

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number _____

Meeting Type: Regular

Meeting Date: 5/8/2014

Action Requested By:
Community
Development

Agenda Item Type
Resolution

Subject Matter:

Resolution authorizing the Mayor to approve and submit the 2014 Annual Action Plan.

Exact Wording for the Agenda:

Resolution authorizing the Mayor to approve and submit the 2014 Annual Action Plan. In order to receive Community Development Block Grant (CDBG), HOME and other competitive grant funds, the City is required to submit a plan covering a five-year period; extracting a one-year Action Plan to the U.S. Department of Housing and Urban Development (HUD). The 2014 Action Plan identifies the amount of Community Development Block Grant and HOME funds that will be available, and the specific activities that will be undertaken during the HUD fiscal year of 2014.

Note: If amendment, please state title and number of the original

Item to be considered for: Action

Unanimous Consent Required: No

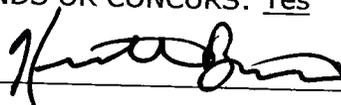
Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

The resolution will allow the Mayor to submit the City of Huntsville 2014 Action Plan to the Department of Housing and Urban Development, and to act in accordance with the submission to provide any additional information as may be required on behalf of the City of Huntsville, a municipal corporation in the State of Alabama.

Associated Cost: 0.00

Budgeted Item: No

MAYOR RECOMMENDS OR CONCURS: Yes

Department Head: 

Date: 5/8/2014

ROUTING SLIP CONTRACTS AND AGREEMENTS

Originating Department: Community Development

Council Meeting Date: 5/8/2014

Department Contact: Turkessa Coleman Lacey

Phone # 256-427-5418

Contract or Agreement: Agreement

Document Name: 2014 Annual Action Plan

City Obligation Amount: 0.00

Total Project Budget: 0.00

Uncommitted Account Balance: 0.00

Account Number: n/a

Procurement Agreements

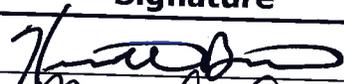
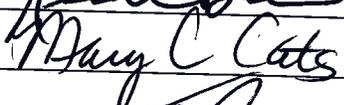
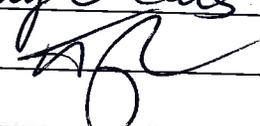
Not Applicable

Not Applicable

Grant-Funded Agreements

Not Applicable

Grant Name:

Department	Signature	Date
1) Originating		4/21/14
2) Legal		5/5/14
3) Finance 		5/5
4) Originating		
5) Copy Distribution		
a. Mayor's office (1 copies)		
b. Clerk-Treasurer (Original & 2 copies)		

Resolution No. 14-_____

WHEREAS, the National Affordable Housing Act of 1990, as amended, requires that those cities which participate in certain federally funded housing programs have an approved Five-Year Consolidated Plan to include One-Year Action Plans; and,

WHEREAS, in order to receive Community Development Block Grant, HOME and competitive grant funds, the City is required to submit a plan covering a five-year period and a plan covering a one-year period to the U.S. Department of Housing and Urban Development. The One-Year Action Plan identifies the amount of Community Development Block Grant (CDBG) and HOME funds that will be available and the specific activities that will be undertaken during the HUD fiscal year 2014 program;

BE IT RESOLVED, by the City Council of the City of Huntsville, that the Mayor of the City of Huntsville be authorized, requested and directed to submit the attached "2014 Annual Action Plan" to the U.S. Department of Housing and Urban Development, and to act in connection with the submission and to provide such additional information as may be required on behalf of the City of Huntsville, a municipal corporation in the State of Alabama. Said document being substantially similar in words and figures to that document identified as "The City of Huntsville's 2014 Annual Action Plan" consisting of seventy (70) pages, to include attachments, and the date May 8, 2014 appearing on the margin of the first page, together with the signature of the President or President Pro tern of the City Council, an executed copy of said document being permanently kept on file in the Office of the City Clerk-Treasurer of the City of Huntsville, Alabama.

ADOPTED this the 8th day of May, 2014

President of the City Council of the
City of Huntsville, Alabama

APPROVED this the 8th day of May, 2014

Mayor of the City of City of
Huntsville, Alabama

Huntsville City Alabama

2014 Annual Action Plan



by
The Department of Community Development
City of Huntsville Alabama

May 15, 2014

5/8/2014

President or President Pro Tem,
City Council of Huntsville, AL

**City of Huntsville, AL
2014 Action Plan**

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I. EXECUTIVE SUMMARY

The Five Year Consolidated Plan provides an assessment of the housing and community development needs for the City of Huntsville, Alabama for 2010 to 2015. The primary aim of the Consolidated Plan's program goals is to develop viable communities by providing decent housing, a suitable living environment and expanding economic opportunities primarily for low and moderate-income persons. The plan contains a specific one year Action Plan (2014), which addresses these needs. As prescribed by statutory guidelines, the City of Huntsville will provide Certification of Consistency for all grant programs, which adheres to the criteria established in 91.510 (c) of the Consolidated Plan regulations (See Appendix 1).

The goals, as outlined guided the allocation of dollars for the Annual Action Plan. This plan embraces a mix of actions and resources designed to achieve an objective that addresses a priority community need. Not all listed strategies will be funded by CDBG and HOME dollars; it is expected that resources will be leveraged where possible. Based on this percept, the following are given as the guiding principles that will under grid how funds will be allocated. The guiding principles will offer expected outcomes or program impacts. The expected outcomes include, but not limited to:

- Allocation of dollars as prescribed by the strategy outline in the five year consolidated plan should lead to an enhanced quality of life for Huntsville's extremely low, low and moderate income residents.
- Aim for lasting impacts of dollar investments by building communities through actions that support viable and sustainable neighborhoods.
- Collaboration, cooperation and sequencing of initiatives to improve program impacts for low and moderate income residents will lead to maximum impact of resources.
- Leverage resources that would assist in overcoming barriers that serve as obstacles to addressing the underserved needs of target populations such as lack of access to credit, limited work skills, and availability and access to services.

The priorities of the FY2014 Action Plan offer insight and direction for how and where the CDBG and HOME funds should be utilized. The guiding principles are to leverage these dollars in such a way that residential livability becomes the hallmark of achievement undergirded by residents realizing a higher level of self-sufficiently, economic empowerment and engagement in the future direction of their communities. The major obstacle to meeting underserved needs is the lack of funds.

Objectives

- Provide down-payment assistance funds to first time homebuyers (FTHB) who qualify based on income guidelines and other program regulations;
- Provide homeownership counseling funds too low to moderate income buyers.

