



## **ANNUAL ACTION PLAN**

**CDBG**

**PY 2019**

**Submitted to the Department of  
Housing and Urban Development  
Birmingham Field Office  
October 1, 2019-September 31, 2020**

## **Executive Summary**

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

#### **1. Introduction**

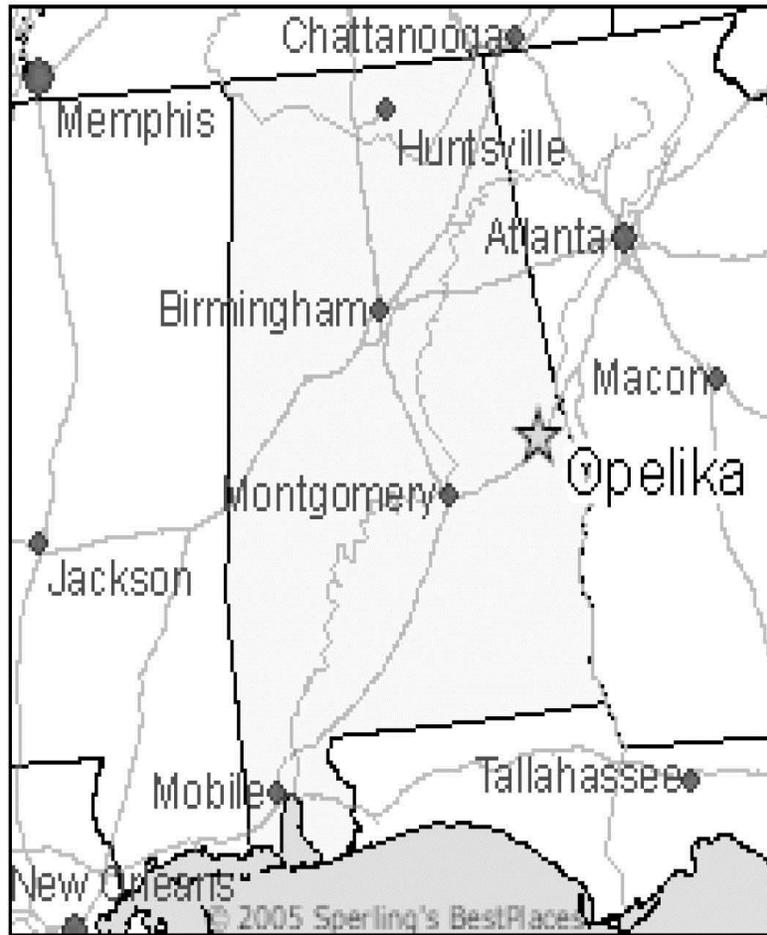
The City of Opelika is a Community Development Block Grant (CDBG) entitlement community and grantee. This is the Action Plan for PY2019 which is the fifth year of our 5-year Consolidate Plan. Expected funding for PY2019 is \$255,632, which is an approximate decrease of 1% from last year's funding amount. Funding available under the CDBG program is targeted to address community development needs with regard to affordable housing and supportive services for low to moderate income (LMI) families and individual who reside inside the city limits of Opelika.

**City of Opelika  
Community Development Block Grant (CDBG)  
PY 2019 Draft Budget**

	<b>Proposed PY2018 Budget</b>	<b>Proposed PY2019 Budget</b>	<b>Increase/ Decrease</b>
<b>TOTAL GRANT AMOUNT</b>	<b>\$256,532.00</b>	<b>\$255,632.00</b>	<b>-1%</b>
<b>PUBLIC SERVICES (15% cap)</b>	<b>\$38,479.00</b>	<b>\$38,344.00</b>	
LRCG Utility Assistance	\$15,979.00	\$15,844.00	-1%
East Alabama Food Bank Community Market	\$22,500.00	\$22,500.00	0%
Unity Wellness-AIDS Outreach	\$0.00	\$0.00	
Greater Peace Community Development Corp K-4	\$0.00	\$0.00	0%
Twin Cedars Child Advocacy Victims of Sexual Abuse	\$0.00	\$0.00	0%
<b>PUBLIC FACILITIES</b>	<b>\$45,000.00</b>	<b>\$60,000.00</b>	
Sidewalk/Streetscape	\$45,000.00	\$60,000.00	33%
<b>HOUSING SERVICES</b>	<b>\$101,747.00</b>	<b>\$86,162.00</b>	
Emergency Home Repair	\$71,747.00	\$46,162.00	-36%
Home Ownership Assistance	\$30,000.00	\$40,000.00	33%
Habitat for Humanity	\$0.00	\$0.00	
<b>REHABILITATION</b>	<b>\$20,000.00</b>	<b>\$20,000.00</b>	
Main Street Opelika Façade Grant Program	\$20,000.00	\$20,000.00	0%
<b>ADMINISTRATION (20% cap)</b>	<b>\$51,306.00</b>	<b>\$51,126.00</b>	
Administration	\$51,306.00	\$51,126.00	-1%

