



2020-2024 Consolidated Plan and 2020 Action Plan

**Submitted to the Department of Housing and Urban Development
Birmingham Field Office
August 15, 2020**

Executive Summary

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

1. Introduction

The City of Opelika is an entitlement community and grantee of the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. Funding available under this program is targeted within the city limits to address community development needs with regard to affordable housing and supportive services for low to moderate income (LMI) families and communities.

The Consolidated Plan is a comprehensive document that describes the housing market conditions, identifies needs for affordable housing and community development and provides strategies to address the needs over the next five years (October 1, 2020-September 30, 2024). The plan coordinates the City's housing and community development efforts with those of other public, private, and nonprofit housing providers and non-housing service agencies. The resulting plan provides a unified vision for community development and housing actions with the primary goals of providing affordable housing and supportive services to LMI families, homeless persons, and populations with special needs (.e.g., elderly, disabled, etc.), improving public facilities and/or infrastructure, and eliminating slums and blight. The Year 1 Action Plan (PY2020) of the five-year planning period is also incorporated within this document and lays out the proposed use of funds for the first program year (October 1, 2020 – September 30, 2021).

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

The Consolidated Plan will identify projects and activities that will enable the City to achieve its primary goals. The primary objective of CDBG funding is to increase availability, accessibility, affordability and sustainability of decent housing, a suitable living environment, and expanding economic opportunities for primarily low-moderate income persons.

Five goals have been established for the five-year consolidated planning period. 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

3. Evaluation of past performance

The City's annual performance under the CDBG program is documented in its Consolidated Annual Performance and Evaluation Report (CAPER), which is filed within 90 days of the end of each program year. Over the last 5-Year Consolidated Plan, the City of Opelika has successfully provided housing rehab to homeowner occupied properties that otherwise would have not been possible on a limited income. The Emergency Home Repair Program provided suitable living environment and sustainability while also eliminating slum and blight. Assistance was provided to first-time home buyers so that achieving homeownership was affordable and within reach. The Homeownership Loan Program provides decent and affordable housing. Facade grants were awarded to small businesses in our historic downtown as a means of historic preservation, creating economic opportunity, and provide jobs. Lastly, public service funding allowed support to the food bank to assistance to LMI individuals with food insecurities and utility payment assistance.

Performance outcomes for the most recently completed program year (2018) are summarized below:

Funds Expended

CDBG Funds Spent - \$267,208.06

15% of CDBG funds were expended for public services

73% of CDBG funds benefitted very low to moderate income persons

Units Assisted

CDBG Owner Occupied Rehab – 12 Units

CDBG Façade Rehab – 5 Units

Total Units - 17 units

Persons Assisted

Public Service Agencies (4)	3,034
Housing Rehab	12
Façade Rehab	5
Home Ownership	4
Total Persons	3,055

4. Summary of citizen participation process and consultation process

As the grantee for CDBG, the City conducted a consolidated citizen participation process, which combined public hearings with Opelika Housing Authority, city departments, and agency consultation meetings. All required citizen participation activities were carried out in compliance with its approved Citizen Participation (CP) Plan, and all activities were conducted in compliance with timeframes set under federal program regulations.

The Citizen Participation Plan (CPP) was amended and approved by City Council on April 21, 2020 to meet required public notice and 5-day comment period due to CARES Act/COVID-19.

5. Summary of public comments

Three public hearings (April 6th, April 8th and July 6th) were convened during the development of the Five-Year Consolidated Plan to solicit public input and feedback from residents of the communities covered under CDBG. Also, an online and paper Community Survey was available. Agency consultations were conducted via phone and email to obtain input from housing-related and non-housing-related service providers operating within the covered jurisdictions to meet the needs of residents. In summary, the following comments were offered by the public with regard to community needs:

- Removal of slum/blighted properties
- Home repairs for LMI families
- First time home buyer assistance form LMI families
- Education and training for jobs
- Street improvements

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

All comments received were given appropriate consideration and were weighed in conjunction with housing and community data, needs assessment data, input and feedback from service providers, and specific funding requests. No comments were rejected.

7. Summary

The City of Opelika will take all comments received to develop and implement the next 5-year Consolidated Plan to meet all of its objectives for affordable housing, economic opportunities, decent living environments, and support to social services to meet the needs of its most vulnerable in the community.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	OPELIKA	
CDBG Administrator	OPELIKA	Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Community Development department is a division of the Planning department. It is the objective of the Community Development department to administer all programs covered by the Consolidated Plan and Annual Action Plans.

Consolidated Plan Public Contact Information

The contact for the Community Development department staff assigned to receive inquiries and comments from the public and other stakeholders specific to the Consolidated Plan and Annual Action Plan is:

C. Matthew Mosley	or	Lisa Thrift
Planning Director		Community Development Administrator
City of Opelika		City of Opelika
700 Fox Trail		700 Fox Trail
Opelika, AL 36801		Opelika, AL 36801

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334-705-5166

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lthrift@opelika-al.gov

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Opelika has a strong network of organizations that work together to support the citizens in our community and provide needed services. Each organization, stakeholders, and citizens were consulted during the Consolidated Plan planning processes to determine which activities would be funded.

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)).

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 as 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.

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 regularly with the Alabama Rural Coalition for the Homeless (ARCH), the regional Homeless Continuum of Care (CoC) for Lee County and its surrounding areas. Efforts to address the needs of the homeless include participation in CoC meetings, Point in Time counts, and the allocation of CDBG funding under the 15% public services cap to organizations meeting the housing and supportive services needs of homeless persons.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Alabama Rural Coalition for the Homeless (ARCH)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation, Participation in CoC, PIT surveys, use of published data
2	Agency/Group/Organization	One Voice Shelter Coalition
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation
3	Agency/Group/Organization	AUBURN
	Agency/Group/Organization Type	Other government - Local Adjacent government Grantee Department
	What section of the Plan was addressed by Consultation?	Data share
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation, email

4	Agency/Group/Organization	East Alabama Food Bank
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Food insecurity
	What section of the Plan was addressed by Consultation?	Unmet needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation meeting, Email
5	Agency/Group/Organization	LEE RUSSELL COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Unmet needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation, phone
6	Agency/Group/Organization	OPELIKA
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation, phone, website
7	Agency/Group/Organization	CHILD ADVOCACY CENTER
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Unmet needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation

8	Agency/Group/Organization	DOMESTIC VIOLENCE INTERVENTION CENTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Regional organization
	What section of the Plan was addressed by Consultation?	Urgent need
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation, phone
10	Agency/Group/Organization	Auburn University
	Agency/Group/Organization Type	Educational Institute
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation
11	Agency/Group/Organization	East Alabama Mental Health
	Agency/Group/Organization Type	Health Agency Mental health
	What section of the Plan was addressed by Consultation?	Mental health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation
12	Agency/Group/Organization	Envision Opelika
	Agency/Group/Organization Type	Services-Education Financial literacy
	What section of the Plan was addressed by Consultation?	Community needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation
13	Agency/Group/Organization	LEE COUNTY ALABAMA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation; email
14	Agency/Group/Organization	United Way of Auburn Opelika
	Agency/Group/Organization Type	Regional organization Community needs
	What section of the Plan was addressed by Consultation?	Community needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation
15	Agency/Group/Organization	OPELIKA MAIN STREET
	Agency/Group/Organization Type	Planning organization Small business needs
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation
16	Agency/Group/Organization	Opelika Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consultation, email

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

N/A

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

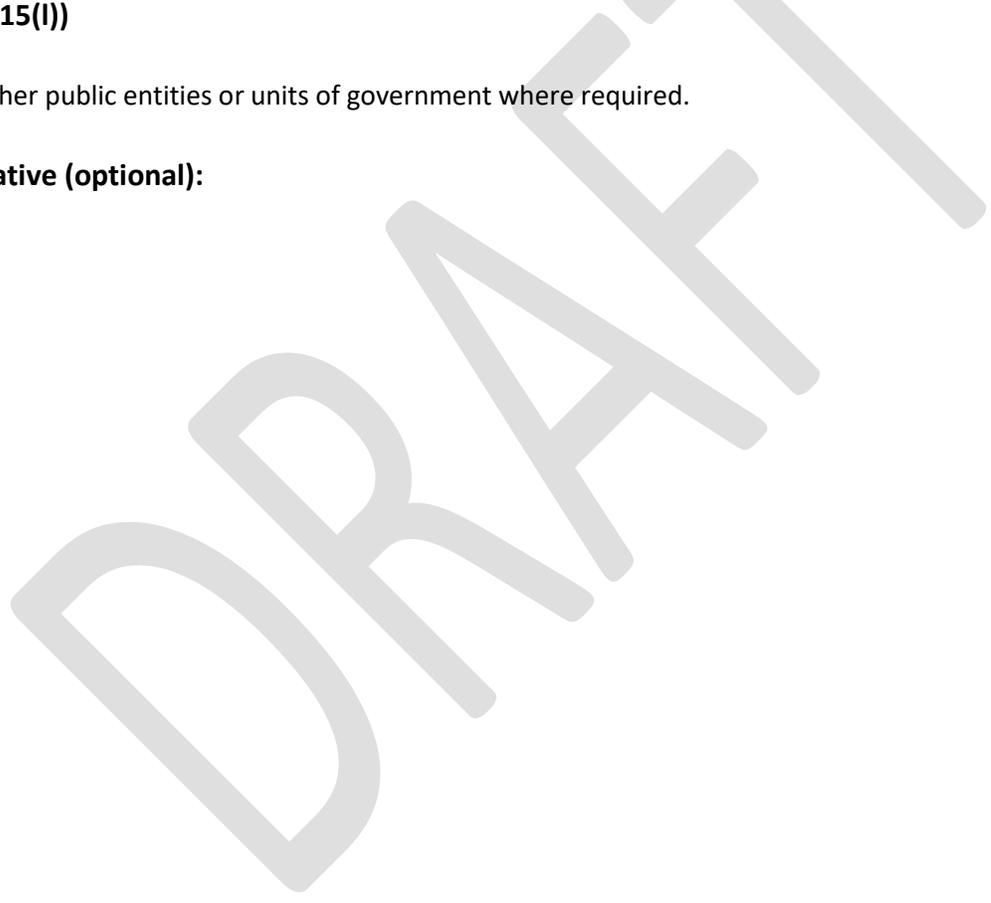
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alabama Rural Coalition for the Homeless	Identification of homeless shelter needs
Analysis of Impediment	City of Opelika	Identification of housing needs
Consolidated Plan (2015-2019)	City of Opelika	Identification of unmet needs and goals for targeted areas

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

No other public entities or units of government where required.