- Expand the capacity of non-profit housing providers which will provide decent affordable housing to lower-income households in order to increase the livability and sustainability of low and moderate income neighborhoods by supporting the stabilization of neighborhoods where homeownership is less than 50%;
- Enhance the Deferred Home Repair Maintenance (DHRM) program by improving living conditions for owner occupied homeowners who are low, very low-income and/or certified disabled persons.
- Acquire real property in whole or in part by purchase, long-term lease, donation, or otherwise for public purposes.
- Provide Public Services (CDBG) funds to a new service; or a quantifiable increase in a level of a service.
- Improve Public Facilities and Parks.
- Finance the costs of Rehabilitation for residential use.
- Increase awareness of Fair Housing Laws and practices among the general population, to include, implementing fair housing campaigns that includes continuous and ongoing initiatives; and create more support for furthering fair housing among those in the housing industry.
- Provide funds to Special Economic Development activities, to include Section 3 jobs for residents and awarding contracts to businesses in areas receiving certain types of HUD financial assistance.
- Provide funding for the operation of an educational, preventive, leadership, recreational and organized sports program.

Outcomes

- Provide downpayment assistance (\$5,000 per household) to 25-50 low to moderate income first time homebuyers.
- Provide homeownership counseling to 25-50 low to moderate income buyers.
- Support two (2) CHDO's to develop 6-10 affordable housing units in the selected target area at an estimated construction cost of \$124,000 per home.
- Provide exterior home repairs and accessibility improvements to 20-50 elderly and/or disabled homeowners.
- Acquired property will be used for an activity in a selected target neighborhood which benefits the area, a specific group of people, or housing where at least 51% of persons are 51% low to moderate income.

- 15% of a program year CDBG funds are obligated to support Public Service activities. Public Service activities include, but not limited to: Child care, Health care, Job training, Recreation programs, Education programs, Public safety services, Fair housing activities, Services for senior citizens and homeless persons, Drug abuse counseling and treatment, Energy conservation counseling and testing, and Homebuyer downpayment assistance.
- Provide limited improvements to one (1) deteriorating facility or park exhibiting objectively determinable signs of physical deterioration.
- The Rehabilitation of 1-5 housing units to be occupied by low to moderate income persons.
- Advertise and conduct an annual Fair Housing Training session during April—Fair Housing Month to increase awareness of rights and responsibilities under the Fair Housing Law at \$2,500 per year. Also develop and disseminate informational material on Fair Housing at \$500 per year.
- Special Economic Development activities for providing small business loans; or assistance in the form of providing goods and services to residents who reside in a low to moderate income residential area (Area Benefit); or job training for low to moderate income person (Limited Clientele); or assisting projects in the creation and retention of jobs for at least 51% of low to moderate person.
- Support one (1) non-profit agency that shall operate an educational, preventive, leadership, recreational and organized sports program.

Performance Measures

On June 10, 2005, HUD’s Office of Community Planning and Development (CPD) published a notice in the Federal Register titled, “Notice of Proposed Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs; Request for Comments.” The notice described an outcome performance measurement system that was developed for grantees that receive funding from the Community Development Block Grant program (CDBG), HOME Investment Partnerships program (HOME), Emergency Shelter Grants program (ESG), and the Housing Opportunities for Persons with AIDS program (HOPWA). The Performance Measures Table, on the following page, summarizes the performance measures for local activities that will receive CDBG and HOME funding.

2014 ACTION PLAN PERFORMANCE MEASURES OUTCOMES					
Objective		Outcomes	Program	Funding Source	Performance Indicator (Proposed)
PROVIDE DECENT AFFORDABLE HOUSING	DH-1	Accessibility: Expand or create decent affordable housing	Family Services Center (CHDO) Terry Heights/Lowe Mill Project	HOME	Construct 6 affordable Single-Family Housing Units
			Neighborhood Concepts (CHDO) Multi-Family Project	HOME	Construct 56 affordable Multi-Family Housing Units

	DH-2	Affordability: Reduce the cost burden of decent affordable housing	Downpayment Assistance Program (DAP)	HOME	Assist 25-50 families with downpayment for affordable Single-Family Housing Units
			Weatherization/Rehabilitation Assistance Program (WRAP)	CDBG	Reduce energy costs for 30-40 low-income families, particularly for the elderly, disabled, and children, by improving the energy efficiency of their homes while ensuring their health and safety.
	DH-3	Sustainability: Preserve or maintain existing housing units	Deferred Home Repair Maintenance Program (DHMRP)	CDBG	Make funds available for deferred maintenance repairs and accessibility improvements to 80-100 elderly and/or disabled low to moderate income households.
	DH-1, 2, 3	Availability/Accessibility/Affordability/Sustainability: Acquire, Rehab, and support transitional and supportive housing facilities	Family Services Center LIFT Housing Project	HOME	Provide funds to Family Services Center, Inc. (CHDO) for the acquisition and/or rehabilitation of 12 – 14 transitional and 1-3 single-family housing units.
	SL-1	Availability/Accessibility: Expand, improve or create Parks in low to moderate income neighborhoods	Low Mill Park Project	CDBG	The creation of one (1) park in the Lowe Mill Community The park will benefit at least 51% of low to moderate income persons in the community.
	SL-1	Availability/Accessibility: Improvements to enhance public facilities in low to moderate income areas	Public Facility Project	CDBG	Improve one (1) Public Facility that's experiencing signs of physical deterioration
CREATE SUITABLE LIVING ENVIRONMENT	SL-3	Sustainability: Public Services activities serving lower income person and those with special needs	Public Services Project	CDBG	Provide funds to 1-3 non-profits carrying out Public Services activities
	SL-3	Sustainability: Provide Fair Housing education and outreach to the community	Fair Housing Project	CDBG	Partner with 1-3 agencies in the housing industry to develop information and training tools; Advocate for the implementation of best practices and models for developing new housing for low to moderate income residents in Huntsville; Circulate material to educate and inform residents in the city regarding fair housing and actions/remedies for discrimination.
	SL-3	Sustainability: Increase Code Enforcement to sustain the quality of life in the Huntsville community.	Code Enforcement Project	CDBG	Anticipating issuing 10,000-15,000 notices
		Sustainability:	Educational/Recreational	CDBG	Anticipate serving between 500-

		Youth Services	Sports Project		600 youth.
ECONOMIC OPPORTUNITY	EO-1	Availability/Accessibility: Make small business loans; or goods and services; or job training; or the creation and retention of jobs; to include Section 3 employment.	Special Economic Development Project	CDBG/ HOME	Anticipate making 5-8 small business loans; average loan amount is between \$10,000.00-\$15,000.00 Anticipating creating 1-3 Section 3 jobs

Table 1: 2014 Action Plan Performance Measures Outcomes; Source: City of Huntsville 2010-2015 Consolidated Plan

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 2: Outcome Performance Measurement System; Source: HUD

Evaluation of Prior Year Program Accomplishments

During the prior program year, the City expended CDBG and HOME funds for activities and projects that were identified as priorities in the FY 2010-2015 Consolidated Plan. The City's Consolidated Plan identified priorities for three general categories: (i) Affordable Housing, (ii) Homeless and Other Special Needs Populations, and (iii) Non-Housing Goals and Objectives.