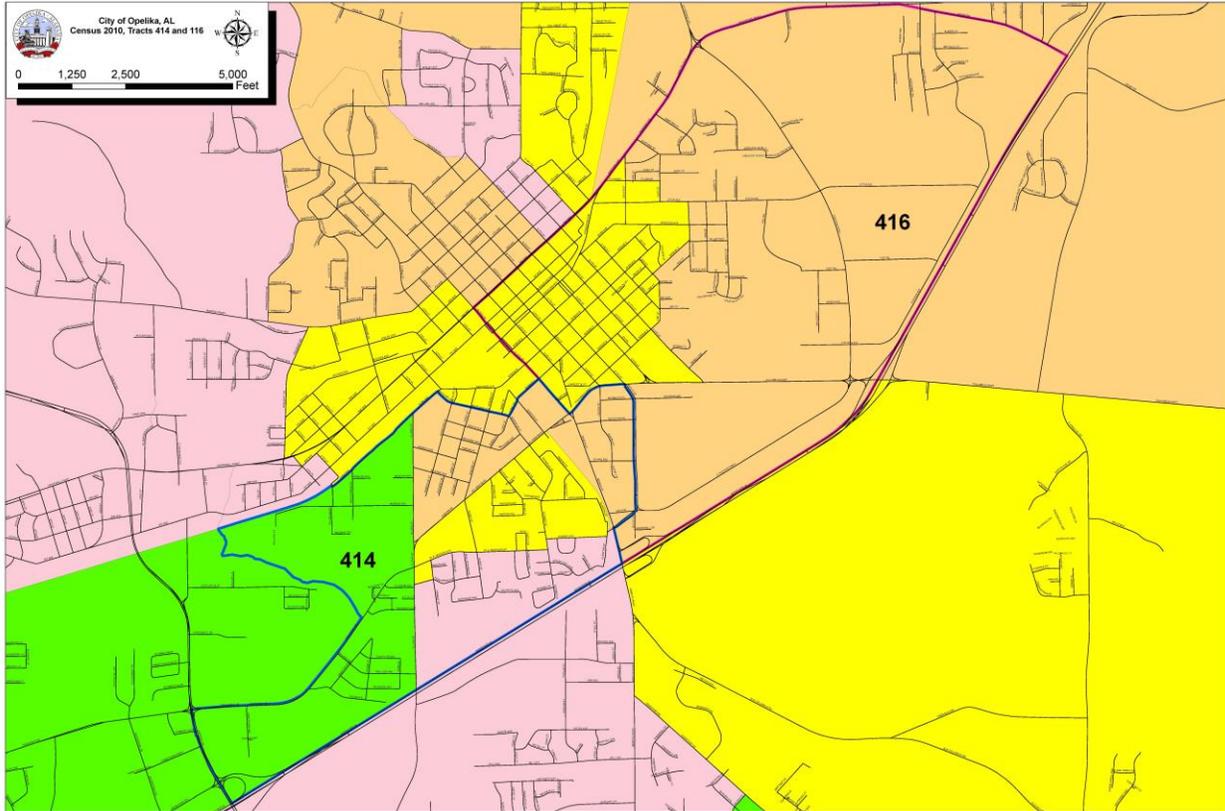
**PY2019 Draft Budget**

# Alabama



CITY RELATED TO REGION

## City Region Map



## Census Tracts 414 & 416

### 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.

Five goals were established for our five-year consolidated planning period to be addressed annually. They are:

**Goal 1:** Provide decent and affordable housing and supportive services for LMI families

**Goal 2:** Provide decent and affordable housing and supportive services for populations with a disability and/or elderly

**Goal 3:** Provide support for non-profit public services

**Goal 4:** Improve public facilities and/or infrastructure

**Goal 5:** Eliminate slums and blight

Goals 1, 2, and 5 will be accomplished through the city's Emergency Home Repair program, the Homeownership Loan program, and through the Building Inspection Division with the demolition of neglected and unsafe properties. The Emergency Home Repair Program provides home repairs to LMI individuals and families, which include those with a disability and/or elderly. Our goal is to assist 15 homeowners per year with repairs. The Homeownership Loan Program assists LMI individuals and families with down payment and closing cost expenses so that they can purchase a home. This allows a first-time home buyer with good credit but limited savings to afford home ownership. Our goal is to assist five (5) buyers per year to purchase a home.

Goal 3 will be accomplished by supporting the East Alabama Food Bank's Community Market. The Community Market is a grocery store style market for LMI that are food deprived. Support will also be provided for Lee Russell Council of Government Utility Assistance program. This program provides assistance with utility costs for LMI at a time when they cannot afford to pay for an electrical, water, or gas bill.

**3. Evaluation of past performance**

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

The success of our Emergency Home Repair program and the number of people we are able to serve each year has made it impossible NOT to continue this activity each and every year. To date the City of Opelika has assisted eight(8) homeowners with home repairs. Seventy-five (75%) percent of our applicants were senior citizens. Many seniors are living on a very limited income that simply cannot afford to do the repairs that are needed on their homes. They must choose between eating, medical expenses, or home repairs. Home repairs are often a last priority. The City of Opelika will continue to concentrate on improving the living conditions and providing affordable housing for our low-moderate income citizens.

The City of Opelika has closed on three (3) Home Ownership Loans and has five (5) pending that will close prior to the end of this program year making this a very successful year.

Opelika Main Street has had four (4) facade renovations and have two (2) pending in the Historic Downtown Business District which is an economic driver bringing continued jobs and tax revenue.