Narrative (optional):



PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 Plan (CPP), including advanced notice of public hearings and two public hearings. Efforts made to broaden citizen participation during social distancing due to COVID-19 included an online Community Engagement presentation. All information regarding public hearings and presentations were on the City of Opelika’s publicly accessible website, public library, City Hall, Public Works building, and SportsPlex. Public notice of hearings was also announced at two City Council meetings and posted on social media. Notices of the availability of all documents in hard copy form were made available for residents who do not have internet access or preferred to view a hard copy.

Input and feedback obtained as a result of the citizen participation activities listed above were heavily weighted in combination with community data, feedback from service providers, and other input to establish the goals and priorities listed within this plan.

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	Community Wide	April 6, 2020 and April 8, 2020-no attendees	No comments received	N/A	

Demo

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	Community Engagement Presentation	Community Wide	Recorded online presentation- attendance unknown	No comments received	N/A	
3	Public Hearing	Community Wide	July 1, 2020	No comments received	N/A	
4	Community Engagement Presentation	Community Wide	April 1, 2020-June 15, 2020 (Gathered data and stats)	Data and Stats	N/A	
5	Internet Outreach	Community Wide	Two-hundred thirty-six (236) responses where received from the Community Survey.	See report provided	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

A Community Needs Assessment Survey was administered by the City's Community Development Department as an additional means of obtaining citizen input regarding community needs and priorities. The 18-question survey was posted online. Hard copies were available at the Community Development office, public library, SportsPlex, and Covington Recreation Center. An advertisement was placed in the Opelika Observer and O/A News notifying the public of the survey opportunity, and all residents of Opelika were encouraged to complete it to ensure participation from jurisdictions included under the CDBG program. Information concerning the survey was also shared with the City Council member of each ward noted. As a third means of outreach, the survey information was also shared with the attendees of the Draft ConPlan and PY2020 Action Plan public hearing.

The total number of survey respondents was 236. Unfortunately, this number does not provide a representative sampling of the population as a whole, but it does provide insight regarding the areas and needs that residents rank highest. Overall, 92.8% of respondents live within the city limits of Opelika and 5.5% did not. Homeowners represented 89.08% of respondents, while renters made up 9.6%. The majority of respondents, 24.37%, were in the age range of 35-44, with 55-64 years old at 18.49%, and over 65 years of age at 16.81%. Respondents consisted of 77.02% white/Caucasian, 12.43% black/African American, and less than 1% Hispanic.

Respondents were asked to rank eligible areas of need using a scale of high, medium, low, none or no opinion. The table below summarizes the top five needs which garnered the highest percentage of residents ranking it as high need, followed by a summary of all queried needs and graphic representations of the survey results. All five needs are reflected in the goals established within the Strategic Plan.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Housing needs for the five-year planning period have primarily been determined based upon housing data provided by IDIS for the City of Opelika. Needs were estimated with regard to pertinent categories such as renter versus owner, elderly, small families, large families, disabled persons, and persons living with HIV/AIDS, as well as by federally-defined income categories of extremely low (<30% of median family income), low (30-50% of MFI), and moderate (50-80% of MFI) income. The new online format for the Consolidated Plan in IDIS automatically generates housing data tables for the City of Opelika as the grantee. Data table were built using 2010 Census data, 2005-2009 American Community Survey (ACS) estimates, and 2011-2015 CHAS data.

For the purposes of this document, HUD-provided housing data for Opelika will be the primary data source analyzed to determine housing needs. This analysis will take liberty in assuming that the housing needs and trends reflected within the City’s data is a significant sampling and representation of the needs and trends within our jurisdiction.

Opelika Housing Demographics

According to data provided by HUD, Opelika has a population of 28,545 individuals residing in 11,279 households. These levels reflect an 8% increase in population and a 2% increase in total households from the levels documented in the 2010 U.S. Census. During this same period, median income increased from \$35,243 in 2009 to \$39,40,489 in 2015, representing a 15% increase (See Table 5).

Of the City’s 11,279 households, 5,305 (47%) fall into an income category that is within HUD’s income guidelines (0-80% of median family income), with 18.5% of households qualifying as being very-low income (<30% of MFI), 13.6% as low-income (30-50% of MFI) and 14.7% as moderate income (50-80% of MFI). At least one elderly person, age 62 and older, resides in 19.6% of households and 13.3% of households include a child age 6 or younger (See Table 6).

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	26,477	28,545	8%
Households	11,040	11,279	2%
Median Income	\$35,243.00	\$40,489.00	15%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,095	1,545	1,665	1,120	4,805
Small Family Households	835	640	760	440	2,585
Large Family Households	140	90	90	80	290
Household contains at least one person 62-74 years of age	355	365	255	195	1,050
Household contains at least one person age 75 or older	300	250	154	100	460
Households with one or more children 6 years old or younger	415	265	225	105	495

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	35	0	0	70	4	15	0	0	19
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	90	0	40	30	160	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	20	0	55	130	0	4	0	20	24
Housing cost burden greater than 50% of income (and none of the above problems)	760	180	15	0	955	200	170	30	25	425

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	315	365	295	85	1,060	10	285	275	140	710
Zero/negative Income (and none of the above problems)	130	0	0	0	130	65	0	0	0	65

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	935	235	55	85	1,310	210	190	30	45	475
Having none of four housing problems	605	555	795	375	2,330	150	565	790	615	2,120
Household has negative income, but none of the other housing problems	130	0	0	0	130	65	0	0	0	65

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	440	215	185	840	40	285	90	415
Large Related	50	45	0	95	0	4	30	34
Elderly	325	180	15	520	144	130	55	329
Other	355	145	110	610	39	50	130	219
Total need by income	1,170	585	310	2,065	223	469	305	997

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	300	70	0	370	30	130	15	175
Large Related	50	20	0	70	0	0	0	0
Elderly	210	80	15	305	140	35	0	175
Other	225	35	0	260	35	10	10	55
Total need by income	785	205	15	1,005	205	175	25	405

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	145	0	40	85	270	0	4	0	20	24

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	20	0	0	20	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	145	20	40	85	290	0	4	0	20	24

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

The 2018 ACS shows 11,974 total households for Opelika. Of these, 37% (4,547) are a single person household. According to the Opelika Housing Authority, the average wait time for 1- bedroom units is 16 months to 4 years from application. This indicates a great need for LMI housing for single person housing. There is no available Census data that describes the number of single-person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2018 ACS, 34% households (4,127) are disabled. It is common knowledge that domestic violence is highest among those living in poverty. However, most cases of domestic violence, dating violence, and sexual assault goes unreported. Due to this fact it is hard to estimate the number and type of families in need of housing assistance with accuracy. Placement of victims with children would appear to be more difficult than a single person household.

What are the most common housing problems?

Housing data provides clear evidence that the most common housing problem is cost overburden for both renters and owners, with both having a burden of 30% (See Table 7). For renters, single family households experience overcrowding (more than one person per room) of 53.7%.

Are any populations/household types more affected than others by these problems?

Renters with 0-30% AMI experience one or more of the four housing problems by 71%. (See Table 8)

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Nearly one-fifth (19.8%) of very low-income households are occupied by families with children under age six (See Table 6). These households also tend to be occupied by African Americans who disproportionately report one or more housing needs and/or severe housing needs, putting them at high risk for homelessness. To prevent this regression, families need financial counseling, job training and employment assistance to obtain living-wage jobs, as well as daycare and transportation assistance to support employment

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

A Point-in-Time count was completed in January 2020 by the Alabama Rural Coalition for the Homeless and countless volunteers. The count for Lee County was 1 unsheltered. In Opelika, it was reported in Emergency Shelter was 33, this includes eight (8) in the Domestic Violence Shelter and twenty-five (25) being assisted through One-Voice Shelter Coalition. At-risk group includes a person or family facing eviction within 14 days verified with the eviction notice and/or verification from the landlord.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Characteristics linked to instability and increased risk of homelessness would be unemployment, no-limited income, domestic violence, substance abuse, and recent incarceration. These conditions have been increased recently as a result of the pandemic of COVID-19.

Discussion

Cost burden for affordable housing remains a problem for low-moderate income individuals even though the median income has increased over the years and unemployment has remained low. The City of Opelika does not appear to have a chronic homeless problem.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need occurs when a racial or ethnic group at an income level experience housing problem at a great rate than others in the same income level. The following tables break down the number of households facing housing problems in income levels. The housing problems identified are (1) Lacks complete kitchen facility; (2) Lacks complete plumbing; (3) More than one person per room; and (4) Cost burden great than 30% AMI.

With regard to race and ethnicity, low and very low-income, African Americans households demonstrate a disproportionately higher rate of housing problems. Of the 1,470 very low-income households that reported at least one housing problem, 62.5% were African American and for low-income households, a little less than half (54.8%) were African American (See Tables 13 and 14).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,470	435	195
White	445	115	120
Black / African American	920	245	80
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	65	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,075	475	0
White	440	235	0
Black / African American	590	230	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	655	1,015	0
White	290	490	0
Black / African American	280	515	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	350	765	0
White	80	435	0
Black / African American	125	300	0
Asian	15	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

In Table 13 the jurisdiction as a whole is 1,470 households. You will see that Asian, American Indian, Alaska Native, Pacific Islander, and Hispanic make up only 6.1% (90) of the total with Hispanic being the primary ethnic group. Whites comprise 30.2% (445) with Blacks/African Americans having the highest percentage at 62.5% (920) for one or more of four housing problems in the 0-30% Area Median Income (AMI).