Prior year accomplishments include:

- ❖ Expanded homebuyer opportunities for homeownership within low to moderate income neighborhoods. HOME funds were provided for downpayment assistance and homebuyer education counseling to thirty (30) low to moderate income first time homebuyers. This program is citywide.
- ❖ Using leveraging funds (Emergency Solutions Grant (ESG)) from the State, thirty-two (32) households received assistance for affordable rental housing units. The purpose of the ESG program is to assist individuals and families quickly regain stability in permanent housing after experiencing a housing crisis or homelessness. This program is citywide; however, priority was given to individuals and families located within the City's target and emerging areas.
- ❖ Supported efforts that engendered neighborhood identify and sense of pride. HOME funds were used to construct six (6) owner occupied housing units within the identified target neighborhood (Terry Heights/Hillendale).
- ❖ Encouraged fair housing practices, to include the reduction of barriers and discriminatory acts based on race, religion, color, and sex. This was accomplished by advertising and conducting an annual Fair Housing Training along with the development and disseminated of Fair Housing informational material. The Fair Housing Training was held on **April 8, 2013**. City of Huntsville Community Development staff attended the 16th Annual Fair Housing Seminar on April 23, 2014.

- ❖ Supported the maintenance of a decent housing stock for elderly and the special needs population. This was achieved by providing repairs through the Deferred Home Maintenance Repair Program (DHMRP). The DHMRP assisted forty-nine (49) owner-occupied housing units with exterior home repairs using volunteer labor, donated material, and materials purchased with CDBG funds. This program is citywide.
- ❖ In partnership with North Alabama Coalition for the Homeless (NACH), the City provided technical assistance to non-profit agencies in support of the goal to end homelessness. The 2014 Point-In-Time Count found that a total of 536 people residing in shelters, transitional housing and on the street were counted as homeless in Madison, Morgan and limestone counties. This represents a decrease of 50 persons compared to last year. In order to be more consistent with HUD's requirements no substance abuse treatment center clients were counted reducing the count by 24 people from last year. During 2013 an additional 25 HUD VASH apartment vouchers became available for use by veterans. A total of 64 veterans were counted amongst the homeless, mostly in the Huntsville area. To include, the unsheltered count fell from a high of 177 in 2013 to a low of 37 this year.
- ❖ In sustaining a suitable living environment and meeting the National Objective of the CDBG program, funds were provided to the Boys & Girls Club to assist 561 youth educational, preventive, leadership, recreational and organized sports programs.
- ❖ Through the Care Assurance System for the Aging and Homebound (CASA) 114 elderly and disabled low income homeowners received weatherization and small exterior repairs.
- ❖ Public Services CDBG funds were granted to Union Hill Personal Growth Center's Quality of Life Program to assist fifty (50) low to moderate income students with the opportunity to enhance mathematical, reading, oral, and written communication skills through classroom settings on a daily basis; Provide personal self-worth enrichment lectures and activities; and provide informational and motivational activities aimed at generating awareness and interest in professional careers.
- ❖ Public Services CDB funds were also granted to Harris Home for Children to assist twelve (12) girls and boys who are in foster care in Madison County due to abuse, neglect or abandonment.
- ❖ In partnership with the City of Huntsville Parks & Recreation department CDBG funds was used to enhance Public Facilities (Shower Center) and Parks (Lakewood Elementary School Park).
- ❖ The City of Huntsville Funded 8 affordable units in a 56 unit Senior Multi-family project, Franklin Hills, on Millinium Drive in Northwest Huntsville in participation with a local non-profit developer Neighborhood Concepts. The residents must be at least 55 years of age and 20% of the Affordable units (2) must be rented to a resident whose income is at 50% or below or the area median income and 80% or (6) units must be rented to a resident whose income is at or below 60% of the area median income.

II. CITIZEN PARTICIPATION

The City of Huntsville recognizes that Huntsville residents are the center of, and partners in the development and execution of the 2014 Annual Action Plan. The City of Huntsville aggressively solicits community involvement and provides residents with every opportunity to become involved in the development of the Annual Action Plan. The City of Huntsville, particularly encourage low to moderate income residents to participate in areas in which Federal and State funds are proposed to be used. Opportunities for citizen input are provided during the entire planning process through: (1) *Advertisements*, (2) *Posting of Publications*; and (3) *Public Hearings*.

The City of Huntsville publicizes all phases of the Plan’s development to solicit public comments; from the schedule of activities to the amount of federal appropriations and the proposed use of the funds. Per our Citizen Participation Plan, all public hearings in relation to the development and preparation of the 2014 Annual Action Plan were advertised in the Huntsville Times and the City’s website (<http://www.huntsvilleal.gov>). Notification of Public Hearings was also posted at location identified in the Citizen Participation Plan.

The City held two (2) public hearings to obtain the views of citizens, and to respond to proposals and questions on the City’s housing and community development needs. These hearings are held early in the planning process to allow citizens, the community, and neighborhood organizations the opportunity to make recommendations and comments on plan preparation.

Notification of meetings related to the 2014 Annual Action Plan were made two weeks (14 days) prior to the public hearing dates. These hearings are held at a time and location convenient to potential or actual beneficiaries. All public hearing locations are wheelchair accessible and accommodations for sign interpretive services, and non-English speaking residents were made available if requested one week prior to the scheduled meeting. Listed below are the advertisement dates, locations and times of the public hearings. Also listed below are the locations where Public Hearing notifications were posted and where a draft copy of the 2014 Annual Action Plan was made available for review.

Appendix 2 holds minutes from those hearings and a signature page verifying that a draft copy of the 2014 Annual Action Plan was provided to the selected locations.

2014 ACTION PLAN ADVERTISEMENT DATES	PUBLIC HEARING LOCATION	PURPOSE	SUMMARY OF COMMENTS RECEIVED
August 21, 2013	Richard Shower Center 4600 Blue Spring Rd. Huntsville, AL 35810	Public Hearing for comments on the 2014 Annual Action Plan	No public comments received
November 13, 2013	Richard Shower Center 4600 Blue Spring Rd. Huntsville, AL 35810	Public Hearing for comments on the 2014 Annual Action Plan	No public comments received
March 19, 2014		Summary of the 2014 Annual Action Plan (comment period ending on April 19, 2014)	No public comments received

Table 3: 2014 Public Hearing Information; Source: City of Huntsville Department of Community Development

Draft copies of the 2014 Annual Action Plan were available for review at the following locations:

- City of Huntsville's website (<http://www.huntsvilleal.gov>)
- City of Huntsville Department of Community Development
- Huntsville Housing Authority
- City of Huntsville Public Library
- Richard Showers Center
- Alabama Institute for the Deaf and Blind (AIDB)
- North Alabama Coalition for the Homeless (NACH)

III. RESORUCES

As an Entitlement City and a Participating Jurisdiction under the provisions of the Affordable Housing Act, as amended, the City of Huntsville receives CDBG and HOME funds directly from HUD. The City will also receive program income that's generated by these grants. The City also received ESG funds from the State Alabama Department of Economic and Community Affairs (ADECA).