Our most recent conducted annual timeliness report pulled on May 23, 2019 indicated that the city had a 1.04 time its current grant amount in the Line of Credit. This is well below the threshold of 1.5 times of the current grant amount. Considering our funding was not received until six months into our program year, we have been busy and moved activities quickly.

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

Summary from citizen participation section of plan.

As the grantee for CDBG, the City conducted a consolidated citizen participation process, which combined public hearings and agency consultation meetings. Public hearings were held on May 23, 2019 and July 9, 2019. Notices were run in the Opelika Observer and/or Opelika-Auburn newspaper and posted at City Hall, Public Works, Cooper Memorial Library, and the SportsPlex. A copy of publication is attached. Staff is very receptive to the thoughts and desires of our citizens and their needs and open to all suggestions.

#### **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.

Citizen participation is a critical component of the CDBG program with regard to determining community needs, goals, and priorities. All citizen participation activities were implemented in compliance with the City's approved Citizen Participation (CP) Plan, including advanced notice of public hearings and two public hearings. Efforts made to broaden citizen participation included setting public hearings at times and locations that were convenient to the public, posting at the public library, City Hall, Public Works building, and parks and recreation SportsPlex.

Advertised where two public hearings in preparation of the Action Plan.

#### **Public Hearing: May 23, 2019**

There was only one person in attendance at this meeting. Selena Daniels, representing One Voice Shelter, expressed the need for local coordination and shelter for individuals needing stable living arrangements who are currently homeless or are facing homelessness.

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

All comments or views were accepted. All were considered and noted for future planning.

**7. Summary**

Even though our attendance was light, Staff enjoyed the opportunity to engage in conversation with the community and hear what they felt were our community needs.



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

### **1. Introduction**

The City has used multiple strategies to enhance coordination between agencies, including the allocation of General Fund dollars and Federal grant dollars (CDBG) to support the provision of services within the covered jurisdiction, as well ongoing communication and consultation with housing and non-housing service providers, public housing authorities, other local jurisdictions, and public agencies. In CDBG, steps have been taken to improve the working relationship between the City and neighboring city, Auburn, for collaboration and technical support.

Several service providers are currently funded under the City's Operating Budget using General Funds, as well as the CDBG program using federal funds. The City intends to continue to fund agencies engaged in public services within program limits.

### **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))**

See above.

### **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 actively participates and communicates with the Alabama Rural Coalition for the Homeless (ARCH), the regional Homeless Continuum of Care (CoC) for Lee County and its surrounding areas. A recent group of nonprofits, churches, and citizens have formed together a new nonprofit called "One Voice Shelter Coalition" for Lee County to discuss and address the homeless needs in our community. Interested members include ARCH, United Way, Lee-Russell Council of Governments, Auburn University, East Alabama Medical Center, Department of Human Relations, East Alabama Mental Health, the City of Auburn, and the City of Opelika. The City of Opelika will continue its efforts to address the needs of the homeless including participation in CoC meetings and the allocation of CDBG funding under the 15% public services cap to organizations meeting the housing and supportive services needs.

**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 City of Opelika does not receive ESG funding.

**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	<b>Agency/Group/Organization</b>	HIS PLACE
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	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>	Agency Consultation
2	<b>Agency/Group/Organization</b>	AUBURN
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	CDBG Department
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Data share, coordination of efforts
3	<b>Agency/Group/Organization</b>	LEE RUSSELL COUNCIL OF GOVERNMENTS
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Unmet 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>	Agency consultation,phone
4	<b>Agency/Group/Organization</b>	United Way of Auburn Opelika
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Support 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>	Agency consultation,interview

5	<b>Agency/Group/Organization</b>	Lee County Association of Realtors
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	MLS data, consultation
6	<b>Agency/Group/Organization</b>	DOMESTIC VIOLENCE INTERVENTION CENTER
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Urgent need
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation, interview
7	<b>Agency/Group/Organization</b>	Unity Wellness
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	HIV/AIDS
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation, interview
8	<b>Agency/Group/Organization</b>	Auburn University
	<b>Agency/Group/Organization Type</b>	Education Institute
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty 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>	Consultation, interview

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

None

**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		

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

**Narrative (optional)**

**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**

Citizen participation is a critical component of the CDBG program with regard to determining community needs, goals, and priorities. All citizen participation activities were implemented in compliance with the City’s approved Citizen Participation (CP) Plan, including advanced notice of public hearings and two public hearings. Efforts made to broaden citizen participation included setting public hearings at times and locations that were convenient to the public, posting all process information on the City of Opelika’s publicly accessible website, public library, City Hall, and Public Works building.

**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	Newspaper Ad	Community Wide	Meeting date published in the Opelika Observer and posted at City Hall, City Library, Sportsplex and Public Works building	N/A	N/A	

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	Public Hearing	Community Wide	May 23, 2019- One (1) attendee	Only one comment received: Need for local coordination and shelter for individuals needing stable living arrangements who are currently homeless or are facing homelessness.	All comments accepted.	
3	Newspaper Ad	Community Wide	Meeting date published in the Opelika Observer and posted at City Hall, City Library, Sportsplex and Public Works building		N/A	
4	Public Hearing	Community Wide	July 9, 2019		N/A	
5	City Council Meeting	Community Wide	August 6, 2019	Action Plan approved by City Council-no comments received	N/A	
6	Agency Consultations	Community Wide	June 1, 2019 - July 31-2019	No public comments received via email or mail	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Opelika receives CDBG funding only. None of our activities provide program income.