For 30-50% AMI, Table 14 shows Blacks/African Americans as the most effected at 54.8% (590), Whites at 40.9% (440), and all other race groups combined at 4.1% (45) of all households.

Table 15 outlines the 50-80% AMI, showing Whites at 44.2% (290), Blacks/African Americans at 42.7% (280), and all other race groups combined at 3.8% (25).

This data confirms that Blacks/African Americans have a disproportionately greater need in the 0-30% Area Median Income for having one or more of four housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As with the previous outline, this section reviews disproportionately greater needs of households with housing problems focusing on the existence of severe housing problems experience by race and ethnic groups.

With regard to severe housing problems (lacks complete kitchen, lacks complete plumbing facilities more than 1.5 persons per room or cost overburden >50%), low and very-low income, African American households again demonstrate disproportionate need with a rate of 59.3% and 64.7% respectively (See Tables 17 and 18).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,145	755	195
White	410	150	120
Black / African American	680	485	80
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	110	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	425	1,120	0
White	120	555	0
Black / African American	275	540	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	15	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	85	1,585	0
White	45	735	0
Black / African American	40	755	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	130	990	0
White	10	505	0
Black / African American	50	375	0
Asian	15	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	25	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Table 17 shows the jurisdiction being 1,145 households experiencing one or more of four housing problems in the 0-30% Area Median Income (AMI). Blacks/African Americans rank the highest at 59.3% (680), Whites at 35.8% (410), and Hispanics at 4.3% (50). Asian, American Indian, Alaska Native, and Pacific Islanders are not represented in any of the categories.

Table 18 represents 30-50% AMI with 425 households in this jurisdiction as a whole. Blacks/African Americans comprise 64.7% (275), Whites 28.2% (120), and Hispanics 14.1% (30).

Table 19 shows the jurisdiction being 85 households. Whites comprise 52.9% (45) and Black/African American 47% (40). No other races or ethnic groups are identified.

This data confirms that Blacks/African Americans have a greater need in the 30-50% Area Median Income for having one or more of four housing problems in the Severe Housing category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

Introduction:

This is an analysis of disproportionately greater need for housing cost burden for Area Median Income (AMI) regarding race and ethnic groups.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,525	2,040	1,450	230
White	4,760	830	545	125
Black / African American	2,355	995	870	105
Asian	135	0	15	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	210	110	10	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Among households with a housing cost burden <= 30%, Whites demonstrate a greater housing cost burden at 63.2% (4,760) and Black-African Americans 31.2% (2,355) within this group, see Table 21. Hispanics represented 2.7% (210) of the 7,525 households in the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Very low and low income (0-30% and 30-50%) Black/African American households consistently demonstrate a disproportionately greater need for housing assistance.

If they have needs not identified above, what are those needs?

Table 10 provides evidence that the following populations and households types also have a housing cost burden greater than 50%: 1) very low and low income renter households occupied by disabled persons (defined as other), 2) very low and low income renter households occupied by small related families; and 3) the elderly in very low income, owner-occupied households.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to information pulled from census data in Opelika, 40.7% of the population is Black/African-American. This race/ethnic group heavily reside in census tracts 414 and 416 making up 87.1% and 72.8% of the population, respectively.

NA-35 Public Housing – 91.205(b)

Introduction

The Opelika Housing Authority (OHA) converted 100% of its Low-Income Public Housing (LIPH) stock, totaling 663 units, to HUD Project Based Rental Assistance (PBRA) program. This conversion through HUD's Rental Assistance Demonstration (RAD) began in 2014 and was formally completed and effective May 1, 2015, at which point the Opelika Housing Authority no longer owned or operated a Low-income Public Housing unit.

OHA has 633 PBRA units, once considered LIPH units; Owns three (3) Single-Family homes, to which it leases to LMI families; Has 490 Tenant Based-Housing Choice Vouchers (previously called Section 8 Vouchers); and 34 Veteran's Assisted Supportive Housing Vouchers (VASH). A breakdown of race/ethnic identification was not provided by Opelika Housing Authority.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	595	475	0	473	2	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,154	10,232	0	10,230	10,617	0
Average length of stay	0	0	5	5	0	5	1	0
Average Household size	0	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	94	59	0	58	1	0
# of Disabled Families	0	0	154	97	0	96	1	0
# of Families requesting accessibility features	0	0	595	475	0	473	2	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	18	33	0	33	0	0	0
Black/African American	0	0	576	442	0	440	2	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	2	0	2	0	0	0
Not Hispanic	0	0	593	473	0	471	2	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

A review of the HUD-provided data in Tables 22 and 23 reveals that the Opelika Housing Authority has 595 public housing units available and 475 Housing Choice Vouchers. Of these totals, 153 units (14.2%) are occupied by elderly and 251 (23.4%) are used by disabled persons, while 100% of units and vouchers were requested by families desiring accessibility features.

All available data indicate that the area's public housing units are in compliance with Section 504 requirements for accessibility for persons with disabilities. The Opelika Housing Authority is currently making improvements to each complex based on the 20-year physical needs assessment of RAD.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to the Opelika Housing Authority (OHA), the following are the current number of applications and average wait times:

One-Bedroom Units: 343 applications with average wait time of 16 months to 4 years from application submission.

Two-Bedroom units: 169 applications with average wait time of 11 months to 5 years from application submission.

Three-Bedroom units: 58 applications with average wait time of 15 months to 3 years from application submission.

Four-Bedroom units: 43 applications with average wait time of 14 months to 5 years from application submission.

Five-Bedroom units: 10 applications with average wait time of 11 months to 4 years from application submission.

How do these needs compare to the housing needs of the population at large

Based on the high percentage of households in the general population with high housing burden costs, the need for improved access to affordable housing and an improved understanding of fair housing issues are comparable to the needs of public housing residents and voucher holders. Because affordable housing options are limited, many families/households are forced to either rent properties above what they can reasonably afford or living with other family members causing overcrowding of the household.

Discussion

The demand for affordable housing continues to increase. Collectively, 623 households are seeking affordable housing units through the Opelika Housing Authority with long wait times. The demand greatly exceeds availability.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Opelika is part of Balance of the State Continuum of Care (CoC), Alabama Rural Coalition for the Homeless (ARCH) which serves 42 counties statewide. A point in time count was conducted by ARCH on January 24, 2020. Surveys were conducted at the Community Market (food bank) and public library in Opelika. The PIT count found only one (1) unsheltered in Opelika. The small number of persons considered to be homeless in Opelika are being sheltered in agencies such as the Domestic Violence Shelter and His Place, which are both located in Opelika but serve all of Lee County. ARCH currently has two (2) housing units in the Opelika-Auburn area to serve its homeless needs.

According to the respondents of the 2020 Community Needs Assessment Survey, the need for Homeless Prevention Services was ranked 45.4%, Outreach 42.7%, Access to Temporary Housing 41%, and providing Permanent Housing ranked 25%.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to the Family Resource Center, most of the cases seeking assistance are requesting hotel vouchers due to eviction, loss of job, release from incarceration, or moving to the area for a better job and have no family support. They received one request from a veteran and referred him to a local veteran's group for assistance.

Demo

The Domestic Violence Shelter reported currently having two (2) adults and two (2) children in their shelter. They are also assisting a family with hotel voucher due to COVID precautions.

One Voice Shelter Coalition has placed 25 in surrounding shelters and report being aware of up to 75 living in cars or sleeping on family/friend's sofa while seeking permanent housing.

DRAFT

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	22	0
Black or African American	62	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Only Family Resource Center reported race/ethnic group, sex, and marital status. Assisted were 63 females and 21 males: 4 married and 55 singles. Adults 18-59 years of age were the majority assisted. Only three (3) were over 60 years of age. Thirty-eight (38) children age 0-17 were assisted.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As previously explained, racial data was only received from Family Resource Center. They reported assisting 62 Black/African American and 22 White.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to data received from One Voice Shelter Coalition, Family Resource Center, Domestic Violence Shelter, United Way, and ARCH (numbers are regional and not City of Opelika specific) there are more persons seeking assistance than resources. It does appear that homelessness in our area is mainly the result of financial and housing emergencies encountered from time to time.

Discussion:

Homelessness in our area is mainly the result of financial and housing emergencies encountered from time to time. The numbers reported are countywide and not specific to the city of Opelika. There is currently no homeless shelter in our area. However, One Voice Shelter Coalition is looking to open a women and women with children shelter soon that can house up to 14 individuals/families.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs and circumstances often face greater challenges finding and maintaining housing. Some of this is due to housing units that are not retrofitted to accommodate persons with disabilities or special needs. This includes persons with mental, physical, and/or developmental disabilities, drug or alcohol addiction, persons with HIV/AIDS, frail or elderly, and victims of domestic violence.

Describe the characteristics of special needs populations in your community:

Special needs populations include the elderly, physically and mentally disabled persons and persons living with HIV/AIDS. Estimates of the number of persons within these categories and living in Opelika and Lee County are shown below:

1. Persons living with HIV/AIDS: Opelika-64 Lee County-169

1. Elderly (Age 65+)12: Opelika-4,106 Lee County-17,739

1. Disabled (mental/physical): Opelika-3,363 Lee County-9,614

Sources are Unity Wellness Center, Alabama Department of Health, and 2018 ACS data

What are the housing and supportive service needs of these populations and how are these needs determined?