Matching funds are provided by the City's General Fund. The City of Huntsville, Alabama estimates that 80% of its CDBG funds and 90% of its HOME funds will be dedicated to activities in identified Target Areas.

The estimated amount of CDBG funds that will be used for activities that benefit person of low and moderate income for this program year is \$1,078,233.00 (80%). Listed below are the FY 2014 anticipated resources for the City of Huntsville, Alabama

FY 2014 Anticipated Resources

Federal funding resources, which may be available to the City to address priority needs include:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program

Other funding resources include:

- Program Income (CDBG and HOME programs)
- City of Huntsville General and Capital Improvement Fund
- Emergency Solutions Grant (ESG) Program through Alabama Department of Economic and Community Affairs (ADECA)

Match Requirements:

- The City will provide matching funds from its General Fund account for the required local match for HOME entitlement funds.
- Sub-recipients of homeless funds will provide a 100% match utilizing "in-kind" services for ESG funds received from ADECA.

CDBG) FUNDING RESOURCES & PROPOSED PROJECT BUDGET	
CDBG Allocation	\$1,172,513.00
Program Income	\$100,000.00
TOTAL CDBG RESOURCES	\$1,272,513.00
PROPOSED CDBG PROJECTS	
Public Service-CDBG funds may be used to provide public services provided that the service is: 1) A new service or 2) a quantifiable increase in the level of a service. The amount of CDBG funds to support public service activities may not exceed 15% of the total award.	\$175,000.00
Code Enforcement-Provide neighborhood stabilization through the enforcement of City ordinances relating to standard housing conditions, junk accumulation, abandoned vehicles, truck parking, and growth of vegetation.	\$450,000.00
Housing Rehabilitation - Provide funds for the Deferred Home Maintenance Repair Program, World Changers Program, and Community Changers Program for low income elderly and disabled homeowners with substandard housing.	\$300,000.00
Public Facilities and Improvements-CDBG funds may be used for acquisition, construction, reconstruction, rehabilitation and/or installation of public improvements or facilities.	\$21,000.00
Special Economic Development Activities-CDBG funds may be used for commercial or industrial improvements and assistance to private for-profit entities for an activity determined by the grantee to be appropriate to carry out an economic development project.	\$20,000.00
Clearance-CDBG funds may be used for demolition of buildings and improvements, removal of demolition products and other debris, physical removal of environmental contaminants or treatment of such contaminants to render them harmless, and movement of structure to other sites.	\$19,000.00
Acquisition of Real Property-CDBG funds may be used to acquire real property for any public purpose. Real property to be acquired may be: land, air rights, easements, water rights, rights-of-ways, and buildings.	\$18,000.00
Interim assistance-CDBG funds may be used to cover limited improvements to a deteriorating area. Activities are limited to the repair of: streets, sidewalks, public buildings, parks and playgrounds, and publicly-owned utilities	\$15,011.00
Provide funds for the management of the CDBG program (Administration).	\$254,502.00
TOTAL CDBG BUDGET	\$1,272,513.00
HOME FUNDING RESOURCES & PROPOSED PROJECT BUDGET	
HOME Allocation	\$504,625.00
HOME Income	\$170,000.00
TOTAL HOME RESOURCES	\$674,625.00
PROPOSED HOME PROJECTS	
Provide funds for the construction of single-family homes in Community Development Target Areas.	\$116,238.00
Provide funds to Family Services Center, Inc. (CHDO) for the acquisition and/or rehabilitation of transitional and single-family housing units.	\$285,000.00
Provide funds for down payment assistance to qualifying families purchasing their first home. Assistance is provided through 0% forgivable loans, not to exceed \$5,000; homes must be located within the City limits of Huntsville.	\$100,000.00
Provide funds to a HUD Certified Housing Counseling Agency to provide counseling services to qualified First-Time Homebuyer participants in the City's Down Payment Assistance Program.	\$5,000.00
Provide funds to a selected Community Housing Development Organization (CHDO) for the acquisition of property for the construction of new homes, or the acquisition and rehabilitation of homes (15% set-aside reserve), and the eligible operating expenses (5% of the HOME Grant) for the CHDO.	\$100,925.00
Provide funds for the management of the HOME Program (Administration).	\$67,462.00
TOTAL HOME BUDGET	\$674,625.00

Table 4: 2014 CDBG & HOME Funding Resources and Proposed Project Budget; Source: City of Huntsville Department of Community Development and HUD

Leveraging Plans

The City will provide a Certification of Consistency for any competitive grant, which adheres to the criteria established in 91.510 (c) of the Consolidated Plan regulations.

The City will continually pursue available avenues in leveraging public and private resources to accomplish its community development goals. Listed below are anticipated measures that will be taken in order to seek public and private resources:

- The City will seek investments from local banking institutions for affordable housing, as provided by the Community Reinvestment Act (CRA).
- When available, the City through the Community Development Department will leverage public funds to affordable housing projects that have significant private investment.
- The City, through the Community Development Department, will provide technical assistance to nonprofit organizations in completing grant applicants for other federal and non-federal resources, as related to affordable housing and public service activities when feasible.
- The City, through the Community Development Department, will coordinate its efforts with nonprofit and/or private organizations to support first-time homebuyer programs.
- The City will support the efforts of Alabama A&M University, Drake State Technical College, and Oakwood College in their application for funding under the HUD's HBCU program when feasible.
- Community Development will continually partner with Parks and Recreation on writing grants in order to leverage funds for recreational projects.

Potential Community resources from HUD and other entities not directly received or administered by the City include:

- North Alabama Coalition for the Homeless (NACH)
- Supportive Housing Program (nonprofit agencies)
- Shelter Plus Care Program (nonprofit agencies)
- HOWPA (HIV/AIDS agencies through a state grant)
- Parks & Recreation Department (public and private entities)
- HBCU Grant (local Historical Black Colleges and Universities)
- Low Income Housing Tax Credits
- Finance Lending Institutions
- Alabama Housing Finance Authority programs
- Non-profit and for-profit service providers and housing developers

IV. GEOGRAPHIC DISTRIBUTION/ALLOCATION PRIORITIES

Huntsville is a city centrally located in the northernmost part of the state of Alabama (See Appendix 3-Huntsville City Limits Map). The city is located in Madison County and extends west into neighboring Limestone County. Huntsville is the county seat of Madison County, and the fourth-largest city in Alabama. Huntsville, is also known as the Rocket City, and is one of the most recognized cities in the Southeast - consistently named one of the best places to live and work by a variety of national publications.