#### 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	255,632	0	0	255,632	192,363	CDBG funds represent the total amount awarded by HUD annually

**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**

There are no matching requirements for CDBG. However, CDBG funds are a major source of leverage for other community funding to address community needs.

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

There are no plans at this time to use publicly owned land or property to address needs identified within this plan.

## **Discussion**

## 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	Decent housing	2015	2019	Non-Homeless Special Needs	COMMUNITY WIDE	Affordable housing rehab	CDBG: \$46,162	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Affordable housing	2015	2019	Affordable Housing	COMMUNITY WIDE	Affordable housing	CDBG: \$40,000	Homeowner Housing Added: 8 Household Housing Unit
3	Facade Renovations	2015	2019		HISTORIC DOWNTOWN	Eliminate slum/blight	CDBG: \$20,000	Facade treatment/business building rehabilitation: 5 Business
4	Public Facilities/Infrastructure	2015	2019	Public Facilities/Infrastructure	JETER NEIGHBORHOOD CARVER NEIGHBORHOOD	Public Infrastructure/facilities	CDBG: \$60,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 800 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Supportive Services	2015	2019	Supportive Services	COMMUNITY WIDE	Supportive Services	CDBG: \$38,344	Public service activities other than Low/Moderate Income Housing Benefit: 3250 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Decent housing
	<b>Goal Description</b>	Through our Emergency Home Repair program, we will assist low-mod income home owners with home repairs so that they can live in a safe and healthy environment. The majority of homeowners we work with live in the Jeter (Census Tract 416) or Carver (Census Tract 414) neighborhoods, which are the two most poverty stricken areas in Opelika. These homes are generally older houses with severe deferred maintenance due to the lack of funds to do repairs.
2	<b>Goal Name</b>	Affordable housing
	<b>Goal Description</b>	The City of Opelika will continue the Home Ownership Loan program assisting first time home buyers with up to 50% of the lender required down payment and closing cost up to \$6,000 to purchase a home inside the city limits of Opelika.
3	<b>Goal Name</b>	Facade Renovations
	<b>Goal Description</b>	Through the Opelika Main Street Bill Roberts' Facade Enhancement program the City of Opelika will use CDBG funds to support provide funding for exterior rehabilitation of buildings in our historic downtown business district. Enhancing our downtown brings economic opportunities for new and existing business owners providing jobs and revenue.

<b>4</b>	<b>Goal Name</b>	Public Facilities/Infrastructure
	<b>Goal Description</b>	The City of Opelika has adopted the Carver-Jeter Revitalization Plan. This is a comprehensive plan and visionary process initiated by the City for the purposes of better connecting the Carver and Jeter neighborhoods to the greater City of Opelika and for establishing a compelling vision for the future of these neighborhoods by developing a strategic plan for land use and zoning, transportation, open spaces and environment, urban design, historic resources, public services, housing, and economic development. The Carver neighborhood is located in Census Tract 414 and the Jeter neighborhood is located in Census Tract 416. These two neighborhoods are the highest in minority population and poverty in the city. Our five year plan is to improve the walkability of these neighborhoods with sidewalk and streetscape improvements; green space; street art; connectivity to the downtown business district, schools, and parks; community health center; bike paths; and much more.
<b>5</b>	<b>Goal Name</b>	Supportive Services
	<b>Goal Description</b>	Through Public Services such as Lee Russell Council of Governments Utility Assistance Program, and Alabama Food Bank Community Market, the City of Opelika will make a difference in our community. Our low-mod individuals and families will be able to find assistance with their energy bills, food to eat, assistance with rent or mortgage, and counseling if a victim of abuse. We want to take care of our most needy.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Opelika is a CDBG entitlement community and grantee. This is the Action Plan for PY2019 which is the fourth year of our 5-year Consolidate Plan. Expected funding for PY2019 is \$255,632, which is an approximate 1% decrease last year's funding amount. Funding available under the CDBG program is targeted to address community development needs with regard to affordable housing and supportive services for low to moderate income (LMI) families and individual who reside inside the city limits of Opelika.

### Projects

#	Project Name
1	ADMINISTRATION
2	HOMEOWNERSHIP LOAN PROGRAM
3	EAFB-COMMUNITY MARKET
4	EMERGENCY HOME REPAIR
5	MAIN STREET FACADE
6	LRCG-UTILITY ASSISTANCE
7	SIDEWALKS/STREETSCAPES

Table 7 - Project Information

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

Projects are selected based on our communities needs as follows:

1. Provide decent and affordable housing and supportive services for LMI families.
2. Provide decent and affordable housing and supportive services for populations with a disability

and/or elderly.

