. At this event, all of the needs of the homeless, from proper documentation to healthcare, can be addressed in one environment and in a one day setting. This will alleviate the major problem the homeless have in accessing resources in a timely manner. It will also allow for an additional count of the homeless using registration information similar to that used in the PIT.

The HCCNWA will promote these events through the local media channels, such as newspaper, television and radio, along with promotion of the event through social media. The HCCNWA will also coordinate distributing information about this event through the public library, one of the most common places that the homeless spend their days. Finally, the HCCNWA will work with Homeless Street Activists to publicize this event among members of the more hidden homeless population.

Another one year goal of the HCCNWA is to launch an education campaign about homelessness, beginning with a series of articles in the local newspaper that helps make the public aware of issues that the homeless face, along with understanding reasons people become homeless and ways the community can support the effort to shelter and re-house the homeless.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The HCCNWA has an ongoing goal of helping address the emergency shelter and transitional housing needs of the homeless by continuing to support new emergency shelters like Room in the Inn Shoals, and by applying for funding that can increase the amount of monies available for transitional housing

units in the area.

**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**

One of the primary goals of the HCCNWA is working together with local community service providers to collaborate, create, and update yearly a “Homeless Resource Information Guide” that can be distributed locally to interfaith agencies, jails, hospitals, libraries, city school homeless liaisons, and other community service providers that lists the contact information for emergency shelters, Community Action Agency, NACOLG (the local transportation resource) and Florence Housing Authority, so that when homeless persons come to those agencies for help, the same information is given to them. The Homeless Resource Information Guide can be used to point homeless people directly to the needed services to transition to permanent housing and independent living, along with resources that can be used to keep them from becoming homeless again.

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

The HCCNWA continues to support 211, a local referral information service, by collaborating on any new information about services. Additionally, over the past year, the HCCNWA has increased their General Membership and Board of Directors to include more community representatives from health care facilities, foster care facilities, and mental health treatment facilities. The HCCNWA is expanding the number of community service providers that collect and maintain HMIS data. They continue to offer training on HMIS Data Entry, as well as further expanding the software that is used to collect HMIS data so that it is more user friendly. This expansion of HMIS Data collection will help low-income individuals and families by streamlining data used by community service providers to make sure that adequate assistance is being offered to homeless clients, as well as homeless clients within each special

population.

### **Discussion**

The City of Florence will continue to support the HCCNWA and its member agencies to assist the population in the area with homeless prevention and re-housing.

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

### **Introduction:**

The City of Florence provides the following outline of barriers to affordable housing. Through information provided by Florence Housing Authority, local governments, and the Analysis of Impediments, the following barriers were noted.

1. **Land Use Restrictions:** Land use regulations have been recognized for sometime as a possible impediment to affordable housing. Landmark cases addressing “exclusionary zoning” were undertaken where suburban cities were cited for in engaging in land use practices that would effectively eliminate the poor, and thereby disproportionately minorities, from their jurisdictions. Thus, the potential for misuse of land use regulations is usually on any list of items to be scrutinized for negative impact on housing affordability or accessibility.
2. **Building Codes:** Similar to land use regulations, over the years a number of builders and advocates of affordable housing have stated that building and housing codes were housing affordability impediments. The codes are often lumped together with zoning ordinances and other land use regulations and it can be unclear to some as where one begins and the other ends. Governmental building codes are often expressed in terms of rigid specifications that can be difficult or costly to comply with. New or different construction techniques and architectural innovations would be satisfactory in terms of safety, comfort, and other measurable standards but are not in compliance unless they meet strict code specifications. Arbitrary and inconsistent building code enforcement has also been cited as a source of additional expense for builders who can be unduly delayed in their construction and/or forced to undertake costly redesigns. As with the land use regulations, building codes in Alabama are adopted and practiced for the most part in the entitlement communities and much of the rural areas in the state are devoid of building code adoption and enforcement.
3. **Credit Environment:** With the exception of “bubble” years that occurred in the past, lending institutions have historically been conservative and restrictive in their lending practices.
4. **The NIMBY Syndrome:** The NIMBY barrier can be viewed as a classic “haves versus the have-nots” situation where low and moderate income households suffer due to an instinctive response from established communities and neighborhoods. Neighbors affected by the proposed development often have fears and concerns about their property values, crime, traffic congestion, loss of open space, new neighbors and design compatibility.
5. **Land Ownership Patterns:** Much of the suitable land for development is owned or controlled by a few owners or developers. In these areas owners can generally dictate the extent of housing activity to be carried out on their land. They can also be more selective in dealings to ensure maximum profitability, usually diminishing or precluding affordable housing opportunities for lower income