According to the 2012 census data estimates, the population for the City of Huntsville, AL is 183,739; median household income is \$65,947. However, there are pockets of poverty within the Huntsville community. Analysis of census data found that in 2012, 12.2% of all families in Huntsville are below poverty. Female heads of households with children under 18 has a high poverty level at 42.5%, and for those with related children under 5 years only, the percentage is a staggering 52.4%. Amongst the documented statistics of poverty, the City of Huntsville 2010-2015 Consolidate Plan reports that there is a high need for more affordable housing within the core of the City.

Given the scope and severity of these statistics and the limited amount of resources available to address such issues, geographical distribution for CDBG and HOME activities will generally include designated low to moderate-income areas as defined by HUD and the City of Huntsville Community Development Department. Specific census tracts are 2.01, 2.02, 3.01, 3.02, 4.03, 5.03, 7.01; however, eligible low-income elderly/and or disabled households located citywide may participate in the Deferred Home Maintenance Repair Program. Low to moderate income individuals and families located citywide may also participate in the Downpayment Assistance Program (DAP).

The table below identifies the areas with the highest minority concentration, in which CDBG and HOME funds may be directed. Figure 1 is a further depiction of this data. After performing an analysis of the information documented on table 5, four Target Areas were identified based on their income levels. The four Target Areas include: Edmonton Heights, Lowe Mill Village, Meadow Hills, and the Terry Heights/Hillendale neighborhoods (Appendix 3-Target Areas Map).

The City of Huntsville, Alabama estimates that 80% of its CDBG funds and 90% of its HOME funds will be dedicated to activities in identified Target Areas. The goal of the City of Huntsville is to concentrate resources for housing, public infrastructure, and slum/blight removal. This initiative seeks to launch neighborhood revitalization by identifying community assets and opportunities which will provide a comprehensive approach for long-term investment in these areas.

Census Tracts-Highest Minority Population	Percentage of Minority
2.01	95.1%
12	89.6%
3.02	88.1%
5.02	84.6%
2.02	83.5%
4.03	82.5%
3.01	80.4%
7.01	79.9%
5.03	79.3%

Table 5: Highest Minority Population Census Tract; Source: City of Huntsville Planning & GIS Department

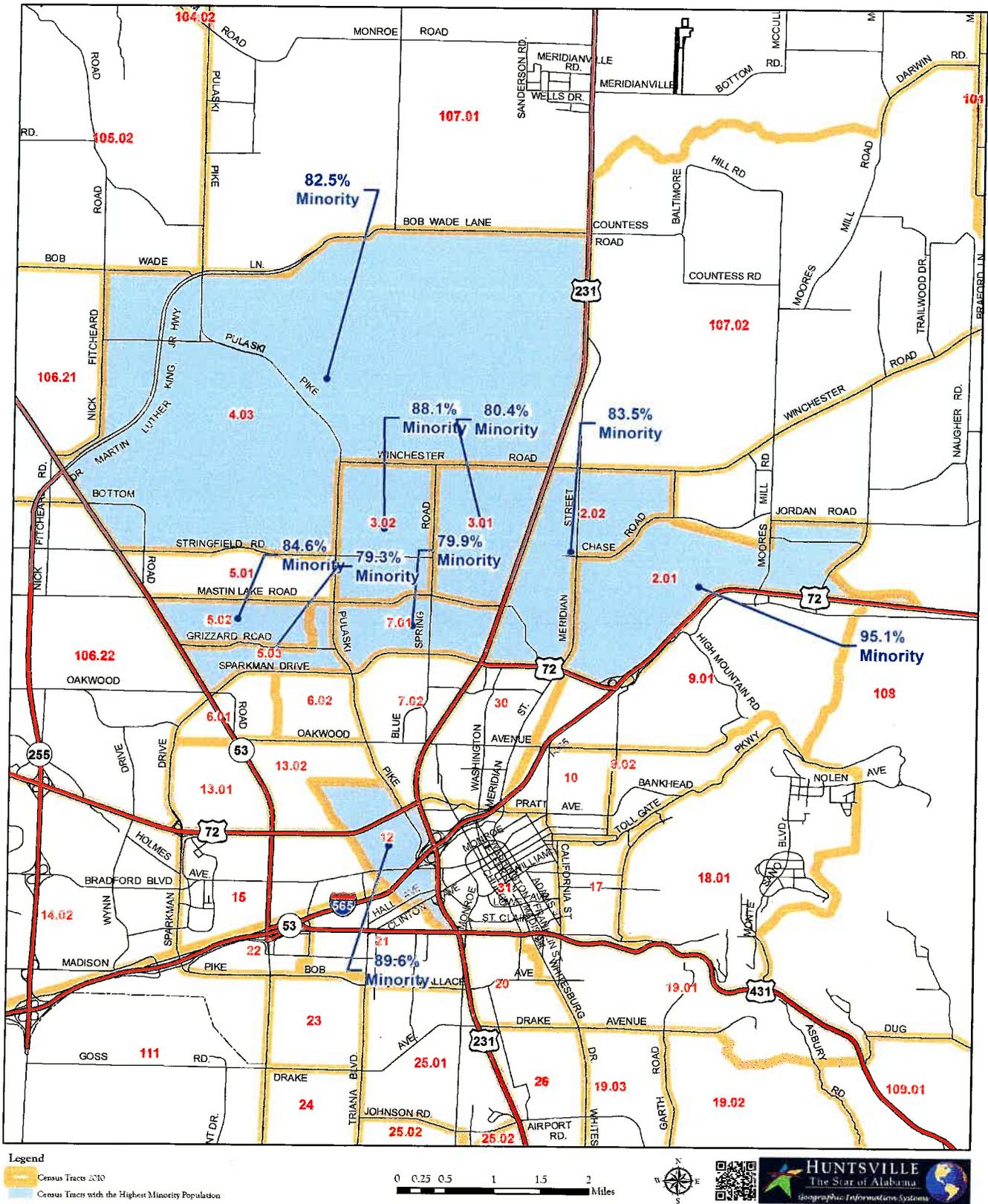


Figure 1: Highest Minority Population Census Tract; Source: City of Huntsville Planning & GIS Department

V. MEETING UNDERSERVED NEEDS

Affordable Housing Goals

The City of Huntsville’s Affordable Housing Goals for this program year are identified below. [Appendix 4](#) will show the Affordable Housing Goals to include each program year:

Table 2A: Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 4 Goal Plan/Act
Renters		
0 - 30 of MFI	110	0
31 - 50% of MFI	90	0
51 - 80% of MFI	10	0
Owners		
0 - 30 of MFI	0	0
31 - 50 of MFI	35	7
51 - 80% of MFI	150	30
Homeless*		
Individuals	85	17
Families	45	9
Non-Homeless Special Needs		
Elderly	200	40
Frail Elderly	0	0
Severe Mental Illness	0	0
Physical Disability	50	10
Developmental Disability	0	0
Alcohol/Drug Abuse	0	0
HIV/AIDS	0	0
Victims of Domestic Violence	0	0
Total	775	113
Total Section 215		
215 Renter	--	--
215 Owner	--	--