According to the Alabama Department of Public Health, there were 446 people in Lee County living with HIV/AIDS as of the end of March 2020. Unity Wellness Center is the HOPWA formula grantee of record for Lee County while East Central Alabama HIV Prevention Network Group is the regional provider of care for this population. They reported 169 active AIDS/HIV cases in Lee County, 64 living in Opelika. Unity Wellness Center provides short-term and long-term assistance in the form of funds to cover housing, rental assistance, and utilities assistance. Eleven clients from Lee County received housing assistance from Unity Wellness Center within the past year. Mental health services and medical care are available through other agencies.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Data listed within the Alabama Department of Public Health's (ADPH) 2012 Public Health Area Report shows that Lee County has 446 cumulative cases of persons living with HIV/AIDS as of March 2020. The ADPH January 2020 Report does not address Lee County specifically but provides data for each public health area. Lee County is located in PHA9. According to this report, there were 22 newly diagnosed cases in the Lee County the first quarter of 2020. Unity Wellness Center reported treating 169 patients in Lee County in the last year, 64 living in Opelika. Of these, 46 are Black/African American and 18 are White.

HIV is extremely underreported. The CDC estimated that 1 in 7 people with HIV have no idea they have it. New infections are disproportionately occurring in the African American population, as well as in young adults under age 35. Unity Wellness Center is the sole supportive service agency with a mission of meeting the needs of persons living with HIV/AIDS in Lee County.

Discussion:

Persons with special needs and circumstances often face greater challenges finding and maintaining housing. Some of this is due to housing units that are not retrofitted to accommodate persons with disabilities or special needs. This includes persons with mental, physical, and/or developmental disabilities, drug or alcohol addiction, persons with HIV/AIDS, frail or elderly, and victims of domestic violence. The City of Opelika will continue to support local service providers for the special need's population.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Public facilities have been identified as a high priority through a recent Community Survey. Street and sidewalk improvements (61.4%), community center (48.7%) and parks (41.8%) scored the highest. Funds will be designated for improvements in sidewalks & lighting, crosswalks, and park improvements in our two target neighborhoods of Jeter and Carver. The city has recently completed phase one & two of a bike trail and are in the process of finishing a bike/pedestrian master plan.

How were these needs determined?

Public facilities have been identified as a high priority through a recent 2020 Community Survey and consultation with strategic partners.

Describe the jurisdiction’s need for Public Improvements:

Public infrastructure improvements have not been identified as a high priority at this time and no CDBG funds have been allocated for this purpose due to limited funding availability.

How were these needs determined?

Collaboration between our Public Works, Engineering, and Planning departments.

Describe the jurisdiction’s need for Public Services:

Public services needs were determined based on community feedback during public hearings, consultations with service providers, feedback from the community needs assessment survey and requests for CDBG funding via an Application for Public Services Funding issued by the City.

Five applications for funding were received totaling \$167,000. Available funding for PY2020 with the Public Service cap of 15%, the City of Opelika has a budget of \$40,767. The following needs will be addressed:

Year 1 Recommended Projects:

Emergency Utility Assistance	\$ 14,947.00
Domestic Violence Intervention Center	\$ 3,500.00
East Alabama Food Market-Community Market	<u>\$ 22,320.00</u>
Total:	\$ 40,767.00

How were these needs determined?

Public services needs were determined based on community feedback during public hearings, consultations with service providers, feedback from the community needs assessment survey and requests for CDBG funding via an Application for Public Services Funding issued by the City.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Opelika's housing market consists of 12,959 residential housing units with 64% being standalone detached units and 2% being attached. Multi-family housing (2+ units) comprises 19% of the market and 14% being mobile homes/RV, etc. (See Table 26).

Based on 2011-2015 ACS data, the median home value is \$153,500 and the median rent is \$515 per month, an increase of 46% and 41% respectively since 2009 (See Table 28). Approximately 50.8% of those who rent pay less than \$500 per month, with the remaining quarter paying \$500 to \$1,000 (44.4%). Less than one percent of the population pays \$1,000 or more per month (See Table 29).

For very low-income renter households, only 12.4% of affordable units were available, while 31.9% were available to low-income households and over half (55%) were available to moderate income renters. No data was available for very low owner households. However, 16.8% of affordable units were available to low income owner household, while over a third (49.3%) were available to moderate income households (See Table 30). Fair market rent (FMR) data was not available (See Table 31).

According to HUD data, Fair Market Rent for a two-bedroom unit is \$811, down from \$814 in 2019. Rents decreased in three- and four-bedroom units as well.

Opelika has an aging housing market with 46% of owner and 43% renter occupied housing being built before 1980, which is also an indicator of a high likelihood of the presence of lead-based paint hazards. (Table 34) Approximately, 28% owner occupied, and 23% renter occupied where built in 2000 or later (See Table 33). This trend documents the need for increased housing development activity, especially regarding affordable housing.

In terms of the condition of housing, renters report at least one housing condition at a rate that is almost twice that of owners (49% vs. 20%), which is an indicator that renters have a higher need not only for housing that is affordable, but also decent (See Table 32).

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section of the Consolidated Plan addresses the number and type of housing units in the City of Opelika. Table 26 shows the number of residential properties of multiple residential types including detached and attached structures, multi-family, mobile homes, boats, RV's, car/van, etc. with the data source being the 2011-2015 ACS.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,405	65%
1-unit, attached structure	315	2%
2-4 units	885	7%
5-19 units	1,250	10%
20 or more units	290	2%
Mobile Home, boat, RV, van, etc	1,814	14%
Total	12,959	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	310	7%
1 bedroom	55	1%	570	12%
2 bedrooms	830	12%	1,700	37%
3 or more bedrooms	5,790	87%	2,019	44%
Total	6,675	100%	4,599	100%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

ACS data shows that Opelika has 12,3959 residential units of which 65% is single-family housing (See Table 36). Among owners, 87% of units are comprised of 3 or more bedrooms, while just less than half of rental units (44%) have three or more bedrooms. CDBG funds will be used to conduct rehabilitation activities on owner-occupied single-family housing units citywide.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Opelika Housing Authority has 490 tenant-based Housing Choice Vouchers (previously called Section 8 Vouchers). There is no indication that any of these will be lost.

Habitat for Humanity builds 203 houses per year in Opelika for residents in the 20-60% AMI. They report that 90% of partner families are Black/African American and 10% are White or Hispanic.

Based on input from the City of Opelika's Inspection and Code Enforcement staff, a budget of \$100,000 has been allocated for slums and blight removal through the demolition of condemned housing that has been determined to be a public nuisance. These are unoccupied units. No CDBG funding will be used.

There are no known affordable housing units that will be lost.

Does the availability of housing units meet the needs of the population?

There is a documented need for affordable housing in Opelika for both owners and renters. There is no data available for public housing development (Table 37). However, the Opelika Housing Authority reported a large number of pending applications awaiting housing which indicates a great need for more low-income affordable units.

Describe the need for specific types of housing:

Based on the housing market analysis, there is a need for the following types of housing:

1. Affordable single-family housing for very low- and low-income households.
2. Affordable multi-family housing for very low- and low-income renters.

Discussion

There is a great need for affordable house units in Opelika. The City will continue to work with the Opelika Housing Authority and other resources for expanding the affordable housing market.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section will outline the cost associated with the existing housing market and analyze if there is a sufficient supply of housing to meet the needs at each income level.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	105,400	153,500	46%
Median Contract Rent	365	515	41%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,334	50.8%
\$500-999	2,040	44.4%
\$1,000-1,499	200	4.4%
\$1,500-1,999	0	0.0%
\$2,000 or more	20	0.4%
Total	4,594	99.9%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	770	No Data
50% HAMFI	1,975	875
80% HAMFI	3,430	1,750
100% HAMFI	No Data	2,555
Total	6,175	5,180

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Of affordable housing units, only 12% are available for extremely low-income renters. There is no data for owners. There are 31.9% for renters and 33.7% for owners of low income. (Table 29) This data is a strong indication that increasing the availability of affordable housing, especially rental housing, that is decent and safe is a priority.

How is affordability of housing likely to change considering changes to home values and/or rents?

Since 2000, median mortgage has increased 46% and contract rent 41% (Table 28). Wages have certainly not risen at the same pace. This trend of increase is another indicator that housing may become even less affordable as time passes.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the ACS data (Table 29), 58.8% of the renter population pays less than \$500. Fair market rent data is not available (Table 31). However, according to ACS 2011-2015 data the median rent for our area is \$515 (Table 28).

The City of Opelika does not receive HOME funds.

Discussion

The cost of housing continues to rise disproportionately to the rise in income. The need for more affordable housing for both renter and owners is desired.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Opelika allocates funding each year to assisting low-moderate income homeowners to address and repair health and safety deficiencies within their homes. Repairs include failed/rotten subflooring, leaking roofs, electrical hazards, plumbing leaks or damaged lines, and structural issues.

Definitions

"Substandard housing conditions" pose a health, safety, or physical risk to its occupants. These properties generally do not meet local building codes, are in disrepair, infested with rodents, and not structurally sound. They are unfit and unsafe for occupancy. These properties often are condemned and need demolition because the cost to repair is too high to make rehabilitation feasible.

"Substandard housing conditions but suitable for rehabilitation" are properties that have deferred maintenance generally because the occupant simply cannot afford to make the needed repairs. Common needed repairs are roof leaks, rotted exterior siding, failed flooring, damaged sheetrock, or electrical issues. By local definition, these properties may not meet standard conditions but are both financially and structurally feasible for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,365	20%	2,270	49%
With two selected Conditions	30	0%	130	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,285	79%	2,199	48%
Total	6,680	99%	4,599	100%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,850	28%	1,065	23%
1980-1999	1,750	26%	1,574	34%
1950-1979	2,175	33%	1,585	34%
Before 1950	900	13%	375	8%
Total	6,675	100%	4,599	99%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,075	46%	1,960	43%
Housing Units build before 1980 with children present	955	14%	520	11%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Due to limited funding the City of Opelika is unable to assist in rehabilitation of rental units. The need for owner rehabilitation assistance has been documented and CDBG funds have been allocated to provide assistance to LMI homeowners.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

A total of 5,035 housing units were built before 1980 (See Table 34) which is a high indicator of the existence of lead-based paint hazards. An estimated 6,425 of Opelika's households qualify as LMI (See Table 6). This indicates that many LMI households live in pre-1980 units and are possibly exposed to lead based paint hazards.