3. Provide support for non-profit public services.
4. Improve public facilities and/or infrastructure.
5. Eliminate slums and blight.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable housing rehab Affordable housing Supportive Services Eliminate slum/blight Public Infrastructure/facilities
	<b>Funding</b>	CDBG: \$51,126
	<b>Description</b>	ADMINISTRATION AND PLANNING
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	ADMINISTRATION OF GRANT
	2	<b>Project Name</b>
<b>Target Area</b>		COMMUNITY WIDE
<b>Goals Supported</b>		
<b>Needs Addressed</b>		Affordable housing
<b>Funding</b>		CDBG: \$40,000
<b>Description</b>		PROVIDE UP TO 50% LENDER REQUIRED DOWN PAYMENT AND CLOSING COST ASSISTANCE NOT TO EXCEED A MAX CONTRIBUTION OF \$6,000 TO LOW-MOD INCOME FIRST-TIME HOME BUYER WHEN PURCHASING INSIDE THE CITY LIMITS. THIS IS AN INTEREST FREE FIVE-YEAR LOAN SECURED WITH A PROMISSORY NOTE AND MORTGAGE. EACH YEAR 1/5 OF THE BALANCE IS FORGIVEN. AT THE END OF FIVE YEARS, THE MORTGAGE IS RELEASED. IN THE EVENT THE HOME OWNER MOVES OUT OF THE HOME (SALES,RELOCATES,FORECLOSURE,ETC) THE BALANCE THAT HAS YET TO BE FORGIVEN IMMEDIATELY BECOMED DUE AND PAYABLE.
<b>Target Date</b>		9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	AN ESTIMATED EIGHT (8) FIRST-TIME HOMEBUYERS WILL BENEFIT FROM THIS PROGRAM ALLOWING THEM TO OWN A HOME. DUE TO CONTINUED LOW INTEREST RATES, THE COST OF A MORTGAGE IS OFTEN LESS THAN THE COST OF LOCAL RENTAL RATES.
	<b>Location Description</b>	THIS PROGRAM IS AVAILABLE FOR PROPERTIES LOCATED WITHIN THE CITY LIMITS OF OPELIKA.
	<b>Planned Activities</b>	PROVIDE UP TO 50% LENDER REQUIRED DOWN PAYMENT AND CLOSING COST ASSISTANCE UP TO A MAXIMUM OF \$6,000 TO FIRST-TIME HOME BUYERS WHO PURCHASE INSIDE OPELIKA CITY LIMITS.
<b>3</b>	<b>Project Name</b>	EAFB-COMMUNITY MARKET
	<b>Target Area</b>	COMMUNITY WIDE
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$22,500
	<b>Description</b>	EAFB COMMUNITY MARKET ALLOWS CITIZENS WITH FOOD INSECURITIES TO SHOP FOR THEIR FOOD IN A GROCERY STORE ENVIRONMENT. CDBG FUNDS ARE USED TO PAY THE RENT AND UTILITIES FOR THE MARKET.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	AN ESTIMATED 3100 LMI INDIVIDUALS WILL SHOP AT THE COMMUNITY MARKET FOR FOOD AND HOUSEHOLD ITEMS FOR THEMSELVES AND THIER FAMILY.
	<b>Location Description</b>	THE COMMUNITY MARKET IS LOCATED AT: 3798 PEPPERELL PARKWAY, OPELIKA, AL 36801
	<b>Planned Activities</b>	CDBG FUNDS ARE USED TO PROVIDE RENT AND UTILITY REIMBURSEMENT FOR THE FACILITY HOUSING THE MARKET PLACE.
<b>4</b>	<b>Project Name</b>	EMERGENCY HOME REPAIR
	<b>Target Area</b>	COMMUNITY WIDE
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Affordable housing rehab
	<b>Funding</b>	CDBG: \$46,162

	<b>Description</b>	ASSISTANCE IS PROVIDE TO LMI HOME OWNERS INSIDE THE CITY LIMITS TO ADDRESS HEALTH AND SAFETY REPAIRS TO THEIR HOMES. MAJORITY OF REPAIRS INCLUDE: ELECTRICAL, PLUMBING, FAILED FLOORING, ROOF REPAIR OR REPLACEMENT, INSTALLATION OF SMOKE/CARBON DETECTORS, HOT WATER HEATERS, AND HANDICAP ACCESIBILITY. REPAIRS ARE SECURED WITH A PROMISSORY NOTE AND FIVE-YEAR MORTGAGE IN THE AMOUNT OF THE TOTAL COST OF REPAIRS. EACH YEAR 1/5 OF THE BALANCE IS FORGIVE. AT THE END OF THE FIVE-YEAR PERIOD, THE MORTGAGE IS RELEASED. IF THE HOME OWNER MOVES OUT OF THE PROPERTY (SALES,RELOCATES,FORECLOSURE) THE BALANCE REMAINING BECOMES DUE AND PAYABLE. A HOMEOWNER CAN ONLY QUALIFY ONE EVERY FIVE YEARS.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	AN ESTIMATED FIFTEEN (15) HOUSEHOLDS WILL BE ASSISTED WITH EMERGENCY HOME REPAIRS. THE VAST MAJORITY OF HOUSEHOLDS ARE ELDERLY WIDOWED AFRICAN-AMERICAN WOMEN WHO ARE LIVING ON A VERY LIMITED INCOME AND HAVE NOONE TO ASSIST THEM WITH REPAIRS.
	<b>Location Description</b>	THIS ACTIVITY IS AVAILABLE CITYWIDE. HOWEVER, MOST REPAIRS OCCURE IN THE JETER OR CARVER NEIGHBORHOODS.
	<b>Planned Activities</b>	REHAB AND REPAIRS ARE DONE ADDRESSING HEALTH AND SAFETY ISSUES. MOST REPAIRS CONSIST OF LEAKING ROOFS, DAMAGED/FAILED FLOORING, ELECTRICAL OR PLAMBING REPAIRS, AND HANDICAP ACCESSIBILITY. IF SMOKE OR CARBON DETECTORS ARE NOT PRESENT, THEY ARE INSTALLED IN ALL HOMES WORKED ON FOR SAFETY. STAFF CAN AUTHORIZE WORK UP TO \$12,000 TO BE PERFORMED. ANY OWRK BEYOND THIS AMOUNT REQUIRES ADMINISTRATION APPROVAL.
<b>5</b>	<b>Project Name</b>	MAIN STREET FACADE
	<b>Target Area</b>	HISTORIC DOWNTOWN
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Eliminate slum/blight
	<b>Funding</b>	CDBG: \$20,000