* Homeless individuals and families assisted with transitional and permanent housing

Table 6: Table 2A: Priority Housing Needs/Investment Plan Goals; Source: City of Huntsville 2010-2015 Consolidated Plan

Table 2A: Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 4 Goal Plan/Act
CDBG		
Acquisition of existing rental units	0	0
Production of new rental units	0	0
Rehabilitation of existing rental units	0	0
Rental assistance	0	0
Acquisition of existing owner units	0	0
Production of new owner units	0	0
Rehabilitation of existing owner units	250	50
Homeownership assistance	0	0
HOME		
Acquisition of existing rental units	0	0
Production of new rental units	150	150

Rehabilitation of existing rental units	0	0
Rental assistance	0	0
Acquisition of existing owner units	0	0
Production of new owner units	15	3
Rehabilitation of existing owner units	0	0
Homeownership assistance	185	37
HOPWA		
Rental assistance	0	0
Short term rent/mortgage utility payments	0	0
Facility based housing development	0	0
Facility based housing operations	0	0
Supportive services	0	0
Other		

Table 7: Table 2A: Priority Housing Activities; Source: City of Huntsville 2010-2015 Consolidated Plan

Public Housing

The number of public housing units operated by the Huntsville Housing Authority (HHA) is 1,709; 1,658 are available for leasing, Gateway holds 48 units and there is 13 Decommissioned units. HHA reports that all units are in good condition and they meet the HUD required number of 504 apartments where 5% of the total units are designated for the physical impaired and 2% are designated for the sight and hearing impaired. The total number of public housing units lost since 2005 is 222 units. This includes 196 units at Council Court, 22 units at Searcy Homes and 4 units at Sparkman Homes. The Public Housing Inventory consists of 18 housing complexes which contain 1,709 apartments.

There are currently 549 people on the public housing waiting list. The Huntsville Housing Authority has been allocated 1,606 units of Section 8 Vouchers, which include 1,469 Housing Choice Vouchers, 85 Veterans Affairs Supportive Housing (VASH) Vouchers, and 52 Shelter Plus Care (SPC) Vouchers. Currently, the Housing Choice Voucher waiting list has 157 people. The agency does not anticipate being able to serve any additional families due to the fact that they have not received any additional vouchers.

Homeless and Other Special Needs Populations

Activities undertaken to address homeless needs include conducting an annual Point-In-Time (PIT) count. The PIT count provides the Huntsville community with data needed to understand the number and characteristics of persons who are homeless. The count is also an important metric for measuring progress in preventing and ending homelessness in the Huntsville community.

The January, 2014 PIT captured data on households with and without children, veteran households with and without children, and chronic homeless individuals and families. The count reported a total of 45 households with children residing in either Emergency Shelter (ES) or Transitional Housing (TH); 345 Households without children residing in Emergency Shelter (ES) or Transitional Housing (TH), and 37 Unsheltered households without children; 1 Veteran Household with children residing in Transitional Housing (TH); 57 Veteran Households in Emergency Shelter (ES) or Transitional Housing (TH), and 6 Unsheltered Veteran Households.

The PIT count also reported 23 chronically homeless individuals. The tables below show a breakdown of the 2014 Point-In-Time Count for North Alabama.

Households with at Least One Adult and One Child					
	Sheltered			Unsheltered	Total
	ES	TH			
Total number of households	21	24		0	45
Total number of persons	77	73		0	150
Number of persons (under age 18)	50	41		0	91
Number of persons (age 18-24)	2	4		0	6
Number of persons (over age 24)	25	28		0	53
Gender (adults and children)	Sheltered			Unsheltered	Total
Female	93			0	93
Male	57			0	57
Transgender	0			0	0
Ethnicity (adults and children)	Sheltered			Unsheltered	Total
Non-Hispanic/Non-Latino	129			0	129
Hispanic/Latino	17			0	17
Race	Sheltered			Unsheltered	Total
White	78			0	78
Black	49			0	49
Asian	1			0	1
American Indian	0			0	0
Native Hawaiian	0			0	0
Multiple Races	21			0	21

Table 8: Households with at Least One Adult and One Child; Source: NACH PIT 2014 Count

Households without Children					
	Sheltered			Unsheltered	Total
	ES	TH	SH		
Total number of households	338	7	0	37	382
Total number of persons	340	7	0	37	384
Number of persons (age 18-24)	23	1	0	2	26
Number of persons (over age 24)	317	6	0	35	358
Gender	Sheltered			Unsheltered	Total
Female	102			2	104
Male	245			35	280
Transgender	0			0	0
Ethnicity	Sheltered			Unsheltered	Total
Non-Hispanic	345			36	381
Hispanic	1			1	2
Race	Sheltered			Unsheltered	Total

White	224	23	247
Black	100	14	114
Asian	2	0	2
American Indian	1	0	1
Native Hawaiian	0	0	0
Multiple Races	3	0	3

Table 9: Households without Children; Source: NACH PIT 2014 Count

Households with Only Children (under age 18)				
	Sheltered		Unsheltered	Total
	ES	TH		
Total number of households	0	1	0	1
Total number of one-child households	0	0	0	
Total number of multi-child households	0	1	0	1
Number of children in multi-child households	0	2	0	2
Gender	Sheltered		Unsheltered	Total
Female	2		0	2
Male	0		0	0
Transgender	0		0	0
Ethnicity	Sheltered		Unsheltered	Total
Non-Hispanic	2		0	2
Hispanic	0		0	0
Race	Sheltered		Unsheltered	Total
White	0		0	0
Black	2		0	2
Asian	0		0	0
American Indian	0		0	0
Native Hawaiian	0		0	0
Multiple Races	0		0	0

Table 10: Households with Only Children (under age 18); Source: NACH PIT 2014 Count

Veteran Households with at Least One Adult and One Child				
	Sheltered		Unsheltered	Total
	ES	TH		
Total number of households	0	1	0	1
Total number of persons	0	4	0	4
Total number of veterans	0	1	0	1
Gender (veterans only)	Sheltered		Unsheltered	Total
Female	2		0	2
Male	2		0	2
Transgender	0		0	0
Ethnicity (veterans only)	Sheltered		Unsheltered	Total

Non-Hispanic	4	0	4
Hispanic	0	0	0
Race (veterans only)	Sheltered	Unsheltered	Total
White	4	0	4
Black	0	0	0
Asian	0	0	0
American Indian	0	0	0
Native Hawaiian	0	0	0
Multiple Races	0	0	0