Discussion

The rising cost of land acquisition and development partnered with the limited number of new affordable housing units will continue to be a problem in Opelika. Also, the limited number of existing affordable units often in less than desired condition to provide a safe and healthy living environment at an affordable cost. Due to limited funding, the City of Opelika does not have a new-build construction program. However, through our Emergency Home Repair program we can assist LMI homeowners address needed repairs. And through our Homeownership Loan Program we can assist first-time home buyers purchase a home who have limited funds on hand for down payment and closing expenses.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Opelika Housing Authority converted 100% of its Low-Income Public Housing stock, totaling 633 units, to HUD Project Based Rental Assistance program. This conversion began in 2014 and was completed effective May 1, 2015, at which point the Opelika Housing Authority no longer owned or operated any Low-Income Public Housing.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			641	515			90	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

According to the above tables, approximately 1,156 units of public and public-assisted housing exist in Opelika (See Table 36) of which 641 are public housing units, 515 units are occupied by housing choice voucher (HCV) tenants including 90 serving Veterans. However, as of May 2016

the Opelika Housing Authority is now part of the Rental Assistance Demonstration Program (RAD) and has revamped their program. According to the OHA, there are 641 Rental Assistance units, 490 Tenant based, and only 25 Veterans Affairs vouchers.

Opelika Housing Authority has three multi-family developments consisting of 1BR-5BR units. Of these, 633 are dwelling units and 8 are non-dwelling. These units would be fair to good condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
Opelika Housing Authority	0

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Opelika Housing Authority is currently in the planning stages of preparing and implementing a comprehensive modernization program, for both the interiors and exteriors of all their properties as well as significant landscaping improvements at all their communities. This will include perimeter streetscape improvements, street repair and repaving, sidewalk repair and installation, updated signage, and other aesthetic improvements. All these improvements will contribute significantly to the area appearances.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Opelika Housing Authority plan property improvements listed above and will continue to seek additional grant funding for program specific initiatives, such as a strengthened Family Self-Sufficiency program, youth programs, work-force programs, senior citizen programs and veteran's housing and services programs. The OHA plans to seek additional affordable housing development opportunities to provide for more options for low-moderate income families that need affordable housing. They will also seek additional single-family acquisition/rehab opportunities to provide for low to moderate income families that desire to own their own homes.

Discussion:

The OHA has a strategic plan to continue improving its housing stock and offer affordable housing options for LMI individuals and families. As the waitlist numbers indicated, there is a great need for decent and affordable housing in Opelika.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There are currently no homeless facilities/shelters in the Opelika-Auburn area. However, a new nonprofit OneVoice Shelter Coalition is renovating a facility that will allow women (and women with children) to live in a safe environment for six to nine months allowing them the opportunity to work and save money to transition out to permanent housing. The Domestic Violence Intervention Center is in Opelika and provides temporary housing to victim of domestic violence and their children. Also, His Place has a program that houses men in an alcohol and drug rehabilitation program. This facility is located outside Opelika city limits. Our regional CoC, Alabama Coalition for the Homeless, has 2 units in Auburn-Opelika area for temporary housing.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream health, mental health and employment services are available within the community to complement services targeted to the homeless. Providers include His Place for men and Hope's Inn for women (located in Lafayette, AL) and families which offers housing, and job training for the homeless and transitioning. United Way, Goodwill Center, and Salvation Army all provide supportive services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Alabama Rural Coalition for the Homeless (CoC) located in Montgomery, AL is our regional CoC who manages homeless assistance resources and services in 42 localities. ARCH coordinates the collection of data on homelessness, maintains a directory of available homelessness related services, and works to establish relationships with key local governments within each of the 42 counties ARCH services. ARCH currently has 12 available housing units for short term and long-term shelter in the Opelika-Auburn area.

His Place Provides a one-year program for men with life controlling problems, such as drugs and alcohol. Their program includes shelter, rehabilitation, and Christian counseling.

Domestic Violence Intervention Center provides temporary housing for women and children who are victims of domestic violence along with individual counseling, job preparedness, and childcare during job training. In 2013-14 DVIC assisted eight families from Opelika alone, which included 14 children, and provided 640 hours of childcare.

Food Bank of East Alabama-Community Market provides food to those who are food insecure. The Community Market qualifies them based on need and income and allows them to "shop" for the items needed in a grocery store environment.

Lee-Russell Council of Government, Trinity United Methodist Church, and the Presbyterian Church of Auburn all provide emergency utility assistance programs to those who are at risk of losing utility services due to inability to pay. This allows them to remain in their homes.

Salvation Army and United Way both offer a wide array of services to persons who are homeless or at risk of becoming homeless with emergency housing, assistance with rent and mortgage payments, food assistance, utility assistance, clothing, person care packages, counseling, medications, and referral system.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Opelika supports many organizations and programs that provide housing and social services for LMI persons that include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and others.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Populations identified with special needs include the elderly, disabled persons (mental and physical), persons living with HIV/AIDS, persons with alcohol or substance abuse issues, and homeless persons. Supportive housing for each of these population groups is needed within Opelika and Lee County. Both transitional and permanent housing is needed.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Through the efforts of the East Alabama Mental Health, a Discharge Policy has been developed and adopted by public and private institutions and agencies to establish a process for ensuring that persons returning from mental institutions, in-patient health facilities and correctional facilities receive supportive housing. EAMH has several facilities located in the Lee County area that houses and accommodates persons with special needs.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

No funding is planned for assisting with housing and supportive services for elderly or persons with disabilities (mental, physical, and developmental) due to sufficient existing supply of these facilities. We will continue to work with other organizations and through our Emergency Home Repair program to improve housing conditions and the supply of affordable housing.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Opelika will continue to support organizations and programs that provide housing and social services for LMI persons to address the special needs population.

The City will continue to fund the Emergency Home Repair Program, providing assistance to LMI homeowners to address health and safety issues to create a more livable and suitable living environment.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are no known barriers nor negative effects of public policies on affordable housing and residential investment in Opelika. Factors other than public policy have affected the affordable housing market. The cost of land acquisition and build out cost (both set by the market of supply and demand), and the cost of development and building affordable housing is an issue. According to data from Lee County Association of Realtors, the median sales price of homes in Opelika is \$236,165. This is above what the average person can afford on local wages.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The city of Opelika is fortunate to have a variety of industry to support employment of its residents. Also, our local college Southern Union State Community College, has a great workforce development program. They offer flexible, affordable, and customized training to local industries and businesses creating career pathways for individuals through demand-driven workforce and training programs. Programs include Industry Training and Engagement, Certified Production Technician, CDL Truck Driving, and Ready to work which provides training for entry-level skills required for employment for local businesses and industries.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	99	30	1	0	-1
Arts, Entertainment, Accommodations	1,383	2,280	17	17	0
Construction	308	390	4	3	-1
Education and Health Care Services	1,005	1,775	13	13	0
Finance, Insurance, and Real Estate	426	595	5	5	0
Information	121	163	2	1	-1
Manufacturing	1,812	2,282	23	17	-6
Other Services	241	367	3	3	0
Professional, Scientific, Management Services	462	627	6	5	-1
Public Administration	0	0	0	0	0
Retail Trade	1,311	2,478	17	19	2
Transportation and Warehousing	434	1,563	5	12	7
Wholesale Trade	317	600	4	5	1
Total	7,919	13,150	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	13,819
Civilian Employed Population 16 years and over	12,875
Unemployment Rate	6.74
Unemployment Rate for Ages 16-24	18.48
Unemployment Rate for Ages 25-65	3.81

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,605
Farming, fisheries and forestry occupations	650
Service	1,400
Sales and office	3,475
Construction, extraction, maintenance and repair	865
Production, transportation and material moving	825

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	10,160	82%
30-59 Minutes	1,685	14%
60 or More Minutes	495	4%
Total	12,340	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	895	115	1,324

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,555	239	1,580
Some college or Associate's degree	3,360	165	840
Bachelor's degree or higher	3,430	65	685

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	49	115	80	339	400
9th to 12th grade, no diploma	555	790	285	725	405
High school graduate, GED, or alternative	655	1,265	844	2,265	1,250
Some college, no degree	1,015	840	680	1,700	960
Associate's degree	65	325	370	470	125
Bachelor's degree	370	605	720	1,185	460
Graduate or professional degree	0	345	415	905	400

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,177
High school graduate (includes equivalency)	20,473
Some college or Associate's degree	29,691
Bachelor's degree	45,430
Graduate or professional degree	55,158

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based upon Table 39, the primary sectors of employment are Manufacturing (22.8% of workers), Arts, Entertainment, and Accommodation (17.4%), Retail Trade (16.5%), and Education and Health Care Services (12.6%). Combined, these four sectors employ 69.5% of the City's workers and 67% of jobs.

Describe the workforce and infrastructure needs of the business community:

The top occupations by sector are: 1) Sales and office; 2) Management, business, and finance; and 3) Services. Construction, extraction, maintenance and repair and Production, transportation and material moving run neck to neck (See Table 41), indicating the need for both higher level education, technical training, and soft skills training for entry level jobs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

With the additional of new manufacturing jobs to the area a concentration on workforce development is priority. Southern Union State Community College continues to monitor what skills are needed to supply these companies with qualified employees. The City of Opelika is the first in Alabama to install its own fiber-optic network to provide the fastest cable/internet service available to both the individual household and industries.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Only 8% of individuals in the workforce have less than a high school education (See Table 45), while 12.4% have a high school diploma, 18% have some college or an Associate's degree and the remaining 27.7% have an advanced degree. This spread of educational credentials indicates that the current workforce is qualified for a variety of positions. However, workforce training specific to the type of jobs offered by manufacturers locating in Opelika is essential.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Southern Union State Community College has a great workforce development program. They offer flexible, affordable, and customized training to local industries and businesses creating career pathways for individuals through demand-driven workforce and training programs. Programs include Industry Training and Engagement, Certified Production Technician, CDL Truck Driving, and Ready to work which provides training for entry-level skills required for employment for local businesses and industries.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

Opelika has three existing business incubator locations. They include:

The Fox Run Business Park is a 300-acre mixed use business park fronting I-85 along U.S. Highway 431. Current businesses in the Fox Run Business Park include UPS, Afni Inc, Hana Factory automation, and Baxter International.