	<b>Description</b>	THIS PROGRAM PROVIDES 50% REIMBURSEMENT, UP TO \$7,000, FOR EXTERIOR FACADE REHABS IN OUR HISTORIC DOWNTOWN BUSINESS DISTRICT. THUS, IMPROVING THE DISTRICT AND ENCOURAGING ECONOMIC GROWTH AND CREATING ADDITIONAL JOBS. OPELIKA MAIN STREET REQUIRES THE APPLICANT TO OBTAIN SEALED ESTIMATES AND THE LOWEST BID IS SELECTED.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	AN ESTIMATED FIVE (5) BUSINESSES WILL BE ASSISTED WITH EXTERIOR FACADE REPAIRS AND/OR RENOVATIONS IN THE HISTORIC DOWNTOWN BUSINESS DISTRICT.
	<b>Location Description</b>	THE HISTORIC DOWNTOWN BUSINESS DISTRICT.
	<b>Planned Activities</b>	THE PROPERTY OWNER OR TENANT OBTAINES THREE ESTIMATES FOR EXTERIOR FACADE REPAIRS OR IMPROVEMENTS AND DELIVERS THEM TO THE MAIN STREET BOARD IN SEALED ENVELOPES. THE BOARD MEETS AND REVIEWS ESTIMATES AND SELECTS CONTRACTOR TO PERFORM WORK. CONTRACTS ARE DRAWN UP AND SIGNED. THE OWNER/TENANT PAYS THE CONTRACTOR AND UPON COMPLETION OF WORK PROVIDES MAIN STREET WITH A COPY OF PAID RECEIPT AND SIGNED CERTIFICATE OF COMPLETION. THIS IS PROVIDED TO THE CITY WITH A REQUEST FOR PAYMENT. REIMBURSEMENT OF 50%, UP TO \$7,000, IS PAID TO MAIN STREET. MAIN STREET THEN PAYS TO THE OWNER/TENANT.
<b>6</b>	<b>Project Name</b>	LRCG-UTILITY ASSISTANCE
	<b>Target Area</b>	COMMUNITY WIDE
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Supportive Services
	<b>Funding</b>	CDBG: \$15,844
	<b>Description</b>	UTILITY ASSISTANCE WILL BE PROVIDED TO LOW-MOD INCOME INDIVIDUALS OR FAMILY TO PAY A UTILITY/ENERGY BILL.
	<b>Target Date</b>	9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	AN ESTIMATED 150 LOW-MODERATE INCOME HOUSEHOLDS WILL BE ASSISTED WITH THEIR UTILTIY BILLS.
	<b>Location Description</b>	THIS PROGRAM IS AVAILABLE TO ALL HOUSEHOLDS INSIDE THE CITY LIMITS OF OPELIKA.
	<b>Planned Activities</b>	ASSISTANCE WITH UTILITY/ENERGY BILL FOR LOW-MOD INCOME RESIDENCE OF OPELIKA. THIS AVERAGES OUT TO ABOUT \$68 PER INDIVIDUAL.
<b>7</b>	<b>Project Name</b>	SIDEWALKS/STREETSCAPES
	<b>Target Area</b>	JETER NEIGHBORHOOD CARVER NEIGHBORHOOD
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Public Infrastructure/facilities
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	SIDEWALKS AND STREETSCAPE IMPROVEMENTS WILL BE MADE IN THE CITIES TWO DESIGNATED TARGET NEIGHBORHOODS OF CARVER AND JETER. THESE TWO NEIGHBORHOODS HAVE THE HIGHEST CONCENTRATION OF POVERTY.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	SIDEWALKS WILL BE INSTALLED IN THE CARVER AND JETER NEIGHBORHOODS TO INCREASE THE SAFETY AND WALKABILITY OF THE AREA ALONG WITH STREET LIGHTS. SOME PARK IMPROVEMENTS WILL ALSO BE MADE. APPROXIMATELY 800 HOUSEHOLDS WILL BENEFIT FROM THESE IMPROVEMENTS.
	<b>Location Description</b>	PROJECTS WILL BE COMPLETED IN THE CARVER AND JETER NEIGHBORHOODS.
	<b>Planned Activities</b>	SIDEWALKS, LIGHTS, GREENSPACE, BIKE PATHS, WALKING TRAILS, STREET ARTS, AND MUCH MORE!