Table 11: Veteran Households with at Least One Adult and One Child; Source: NACH PIT 2014 Count

Veteran Households without Children					
	Sheltered			Unsheltered	Total
	ES	TH	SH		
Total number of households	54	3	0	6	63
Total number of persons	54	3	0	6	63
Total number of veterans	54	3	0	6	63
Gender (veterans only)	Sheltered			Unsheltered	Total
Female	2			0	2
Male	55			6	61
Transgender	0			0	0
Ethnicity (veterans only)	Sheltered			Unsheltered	Total
Non-Hispanic	57			6	63
Hispanic	0			0	0
Race (veterans only)	Sheltered			Unsheltered	Total
White	42			1	43
Black	13			5	18
Asian	0			0	0
American Indian	1			0	1
Native Hawaiian	0			0	0
Multiple Races	1			0	1

Table 12: Veteran Households without Children; Source: NACH PIT 2014 Count

Homeless Subpopulations				
	Sheltered			Unsheltered
	ES	TH	SH	
Chronically Homeless Individuals	93		0	23
Chronically Homeless Families	3		0	0
Persons in Chronically Homeless Families	9		0	0
Adults with Serious Mental Illness	Sheltered			Unsheltered
	ES	TH	SH	
Adults with Serious Mental Illness	95	3	0	5

Adults with Substance Abuse Use Disorder	59	2	0	2
Adults with HIV/AIDS	0	0	0	0
Victims of Domestic Violence (optional)	61	7	0	1

Table 13: Homeless Subpopulations; Source: NACH PIT 2014 Count

The North Alabama Coalition for the Homeless (NACH) *Strategic Plan to Address Homelessness* is another tool used to address homeless needs in the City of Huntsville, Alabama. This plan was developed with the collaboration of leaders from the public, private, and non-profit sectors. Displayed below are the developed amelioration strategies and measures used to address the chronic homeless population in the Huntsville community.

MEASURED COMPONENTS of the STRATEGIC PLAN TO END CHRONIC HOMELESSNESS	
<p>Housing and Re-housing-An essential requirement for ending homelessness is the generation of permanent housing units. NACH's Strategic Plan to End Homelessness proposes to bridge the deficits of securing permanent housing by developing, and/or leasing additional scattered site housing units. These sites will be service enriched at the level determined by the need of the clients and funds available.</p>	<ul style="list-style-type: none"> ▪ 5% decrease per year in number of persons who are homeless as measured by point-in-time counts and census reported in HMIS. ▪ 100% participation in HMIS of HUD-funded homeless shelter and housing and service agencies ▪ An accurate inventory of 100% of permanent housing units. ▪ 15 new units of HUD-supported permanent housing will be included with the Continuum of Care grant ▪ 25% of the non-clinical housing units that follow the less stringent eligibility requirement consistent with "housing first" will be available and achieve 100% occupancy
<p>Prevention and Intervention-Quality, inventory and access to essential services will be provided based on the client's level of acuity. Essential services include at least one of the following:</p> <ul style="list-style-type: none"> • Case management • Health care • Employment-related services • Health insurance • Substance abuse services • Mental health services • Assured access for eligible clients to mainstream resources 	<ul style="list-style-type: none"> ▪ HMIS reports will be generated to determine service types and baseline rates of use and access by clients ▪ 100% of clients who are provided residence in clinical and non-clinical lease units as a result of the Rapid Re-housing intervention will be assigned a housing related case manager. ▪ All new housing programs, whether leased units or new construction, will designate 30% for persons with substance abuse conditions. ▪ 10% increase in the number of job training service units for currently homeless persons. ▪ 10% increase in the number of job training service units for clients identified at risk of homelessness. ▪ 10% increase in the number of employment services units for currently homeless persons. ▪ 10% increase in the number of employment services units for clients identified at risk of homelessness. ▪ 10% increase in enrollment of persons who are eligible for mainstream resources. ▪ 100% of job placement services will collect data on the annual wage of clients
<p>Public Information, Policy and Accountability Eliminating the extrinsic factors associated with homelessness requires commitment by the community through collaborations among elected officials, government agencies, social services providers, health care providers, faith-based organizations, philanthropic organizations and the private sector. Public Awareness campaigns tailored by the Citizen Advisory Committee Board and NACH will assist with on-going data collection for appropriated public awareness</p>	<ul style="list-style-type: none"> • 100% of prevention and intervention service providers or their designees, who receive Continuum of Care funds, will participate in the development of the policy recommendations

<p>Specialized Outreach to Chronically Homeless Persons-Chronic homelessness is a complex and multifaceted challenge that is best addressed with specialized housing and service programs. This measure is achieved through continued sponsorship of specially-trained, multi-disciplinary outreach teams that offer street-based and harm-reduction services.</p>	<ul style="list-style-type: none"> • 10% increase in the number of specialized outreach teams who provide onsite services to unsheltered homeless persons. • 95% of identified unsheltered chronically homeless persons will complete at least one referral to agency-based services, as monitored in HMIS • 100% of the Rapid Re-housing Interventions outreach teams will include at least: one mental health provider, one health care provider, one representative of an agency that serves veterans, and one outreach worker trained to interact with chronically homeless persons
<p>System Management-Exemplary management of the system of housing/shelter supply, services, case management and funding will maximize the effectiveness of NACH's Strategic Plan to End Homelessness to ensure the opportunity that individuals will be able to obtain, maintain and sustain housing and care. HMIS (Homeless Management Information System) is the management system that will help maintain decision-making information, assess situations, make strategic decisions, allocate resources, and expand the resources available to prevent and intervene in homelessness.</p>	<ul style="list-style-type: none"> • 12 monthly reports of Plan outcomes produced by the System Manager • 12 monthly meeting reports of the restructured Homeless Services Coordinating Council
<p>Assure Sustainable Funding for Housing and Effective Programs-The challenge of funding is multi-dimensional. As the number of homeless persons increases, obviously so does the demand for additional services and housing options. The continual efforts of funding campaigns from the public, government, philanthropic and private entities will help with this measure.</p>	<ul style="list-style-type: none"> • 100% of the Year 1 activities associated with the Plan will be supported by adequate funding for implementation

Table 14: Measured Components of the Strategic Plan to End Chronic Homelessness; Source: NACH

The City plans to continue its support of the efforts of the North Alabama Coalition for the (NACH). The City will also continue to work with existing Homeless organizations and agencies that assist homeless families and individuals. In addition, service provider/members participate in monthly capacity building trainings conducted by NACH. These meetings address best practices in homeless services provision, theoretical bases for service delivery, professional development and outcome evaluation.