Our second location is the Northeast Opelika Industrial Park. It is located on 2,200 acres along I-85 at Exit 66. This park is a premier example of a fully developed and planned industrial park including Cumberland Plastic Solutions, Daewon America, Golden State Foods, Hanwha Advanced Materials America, Jo-Ann Distribution Center, Wal-Mart Distribution Center, Pharmavite LLC, and Mando America Corporation.

Our newest location is the Opelika Innovation and Technology Park. This is a 105-acre park located in an Opportunity Zone on the gateway corridor to Opelika along U.S. Highway 280 West.

All these locations continue to expand, bringing new industry and jobs with great benefits to our citizens.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

African Americans, Hispanics, and very low to low income households are more affected by multiple housing problems. This population resides primarily in Census Tracts 414 and 416 and in multiple mobile home parks.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Low income and minority households are heavily concentrated in the Carver (Census Tract 414) and Jeter (Census Tract 416) neighborhoods. The Carver neighborhood is approximately 87.1% Black/African American and the Jeter neighborhood is approximately 72.8% Black/African American. Most of the city's Emergency Home Repairs are done in these two areas.

What are the characteristics of the market in these areas/neighborhoods?

Opelika has two target areas, Census Tracts 414 (Carver community) and 416 (Jeter Community). Census data provides that Census Tract 414 is 87.1% African American and Census Tract 416 is 72.8% African American. Both have a high level of poverty and the housing stock consist of older homes often lacking general maintenance. Also, these tracts contain the most public housing complexes.

Are there any community assets in these areas/neighborhoods?

The Carver community is in Census Tract 414 and consist of Carver Elementary School, Covington Recreation Center, churches, shopping, and restaurants. The Jeter community is in Census Tract 416 and consist of Jeter Elementary School, Cooper Memorial Library, State Troopers office, U.S Post Office, City Hall, churches, shopping, and restaurants.

Are there other strategic opportunities in any of these areas?

Both neighborhoods are located close to I-85 for commuting to work. The Jeter neighborhood is close to the Fox Run Business Park and Southern Union State Community College. This offer job opportunity and education/training in a close proximity enabling LMI persons to improve their economic situation.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City of Opelika, through Opelika Power Services, built a fiber-to-the-premises (FTTP) system called OPSOne in 2013. It is available to all residents inside the city limits, including low-moderate income residents. OPSOne was sold to a private entity in 2018 but the FTTP system is still available to everyone. All low-moderate income residents have access to broadband in the city limits of Opelika. Also, the City of Opelika has made free wi-fi available in our downtown commercial area, city parks, and all city buildings. There are plans to expand access to Courthouse Square.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Opelika and Opelika Power Service made available fiber-to-the premises (FTTP) in 2013. This created competition for the only incumbent. Broadband is currently available by two providers and in some locations have the choice of three providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the National Oceanic and Atmospheric Administration (NOAA), the U.S. has sustained 265 weather and climate disasters since 1980 where overall damages/costs reached or exceeded \$1 billion (including CPI adjustment to 2020). The total cost of these 265 events exceeds \$1.775 trillion. There is no drought that climate change in the form of drought and increased temperatures have a significant impact on the environment. Although Southeast Alabama does not see the number of wildfires that occur in other locations, we experience flooding due to severe weather such as tornadoes and hurricanes. The Lee County Emergency Management Agency (LCEMA) works closely with surrounding cities to ensure our area to ensure emergency planning, preparedness, mitigation, response, and recovery. This plan applies to national security emergencies, natural hazards disasters, and technological disasters.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Research suggests that disasters cause impoverishment, which can lead to a cycle of losses, poverty traps and a slowing of efforts to reduce poverty. Those who are LMI and reside in poorly constructed housing or aging housing are most vulnerable when disaster strikes. As we have recently seen, tornadoes can rip apart homes (mobile homes in particular) taking from the homeowner all they owned and a place to sleep in a matter of minutes. Storms like this hit the already impoverished hard and the rate of homelessness drastically increases.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Opelika offers support and assistance to all our LMI citizens with concentration in our two local designated target areas, Census Tracts 414 and 416. We continue to work through the Carver-Jeter Comprehensive Plan for concentrated activities. It is our hope to take these two areas, which currently have the highest number of minority and level of poverty and bring "life" to them. The city will partner with private investors and civic organizations and along with the people who live in these neighborhoods accomplish these goals.

Five goals have been established for the five-year consolidated planning period. 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

For each listed goal, specific objectives, strategies, and outcomes are identified. These are expressed below in quantitative terms over a five-year time frame from October 1, 2020 to September 30, 2024. The information is provided in accordance with guidance issued by HUD under the Outcome Performance Measurement System.

Outcomes to be achieved will fall into the following categories:

- Availability/Accessibility/Affordability/Sustainability

Populations to be impacted will include:

- Very low to moderate income families and individuals Populations with special needs (elderly, disabled) Homeless persons

Geographic impact will be citywide under the CDBG program. Our two target areas are Census Tract 414 (Carver community) and 416 (Jeter community). Objectives to be achieved will fall into the categories of:

- LMC (Low to Moderate Client Benefit) LMH (Low to Moderate Housing)

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	CARVER NEIGHBORHOOD
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	North-York Avenue, East-McCoy Street, South-Interstate 85, and West-Gateway Drive
	Include specific housing and commercial characteristics of this target area.	The Carver community is in Census Tract 414 and consist of Carver Elementary School, Covington Recreation Center, shopping, and restaurants. Census Tract 414 is 87% African American and has a high level of poverty. The housing stock consist of older homes often lacking general maintenance and several public housing complexes.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Through our Community Survey, consultation with community organizations, city council participation, and communication with other departments within the city it was determined that because of the number of minorities and level of poverty in this census tract there is a great need for additional attention and assistance.
	Identify the needs in this target area.	New affordable housing, improved living conditions with housing repairs, mentoring programs, job training, and additional educational and employment opportunities.
What are the opportunities for improvement in this target area?	The City of Opelika will work to improve streets, housing, safety, and community involvement.	
Are there barriers to improvement in this target area?	It will take public-private investment along with community participation.	
2	Area Name:	COMMUNITY WIDE
	Area Type:	Strategy area
	Other Target Area Description:	

	HUD Approval Date:	11/9/2004
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The corporate city limits of Opelika
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	HISTORIC DOWNTOWN
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	North-2nd Ave, East-6th Street, South-Ave C, and West-10th Street
	Include specific housing and commercial characteristics of this target area.	Our Downtown Historic District is the "heart" of our city. This commercial district consists of the federal court building, City Hall, the Chamber of Commerce, Lee County Courthouse, Main Street office, Museum of East Alabama, and many small business and restaurants.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Through our Community Survey, consultation with community organizations, city council participation, and communication with other departments within the city it was determined that improving and maintaining our historic downtown would be economically beneficial.
	Identify the needs in this target area.	Facade renovations keep the buildings in good condition and attractive making downtown inviting for shopping, dining, living, and working.
	What are the opportunities for improvement in this target area?	There are few vacant buildings that would be perfect for small start-ups and microenterprise businesses.
	Are there barriers to improvement in this target area?	N/A
4	Area Name:	JETER NEIGHBORHOOD
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	North-West Point Pkwy, East-Fox Run, South-Interstate 85, West-S. 10th Street
	Include specific housing and commercial characteristics of this target area.	The Jeter community is in Census Tract 416 and consist of Jeter Elementary School, Cooper Memorial Library, State Troopers office, U.S Post Office, City Hall, shopping, and restaurants. Census Tract 416 is 73% African American and has a high level of poverty. The housing stock consist of older homes often lacking general maintenance and two public housing complexes.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Through our Community Survey, consultation with community organizations, city council participation, and communication with other departments within the city it was determined that because of the number of minorities and level of poverty in this census tract there is a great need for additional attention and assistance.

Identify the needs in this target area.	New affordable housing, improved living conditions with housing repairs, mentoring programs, job training, and additional educational and employment opportunities.
What are the opportunities for improvement in this target area?	The City of Opelika will work improve streets, housing, safety, and community involvement.
Are there barriers to improvement in this target area?	It will take public-private investment along with community participation.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Opelika will continue implementing the Jeter-Carver Revitalization Plan passed by City Council, Resolution # 311-14. Both neighborhoods have been designated “target areas” by the city due to the fact that they have the largest minority population comprising of 87% and 73% respectively of African Americans.

The Jeter-Carver Revitalization Plan is an initiative of strategic tools for ensuring that the proper structure is put into place to enable the two communities to become the kind of place that represents a rich heritage and a promising future by providing a dynamic quality of life for all of its citizens regardless of age, income, or race.