households.

6. Costs Associated With Accessibility Compliance: Accessible housing units can be more costly to construct and the required renovations to existing structures can be especially costly for older structures.

**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**

In an effort to maintain and support affordable housing the city provides grants to low/mod income eligible, and to low income elderly and disabled homeowners. The City has also supported applications by developers and non-profit agencies applications being made through other programs to provide affordable housing.

**Discussion:**

In an effort to eliminate barriers to affordable housing, the City, through the housing rehabilitation program assists owners with modifications needed for accessibility accommodations and continue to fund Public Services to address these needs.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following strategies will continue to be a high priority for the City's CDBG Program: affordable housing, remediation and the availability of information on lead based paint, minimize the number of poverty-level families, institutional structure, and coordination with other resources that have the same goals.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Florence currently has an excellent network of service and support agencies that satisfy most needs of residents within the city, as a result there are no major identified underserved needs. The primary obstacle to meeting underserved needs is lack of funding. As a result of budget cuts agencies are required to come up with new and sometimes innovative means of raising the needed funds.

### **Actions planned to foster and maintain affordable housing**

In an effort to maintain and support affordable housing the city provides low interest loans to low and moderate income homeowners and deferred loans to very low income elderly and disabled homeowners. The City has also supported applications by developers and non-profit agencies applications being made through other programs to provide affordable housing

### **Actions planned to reduce lead-based paint hazards**

In an effort to evaluate and reduce lead based paint hazards owners of properties constructed prior to 1978 are informed that the property may contain lead-based paint, the hazards of such paint, symptoms and treatment for lead-based paint poisoning. The Alabama Department of Public Health is consulted regarding reported cases of lead poisoning and only a few cases of elevated levels of lead in the blood were reported. The Lead Safe Housing Regulation (24 CFR Part 35) has had the greatest negative impact on the Housing Rehabilitation Program of any regulation, because of not having adequate capacity of certified inspectors available in our immediate area. We are still performing emergency rehabilitation projects and projects that are under the minimum levels that do not require complying with the regulation. Our Housing Rehabilitation office staff will continue to attend training on the Lead Safe Housing Regulation when available.

### **Actions planned to reduce the number of poverty-level families**

In an effort to reduce the number of families living in poverty the City of Florence in conjunction with other agencies such as the Florence Housing Authority encourages homeownership, and family self sufficiency. To the extent possible the City supports programs of other agencies to upgrade living

conditions and economic opportunities within our area.

### **Actions planned to develop institutional structure**

The City has established an administrative personnel hierarchy with a Mayor serving as the chief administrative official. The Planning and Community Development Department consist of the Director who manages all departmental functions including the administration of CDBG activities. Within the department, additional professional and supportive staff members, consisting of Planners and GIS personnel, carry-out the activities of the CDBG program. Additionally, other City departments previously identified, work harmoniously with the Department to accomplish the objectives of the CDBG program.

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

The City will continue to attend meetings held at the various private and public services in order to stay current with concerns and issues.

### **Discussion:**

The City of Florence will continue to look for additional funding to help with minimizing the actions highlighted in this section.

# Program Specific Requirements

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

### Introduction:

#### 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	32,984
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
<b>Total Program Income:</b>	<b>32,984</b>

#### Other CDBG Requirements

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

Other than Program Administration costs; a minimum of 70% of funds are allocated to benefit persons of low and moderate income. This plan will cover the period between May 1st, 2018 and April 30th, 2019.