## **AP-50 Geographic Distribution – 91.220(f)**

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

The City of Opelika offers funding to citizens citywide. However, there is concentration on providing services in Census Tracts 414 and 416 which are our two highest concentration of minorities and poverty.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
COMMUNITY WIDE	30
JETER NEIGHBORHOOD	30
CARVER NEIGHBORHOOD	15
HISTORIC DOWNTOWN	5

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Assistance is available to all citizens who are LMI and live within the city limits of Opelika. However, the Carver and Jeter neighborhoods are our two highest concentration of minorities and poverty. It is for this reason that most of our requests for assistance come from those who live in these areas.

### **Discussion**

## Affordable Housing

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

#### Introduction

The City of Opelika will continue our Home Ownership Loan Program for first time home buyers and Emergency Home Repairs for current home owners who need health and safety issues addressed.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

**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	15
Acquisition of Existing Units	0
Total	15

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

#### Discussion

Our initial Consolidated Plan showed Habitat for Humanity building one new home for the next five years in the Carver-Jeter neighborhoods. However, this activity has been removed due to Habitat not being an approved Community Based Development Organization (CBDO).

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

### **Introduction**

The City of Opelika will continue to work with the Opelika Housing Authority to address housing needs and encourage homeownership. The City of Opelika proposed a new zoning change for Public Housing that required mixed income development. However, this recommendation was not approved. The Planning Department still believes this is an excellent concept in new development and continues to seek a developer who will take on this type of project in Opelika.

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

The Opelika Housing Authority is working hard to identify the strengths and weaknesses of its current housing stock and organization. The City of Opelika will be working with OHA to identify solutions to our public housing needs.

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

The Opelika Housing Authority is now posting quarterly Home Buyer Seminars held at local Goodwill center flyers where the City of Opelika teams up with the City of Auburn and goes over homeownership opportunities through down payment and closing cost assistance available under CDBG, housing counseling, and Fair Housing awareness.

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

N/A

### **Discussion**

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

### **Introduction**

Efforts to help families avoid homelessness will include the allocation of CDBG funds through Utility Assistance, Emergency Home Repairs, and Home Ownership activities. In addition, the CoC has a policy developed with consultation from major stakeholders including mental health facilities, law enforcement, hospitals, the Department of Human Resources, community-based organizations, service providers, judges, prosecutors and governmental agencies. The policy defines the criteria for homelessness, lists the common causes of homelessness, contains recommendations, and details the level of commitment expected by service providers. In addition, the policy affirms that in no instance should any one agency or institution take the sole responsibility for the homeless, but that each should clearly demonstrate a willingness to participate with the CoC, the community, service providers and like-minded agencies in responding to and addressing these problems.

### **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 City's primary goal for reducing and ending homelessness is its continued participation in the regional CoC for the coordination of care and services. Actions will include the continued allocation of funding to service agencies that are involved in providing assistance to the homeless and those at risk of becoming homeless. The City has allocated General Fund and CDBG dollars for this purpose.

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

The City does not provide direct support to homeless persons, but will serve the community through the continued provision of General and CDBG funds for services and programs that meet the needs of the homeless population, sheltered or unsheltered.

#### **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**

Referrals will be made to our regional CoC and Unity Wellness Center for care and services. CDBG funding also provides support to services providers who provide food assistance and basic supportive services.

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

The City of Opelika uses CDBG funding to provide supportive services such as utility and food assistance. Our Home Buyer Loan program assist with down payment and closing cost when purchasing affordable housing. Through a tight network of local service providers and assistance from our regional CoC and United Way, the likelihood that families will fall into homelessness again is greatly decreased.

**Discussion**

The City of Opelika uses CDBG funding to provide supportive services such as utility and food assistance. Our Home Buyer Loan program assist with down payment and closing cost when purchasing affordable housing. Through a tight network of local service providers and assistance from our regional CoC and United Way, the likelihood that families will fall into homelessness again is greatly decreased.

The City actively participates and communicates with the Alabama Rural Coalition for the Homeless (ARCH), the regional Homeless Continuum of Care (CoC) for Lee County and its surrounding areas. A recent group of nonprofits, churches, and citizens have formed together a new nonprofit called "One Voice Shelter Coalition" for Lee County to discuss and address the homeless needs in our community. Interested members include ARCH, United Way, Lee-Russell Council of Governments, Auburn University, East Alabama Medical Center, Department of Human Relations, East Alabama Mental Health, the City of Auburn, and the City of Opelika. The City of Opelika will continue its efforts to

address the needs of the homeless including participation in CoC meetings and the allocation of CDBG funding under the 15% public services cap to organizations meeting the housing and supportive services.

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

### **Introduction:**

The City of Opelika continues to look for developers for mixed-income housing units to be built. We are also working with Auburn University Department of Urban Design for affordable housing options that have been built in other areas of Alabama that are not only affordable to build but are also very energy efficient. There are currently two affordable senior housing complexes and another under construction. These have been very popular and fill up quickly.

### **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**

Current land use, tax policies, zoning, and building codes are not barriers to affordable housing. Our land use maps are a “working document” and are adjusted as needed to meet the needs of residential development. Our zoning regulations permit a variety of housing types, neighborhood configurations, and lot sizes. Planned efforts with regard to affordable housing include Emergency Home Repairs.