As a result of this master planning, the following goals have been identified for the Jeter and Carver communities:

- **CONNECTIVITY:** Knit the Carver and Jeter neighborhoods together with downtown Opelika to ensure a cohesive and accessible urban area.
- **TRANSPORTATION:** Continue to develop multiple modes of transportation and appropriate infrastructure in order to better service the residents of these neighborhoods with access to local jobs, services and resources.
- **LAND USE:** Work with the City, the Housing Authority, and area property owners to provide a variety of housing options and increase business opportunities for the neighborhoods.
- **QUALITY OF LIFE:** Improve the overall quality of life for local residents by focusing on increased recreation opportunities and improved community aesthetics.
- **EMPLOYMENT:** Intentionally pursue initiatives that create jobs and equip community members to obtain higher paying employment opportunities.
- **HERITAGE:** Understanding the unique heritage of the neighborhood, use opportunities to highlight the past and re-envision the future considering the unique history and community assets within these neighborhoods.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Affordable housing rehab
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	COMMUNITY WIDE JETER NEIGHBORHOOD CARVER NEIGHBORHOOD
	Associated Goals	Decent Housing
	Description	The City of Opelika will continue its Emergency Home Repair program for LMI households inside the Opelika city limits to provide a better living environment.
	Basis for Relative Priority	Provide safe and healthy living environment by addressing substandard conditions.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Large Families Families with Children Elderly
Geographic Areas Affected		COMMUNITY WIDE
Associated Goals		Affordable Housing

	Description	The City of Opelika will continue its Home Ownership Loan Program providing down payment and closing cost assistance to LMI first-time home buyers when purchasing inside Opelika city limits.
	Basis for Relative Priority	Purchasing a home is often difficult due to limited cash on hand. This program makes home ownership not only a possibility but reality.
3	Priority Need Name	Supportive Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	COMMUNITY WIDE
	Associated Goals	Supportive Services
	Description	The City of Opelika will support the East Alabama Food Bank Community Market (food insecurity), Emergency Utility Assistance (energy bills), and the Domestic Violence Intervention Center (domestic abuse support).
	Basis for Relative Priority	Provide assistance with food insecurity, utility expenses, and domestic abuse.
4	Priority Need Name	Eliminate slum/blight
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	COMMUNITY WIDE

	Associated Goals	Facade Renovations
	Description	The City of Opelika will do home repairs, encourage affordable housing, and identify structures in need of demolition to eliminate slum and blight.
	Basis for Relative Priority	Elimination of slum and blight to evoke community pride.
5	Priority Need Name	Public Facilities/Infrastructure
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	JETER NEIGHBORHOOD CARVER NEIGHBORHOOD
	Associated Goals	Public Facilities
	Description	The City of Opelika will continue implementation of the Carver-Jeter Plan and provide streetscape, street lighting, sidewalks, curb, and gutter, and improve parks.
	Basis for Relative Priority	Improve public infrastructure and facilities.

Narrative (Optional)

Priority needs were determined based on results of Community Survey, consultations with strategic partners, and other city departments. Because of the limited amount of CDBG funding received and 15% cap on Public Services, we are not able to address all of the needs of our community. But the City of Opelika is committed to assisting LMI individuals and families to the best of our ability.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Opelika does not receive funding to provide Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	The City of Opelika does not receive funding to provide TBRA for Non-Homeless Special Needs
New Unit Production	New Unit Production is subject to availability of affordable lots, available Public or Private funding, developer interest, ability of homebuyer to obtain financing. According to the Needs Assessment and the Market Analysis, there is many owner households that are cost burdened or severely cost burdened. The City will continue its Homeownership Loan Program to assist with first-time buyer home purchases for LMI persons.
Rehabilitation	According to the Needs Assessment and the Market Analysis, there is a large supply of owner-occupied housing units in need of rehabilitation. Many of these owners are cost burdened and cannot afford to make necessary repairs. The City of Opelika will continue its Emergency Home Repair Program to assist with deficiencies effecting health and safety.
Acquisition, including preservation	The City of Opelika does not receive funding for land/property acquisitions.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Opelika is a Entitlement Grantee receiving an annual allocation of CDBG funding from the U.S. Department of Housing and Urban Development (HUD). Only CDBG funds are available to address the priority needs and specific objectives identified in the Strategic Plan. The City CDBG funding is expected to remain level over the next five years of the Consolidated Plan period. The City expects to receive \$271,786 in PY2020 funding (October 1, 2020-September 31, 2012).

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	271,786	0	0	271,786	105,321	CDBG funds represent the total amount awarded by HUD annually.

Table 49 - Anticipated Resources

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

As a result of the Needs Assessment and Market Analysis that cost burdened and severe cost burdened households represents the greatest need, the City intends to allocate most of its CDBG resources to housing related issues. Priority will be given to rehabilitation of owner-occupied housing units to help preserve the stock of affordable units. This will also help with the elimination of slum/blight.

As part of the public service items budgeted, the City will assist cost burdened households who experience problems with making their utility payments and face disconnection of service. Public service funding will also be used to support the local food bank and Community Market to provide food and household goods to persons with food insecurities. The Domestic Violence Intervention Center will receive public service funding to assist those suffering from violence with therapy, shelter, transportation, and other varied necessities.

Lastly, CDBG funding will be used to improve LMI areas with public improvements such as sidewalks, ADA accessibility, and parks.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

When assessing the institutional delivery system employed by the City in administering its CDBG program, the strengths lie in the compact activity load undertaken in delivering its programs. The Community Development department administers and handles in-house the majority of programs outlined. Only the public service activity of utility assistance is allocated to a subrecipient for management.

Based on the size of the program and the priorities being undertaken, no gaps in the institutional delivery system are foreseen.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		X
Legal Assistance	X		X
Mortgage Assistance			
Rental Assistance			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X

Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Services are provided to homeless persons and persons with HIV through local agencies and the regional CoC.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There does not appear to be gaps of services available in the Auburn-Opelika area.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

No gaps in the institutional structure and service delivery system have been identified.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing	2020	2024	Affordable Housing	COMMUNITY WIDE	Affordable housing rehab	CDBG: \$46,662	Homeowner Housing Rehabilitated: 75 Household Housing Unit
2	Affordable Housing	2020	2024	Affordable Housing	COMMUNITY WIDE	Affordable housing	CDBG: \$40,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
3	Supportive Services	2020	2024	Supportive Services	COMMUNITY WIDE	Supportive Services	CDBG: \$40,767	Public service activities for Low/Moderate Income Housing Benefit: 15250 Households Assisted
4	Facade Renovations	2020	2024	Eliminate slum/blight	HISTORIC DOWNTOWN	Eliminate slum/blight	CDBG: \$30,000	Facade treatment/business building rehabilitation: 25 Business
5	Public Facilities	2020	2024	Public Facility and Infrastructure	JETER NEIGHBORHOOD CARVER NEIGHBORHOOD	Public Facilities/Infrastructure	CDBG: \$60,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing
	Goal Description	Through the Emergency Home Repair Program, we anticipate assisting fifteen (15) per year LMI households with rehabilitation and repairs of pending safety and health deficiencies. Most repairs consist of failed flooring, leaking roofs, electrical hazards, plumbing leaks, and other items.
2	Goal Name	Affordable Housing
	Goal Description	Through the Homeownership Loan Program, the City of Opelika estimates to assist five (5) LMI first-time home buyers with the purchase of a home. The program covers 50% of the lender required down payment and closing costs up to a maximum of \$6,000.
3	Goal Name	Supportive Services
	Goal Description	The City of Opelika will be assisting East Alabama Food Bank Community Market to address food insecurities, Lee-Russell Council of Government Utility Assistance Program to address energy/water/gas bills, and the Domestic Violence Intervention Center to address abuse.
4	Goal Name	Facade Renovations
	Goal Description	Through the Main Street Facade Grant, the City of Opelika will assist approximately five (5) businesses each year in the Downtown Historic District with facade improvements. This program is categorized as a downtown revitalization, economic development, and historic preservation activity. The program provides 50% reimbursement for improvements made to building facades.
5	Goal Name	Public Facilities
	Goal Description	The City of Opelika will perform work in LMI neighborhoods to improve quality of life. Work will include sidewalks and ADA accessibility, crosswalks, streetscapes, and park areas.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Of the fifteen (15) homes we anticipate assisting each year with the Emergency Home Repair Program, it is estimated that (12) will be extremely low, (2) low-income, and (1) moderate income. With the Homeownership Loan Program, we anticipate assisting (5) first-time home buyers purchase a home in Opelika city limits.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

The Opelika Housing Authority provides an extensive array of resident initiatives to increase resident involvement. However, The City will work with the Opelika Housing Authority to make residents aware of homeownership opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The OHA is considered a high performing agency.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are no known barriers nor negative effects of public policies on affordable housing and residential investment in Opelika. Factors other than public policy have affected the affordable housing market. The cost of land acquisition and build out cost (both set by the market of supply and demand), and the cost of development and building affordable housing is an issue. According to data from Lee County Association of Realtors, the median sales price of homes in Opelika is \$236,165. This is above what the average person can afford on local wages.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Several strategies were implemented to remove or improve affordable housing barriers. They include:

- The City of Opelika zoning regulations have been updated to include additional zones allowing smaller lots for construction of residential housing. The Planning Department has also approved and promoted the construction of various large-scale affordable housing projects for the elderly and LMI citizens. The City of Opelika has proactively worked to demolish substandard homes and mobile homes to improve the quality of the housing stock. Also, a large portion of CDBG funds go towards improving the housing stock by doing home repairs. The City of Opelika provides CDBG funds to assist with down payment and closing expenses on homes purchased within the city limits by LMI persons. One requirement for eligibility of assistance is homeownership training that includes credit counseling, budgeting, and Fair Housing.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Opelika is a member of the Alabama Rural Coalition of the Homeless CoC. ARCH serves 42 counties statewide, Lee County being one of these. Staff participates each year with the Point -In -Time count.

Addressing the emergency and transitional housing needs of homeless persons

The small number of persons considered to be homeless in Opelika are being sheltered in agencies such as the Domestic Violence Shelter and His Place. ARCH currently has 12 furnished apartments in the Opelika-Auburn area to serve its homeless needs. Other agencies within the city that provide shelter are:

1. Domestic Violence Intervention Center – provides shelter to victims and children of domestic violence.
2. His Place- provides shelter and rehabilitation to men with addiction
3. One Voice Shelter Coalition - provides sheltering for women and women with children for six to nine months allowing the opportunity to work and save money to transition to permanent house.

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.

Homelessness in Opelika tends to be emergency in nature rather than chronic. As a result, transitional and permanent housing is most needed. ARCH currently has 12 furnished apartments in the Opelika-Auburn area that serves this need. The One Voice Shelter Coalition can provide transitional housing for 14 women or women with children.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Due to limited funding, the City of Opelika currently uses funds for Emergency Home Repairs, Emergency Utility Assistance, and support of the Domestic Violence Intervention Center to address homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Due to limited funding the City of Opelika does not currently address lead-based paint hazards or remediation. However, property owners of homes built prior to 1978 are made aware of the hazards of lead paint.

How are the actions listed above related to the extent of lead poisoning and hazards?

Approximately 89% of the City's housing was built before 1980 (See Table 34) which is a primary indicator for the presence of lead-based paint hazards. Of these units, 14% of owner-occupied housing and 11% of renter-occupied housing has a child present (See Table 34). Age of housing and the presence of young children are the two primary factors that determine the extent to which hazards exist and children are poisoned by lead.

How are the actions listed above integrated into housing policies and procedures?

Lead risk will be addressed by documenting the age of all housing units or facilities that are identified to receive assistance under CDBG. No projects will be completed if disturbance of possible lead-based paint is at risk.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

It is the City of Opelika goal to provide supportive services and a health and safe environment to live in to LMI families. Financial support to organizations who assist LMI individuals and families will continue to be provided. This includes utility assistance, food and nourishment assistance, and counseling.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Poverty-reducing goals, programs and policies are coordinated with the housing plan by using the City's Department of Community Development to administer the CDBG funding. This structure ensures continuity and that poverty-reducing activities implemented under CDBG are provided in conjunction with housing related efforts and decisions. Ongoing communication between the City and non-housing and housing service providers will support such efforts.

SP-80 Monitoring – 91.230

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

The Community Development staff will use two basic methods for monitoring grant funded projects for compliance with rules and performance. The two methods are: 1) off- site or “desk monitoring; and 2) on-site monitoring. A “Risk Analysis” will be conducted prior to the beginning of the program year for each open grant funded project to determine how the monitoring for that project will be conducted throughout the year. Most projects will receive “desk” monitoring to ensure that grant-funded projects meet national objectives and proposed outcomes are managed within the rules of the program and are implemented in a timely manner. On-site monitoring will be performed as conditions warrant. All public facilities and infrastructure improvements are monitored by the Public Works Department or Inspections Department as appropriate. All housing activities in the city limits of participating jurisdictions are to be inspected by the Inspections Department to ensure compliance with local standards. The City will continue to monitor funds expenditure rate to ensure compliance with timeliness requirements.

Expected Resources

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

Introduction

The City of Opelika is an Entitlement Grantee receiving an annual allocation of CDBG funding from the U.S. Department of Housing and Urban Development (HUD). Only CDBG funds are available to address the priority needs and specific objectives identified in the Strategic Plan. The City CDBG funding is expected to remain level over the next five years of the Consolidated Plan period. The City expects to receive \$271,786 in PY2020 funding (October 1, 2020-September 30, 2021).

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	271,786	0	0	271,786	105,321	CDBG funds represent the total amount awarded by HUD annually.

Table 53 - 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

As a result of the Needs Assessment and Market Analysis that cost burdened and severe cost burdened households represents the greatest need, the City intends to allocate most of its CDBG resources to housing related issues. Priority will be given to rehabilitation of owner-occupied housing units to help preserve the stock of affordable units. This will also help with the elimination of slum/blight.

As part of the public service items budgeted, the City will assist cost burdened households who experience problems with making their utility payments and face disconnection of service. Public service funding will also be used to support the local food bank and Community Market to provide food and household goods to persons with food insecurities. The Domestic Violence Intervention Center will receive public service funding to assist those suffering from violence with therapy, shelter, transportation, and other varied necessities.

Lastly, CDBG funding will be used to improve LMI areas with public improvements such as sidewalks, ADA accessibility, and parks.

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	2020	2024	Affordable Housing				Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Affordable Housing	2020	2024	Affordable Housing				Homeowner Housing Added: 5 Household Housing Unit
3	Supportive Services	2020	2024	Supportive Services				Public service activities for Low/Moderate Income Housing Benefit: 3050 Households Assisted
4	Facade Renovations	2020	2024	Eliminate slum/blight				Facade treatment/business building rehabilitation: 5 Business
5	Public Facilities	2020	2024	Public Facility and Infrastructure				Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing
	Goal Description	The City of Opelika will continue the Emergency Home Repair Program providing assistance with the rehabilitation and repair of pending safety and health deficiencies for LMI households.
2	Goal Name	Affordable Housing
	Goal Description	The City of Opelika will continue with the Homeownership Loan Program providing financial assistance to first-time home buyers who purchase inside the city limits of Opelika.
3	Goal Name	Supportive Services
	Goal Description	The City of Opelika will support the East Alabama Food Bank Community Market, Lee-Russell Council of Government Utility Assistance Program, and the Domestic Violence Intervention Center.
4	Goal Name	Facade Renovations
	Goal Description	The City of Opelika will support the Main Street Facade Grant program to assist businesses in the Downtown Historic District with facade renovations as a revitalization, economic development, and historic preservation activity.
5	Goal Name	Public Facilities
	Goal Description	The City of Opelika will work on public facilities in two local designated target areas, Carver and Jeter neighborhoods to improved sidewalks with ADA accessibility, streetscapes, and parks.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Annual Action Plan includes projects based on the priorities in the Consolidated Plan, available resources, and public involvement. The projects align directly with the federal objectives of: (1) decent housing, (2) suitable living environment, or (3) economic development opportunities. During PY2020, the Community Development office will lead the City's CDBG activities, focusing on housing rehabilitation, home attainment, delivery of public services, revitalizing and historic preservation of downtown business district, and improvement of public facilities.

Activities/Projects have been selected based on the current needs of our LMI citizens and are as follows:

- #1 Administration
- #2 Lee-Russell Council of Government Utility Assistance
- #3 East Alabama Food Bank Community Market
- #4 Main Street Facade Grants
- #5 Emergency Home Repairs
- #6 Home Buyers Loan Program
- #7 Public Facility Improvements

Projects

#	Project Name

Table 55 – Project Information

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

Priorities were established based on community input, feedback from service providers, demographics

and community data. The primary obstacle to addressing underserved needs is limited financial resources.

AP-38 Project Summary
Project Summary Information

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

Target Area	Percentage of Funds
COMMUNITY WIDE	100
JETER NEIGHBORHOOD	30
CARVER NEIGHBORHOOD	35
HISTORIC DOWNTOWN	11

Table 56 - 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 request for assistance come from those who live in these areas.

Discussion

The City will continue citywide community development, with emphasis on the Carver and Jeter neighborhoods, to address identified priority needs. CDBG activities and projects are offered and available to all LMI citizens of Opelika.

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 homeowners who need health and safety issues addressed.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

Table 57 - 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	5
Total	20

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing remains a need in the City of Opelika. The Community Development office will continue to identify programs, resources, and partners to help address this issue.

AP-60 Public Housing – 91.220(h)

Introduction

The Opelika Housing Authority is the public housing authority that operates within the City. Public housing is probably the most importance source of housing for LMI individuals and families. The City of Opelika will continue to work with OHA to address housing needs and encourage homeownership.

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

The City of Opelika will work with the Opelika Housing Authority to address affordable housing needs.

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

Efforts will be made to make residents of the Opelika Housing Authority aware of 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

The Opelika Housing Authority is not designated as troubled.

Discussion

OHA is well managed and working hard to make improvements to its housing stock to better the living conditions of both the units and peripheral. Community outreach includes youth programs, job training and job placement opportunities, and needs within its community.

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 of Opelika refers citizens seeking housing and are at risk of homelessness to United Way, Family Resource Center, Alabama Council on Human Relations, and Alabama Rural Coalition for Homeless (CoC) when assistance is needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Opelika 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

The need for transitional and permanent housing has been identified as a low priority need within the community. However, there is a new facility under rehabilitation that will be able to provide for fourteen (14) women and women with children for six to nine months to prepare for permanent housing. Referrals will be made to our regional CoC and other supporting organizations 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 Homeownership 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, the likelihood that families will fall into homelessness again is greatly decreased.

Discussion

The City will continue working with local and regional organizations who provide services and shelters for the homeless population.

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

Introduction:

The City has looked at its governmental policies to determine if such policies are harming the production of affordable housing.

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 about affordable housing include Emergency Home Repair Program.

Discussion:

The Consolidated Plan provides thoughts of any/all negative effects of the cost of housing in the City. The City plans no changes to its policies currently.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will identify and address obstacles to meeting underserved needs and propose actions to overcome those obstacles in the Annual Action Plan. CDBG resources will be used to address the following:

1. Maintain affordable housing through the Homeownership Loan Program.
2. Address housing conditions through the Emergency Home Repair Program.
3. Address meeting LMI persons immediate needs through the Utility Assistance Program, Community Market (Food Bank), and Domestic Violence Intervention Center.
4. Promote economic development in the downtown business district through the Facade Grant Program.
5. And improve Public Facilities.

Actions planned to address obstacles to meeting underserved needs

Plans to meet underserved needs include the continued provision of funding for public service activities 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.

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. Information and referrals will be provided for those seeking to earn their GED and receive job training so that they are qualified for higher paying jobs.

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.

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

The City will continue to use multiple strategies to enhance coordination between agencies. This will include the allocation of General and CDBG funds to support the provision of services within the covered jurisdictions, as well ongoing communication and consultation with housing and non-housing service providers, public housing authorities, other local jurisdictions, and public agencies. The City also maintains a strong and productive relationship with Habitat for Humanity in producing affordable housing units.

Discussion:

CDBG funding will be used to support LMI households and areas with affordable housing, emergency assistance, special needs activities, and community improvements. These have all been addressed throughout the Action Plan.

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. If 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. Support of the East Alabama Food Bank Community Market addresses food insecurity and is considered an urgent need.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	3,050
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%

Appendix - Alternate/Local Data Sources