### **Discussion:**

The cost of housing is the primary barrier to developing, improving, and maintaining affordable housing for low-moderate income households in Opelika. Current land use, tax policies, zoning, and building codes have not been found to be barriers to affordable housing in the jurisdiction. The city acts as an ally in the efforts to expand affordable house stock, seeking to change or waive public policies where such policies function as barriers to affordable housing.

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

### **Introduction:**

The City of Opelika will continue implementation of the Carver-Jeter Revitalization Plan to ensure the best land use and zoning, transportation, open space and environment, urban design , historic resources, public services, and economic development for these two neighborhoods. This strategic tool ensures that the proper structure is in place to enable Opelika's Carver and Jeter neighborhoods have a promising and rich future. The city will continue to work along with the Casey Foundation and Community of Hope, Auburn University Mobile Studio, and Auburn University Urban Studio to address the needs of its low-moderate income citizens so that their lives are enriched in every possible way. These groups are assisting with the assessment of the health and culture of the Carver-Jeter citizens. The mobile health clinic bus has been shipped for retrofitting and should be back and ready for deployment by the first of 2020.

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

The City of Opelika has partnered with several organizations to bring innovative solutions to the community. The Mobile Health Clinic will travel to our low income neighborhoods and treat patients who do not have transportation to the doctor and provide services at no cost.

Circles of Opelika is a program of the Envision Opelika Foundation. And through its partnership with Southern Union State Community College and the City of Opelika its goal is to reduce the number of families living in poverty in our community to achieve self-sufficiency. Participants work through a 12 week program and upon graduating continue with an ally (mentor) for approximately 18 months. The participants set their own goals as they work through the program and the mentors advise and help them meet those goals.

Opelika Mayor Gary Fuller formed a Commission on Crime and Violence to address citizen concerns. Four separate committees have formed to target each specific area and what can be done about it; Family, Youth, Crime, and Resources. One program that has evolved from this commission is the YES! (Youth Employment Success) Program. The City has hire twenty young people between the age of 16 and 19, preferably at-risk kids that need a job, for a seven-week summer job where they will learn job skills and be mentored by city staff.

Plans to meet underserved needs also include the continued provision of funding for public service activities, such as the East Alabama Food Bank Community Market, that focus on LMI families and

continued participation in the regional CoC.

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

CDBG funding single family Emergency Home Repairs and first time home buyer Home Ownership Loans are available within the Opelika city limits. The City of Opelika and the City of Auburn holds a quarterly housing seminar at the Goodwill Center to let the community know about the various programs available. Also, we review Fair Housing and landlord/tenant issues. At these meetings we provide a lender who can share with them tips on credit repair and credit scoring.

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

The City of Opelika will continue to make homeowners living in homes built prior to 1978 aware of the potential of lead based paint and the hazards of lead based paint. However, due to limited funding the city has chosen not to undertake work on homes that risk the disturbance of lead based paint at this time.

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

The City's primary effort to reduce the number of families in poverty will be to provide financial support to organizations which have a mission of assisting households in poverty. Funds have been allocated for public services which include East Alabama Food Bank Community Market, which provides a grocery store style market for LMI to shop for food and household goods.

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

The City serves as the grantee and administrator of CDBG funding. The Community Development department is housed within the Planning department and has a dedicated staff member to manage the program. City personnel also provides support for administration of program including housing inspectors, engineering, public works, and accounting.

Monitoring objectives are guided by CDBG Program regulations. The monitoring process ensures that the housing and community development projects comply with Federal regulations. Applicable regulations include 24 CFR 570.501(b), 24 CFR 570.502, 24 CFR 85.40, and 24 CFR 92.504. Community Development continues to implement ongoing strategies for monitoring its sub-recipients and contractors. The City enters into written contractual agreements with sub-recipients and contractors to

establish their responsibilities under the CDBG Program.

Community Development annually monitors recipients' activities in an effort to reinforce proper management control and accountability for CDBG. The Division tracks performance activities through periodic and routine on-site and desk reviews. Sub-recipients and contractors' activities are closely evaluated to ascertain levels and degrees of progress, and identify potential problem areas where corrective strategies can be implemented. As a part of the monitoring process, the City requires funded recipients submit regular written reports to justify requests for monetary draws and to report on the progress of activities to date. Special attention via consultations and/or technical assistance is readily available to sub-recipients and contractors to acquaint them with the City's processes and procedures for delivering quality services to low and moderate income residents in accordance with Federal guidelines. Program recipients are always encouraged to contact the City at any time with technical inquiries or questions about programmatic issues.

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

The City serves as the grantee and administrator of CDBG funding. The Community Development department is housed within the Planning department and has a dedicated staff member to manage the program. City personnel also provides support for administration of programs including housing

### **Discussion:**

# Program Specific Requirements

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

### Introduction:

The City of Opelika does not have activities that are income producing. In the event that one of our forgivable loans goes into repayment, it has never been in an amount that requires program income to be reported. The City of Opelika does not participate in section 108 loan guarantees, urban renewal settlements, or float-funded activities.

### 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
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	9,500
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.	75.00%