The City maintains support to providers of services that prevent homelessness as well as to those providers who assist homeless persons with securing housing. Those service providers include:

- 1) Crisis Services-provide emergency shelter to 200-250 women and children, and outreach service between 3,000-4,000 persons who are victims of domestic violence.
- 2) Family Services Center-operates a Transitional Housing program that anticipates serving between 15-20 families with housing.
- 3) First Stop-operate a Day Center for the chronic street homeless. First Stop Day Center activities include, outreach, supplies, assessment, and referrals. First Stop anticipates serving 500-600 homeless persons.
- 4) NACH-provide technical assistance and data monitoring for all ESG sub-recipients. NACH is also the lead HMIS agency.

- 5) New Futures-operates a Transitional Housing program that will provide essential services for up to 24 months to homeless families that do not meet the requirements of local emergency shelters because of their family composition. New Futures anticipate serving 20-25 families.
- 6) Pathfinders-provide shelter and services to over 80 homeless men and women who have completed a substance abuse program.
- 7) RiahRose Home for Children-provides emergency shelter to homeless teen mothers and their children. RiahRose will provide essential services for up to 18 months. RiahRose anticipates serving 10-20 teen mothers and their children.
- 8) The Salvation Army-An emergency shelter and food programs that will provide emergency shelter and services for 1,500-2,000 individuals and families each year.

For FY2014, the City requested \$200,000 in Emergency Solutions Grant funds from the Alabama Department of Community and Economic Affairs (ADECA) for FY14. These funds will support shelter operations and essential services activities through non-profit agencies that serve homeless persons. The programs will fill service gaps that were identified by the North Alabama Coalition for the Homeless (NACH). The agencies that requested funding will provide an equal amount of funds for the match. Documentation will be provided for the match as agencies request reimbursement for ESG activities. The match will include salaries provided through other funding sources.

The City of Huntsville will insure that the grant is matched on a dollar basis as required by 24 CFR Part 576 .51. The funds will be provided to the sub-recipients on a reimbursable basis. The sub-recipients will be required to submit evidence of match at the time of request for reimbursement or their request will not be processed. The match will be documented prior to requesting funds from the State. The City of Huntsville does not receive any direct allocations or HUD homeless grant funds. All funds that may assist homeless persons are obtained through the competitive grant process.

Barriers to Affordable Housing

The City of Huntsville does maintain strong zoning and development requirements, which potentially add to the cost of new construction, the requirements are necessary to assure quality housing in stable neighborhoods. However, to assure a stable and quality housing stock, these standards are deemed necessary. The major obstacles and barriers to meeting underserved needs are:

- High cost of housing for the population whose income is 50% below the Median Family Income.
- Need for transportation to existing services and childcare exceed available services.
- Increasing numbers homeless individuals and families.
- Lack of the appropriate type of jobs of unskilled and low skilled individuals.

- Lack of adequate transitional housing for low income persons.
- NIMBYISM attitudes.
- 12.2% of all families in Huntsville are below poverty. Female heads of households with children under 18 had the highest poverty level at 42.5%, and for those with related children under 5 years only, the percentage was a staggering 52.4% in 2012.
- In the population over 25 years of age, 13,260 have not completed high school; 8.6% of whites have less than a high school diploma, compared with 16.5% of blacks.
- Loss of federal funding for community development programs.
- Cut backs in state and federal funding for basic services.

This section describes the City's strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing. The Community Development Department will continue to monitor the effects of zoning and development requirements, as related to affordable housing. Huntsville will initiate the following steps in order to strengthen and coordinate its housing delivery system:

- The City will continue to work with HBCU institutions in the implementation of housing and other services. In addition, the city will coordinate its efforts with Madison County Commission and Alabama Extension Services.
- The City will continue to work with approved Community Housing Development Organizations (CHDOs) that serve as housing developers. The City will provide technical and financial support to assure the success of their programs in providing home ownership opportunities for lower income families.
- The Huntsville Housing Authority will continue to support a number of programs, including first time homebuyers, the family self-sufficiency program, and housing tenants' organizations. The Community Development Department will continue to support the efforts of the HHA.
- Community Development Department planning staff will continue to monitor the delivery of activities and programs throughout the year to anticipate if additional resources will be needed. The city will also coordinate its efforts with other assisted housing and supportive services providers to eliminate gaps in the delivery system.

Anti-Poverty Strategy

The City does not expect that the inclusion of CDGB and HOME funds into the economy will be significant enough to reduce the number of poverty level families during FY14. However, the following programs will assist families that have incomes below the poverty level.

- **Huntsville Housing Authority's Social Services Programs:** The Resident Services Department of the HHA is dedicated to its mission of eliminating poverty in public housing. To this end, the department provides an array of supportive services, such as educational assistance, health fairs, parenting classes, job referral, youth services and pre-employment training for residents. In addition to providing supportive services for public housing residents, a family self-sufficiency program is available for Section 8 tenants. Under the provision of the Family Self-Sufficiency Program, a tenant signs a five-year contract that outlines objectives to achieve economic independence of government assistance. A coalition of local agencies provides counseling, job training, education, childcare, transportation, and other services. In addition, a savings account is established for each family, in which rent increases are deposited. After successfully completing the program, the tenant can use the savings to purchase a home.
- **Code Enforcement:** Huntsville provides Community Development Block Grant and General Revenue funds for the enforcement of City ordinances related to substandard housing, junk accumulation, abandoned vehicles, truck parking, and growth of vegetation. The program helps to insure that families with below poverty-level incomes can reside in standard condition housing with healthy environments.
- **North Alabama Coalition for the Homeless (NACH)** is to educate the public regarding homelessness, to coordinate and facilitate efforts of agencies, communities and concerned citizens into a seamless Continuum of Care (CoC) and to affect positive solutions to homelessness in Madison, Morgan and Limestone counties of North Alabama.

Huntsville will coordinate the development and implementation of its Consolidated Plan with the Huntsville Housing Authority, other City departments, local nonprofit agencies, contiguous units of local government and other private and public organizations. In addition, the following programs will assist families with incomes below the poverty level:

- Rental Assistance
- Huntsville Housing Authority's Social Services Programs - Family Self Sufficiency Program
- Code Enforcement
- Public Service Programs-Temporary Assistance to Needy Families (TANF)
- Alabama Housing Finance Authority
- The City will maintain liaison with public and assisted housing providers, supportive services agencies, and other units of government who desire such liaison. This will be accomplished by telephone communications and by personal contact, normally at public hearings and other meetings convened by either party.

Lead-Based Paint Hazards

In an effort to comply with Lead-Based Paint Regulations for housing rehabilitation activities, Huntsville will initiate the following during FY14: Lead-based Paint (91.215 (9) and Lead Based Paint (91.215(g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs:

Lead is a highly toxic metal that was used for many years in paint. Lead can cause a range of health effects, from cognitive impairment and learning disabilities, to seizures and death. Children under six years are most at risk because their developing nervous systems are especially vulnerable to lead's effects. While the Consumer Product Safety Commission banned lead-based paint for residential use in 1978, more than 38 million U.S. homes still contain some lead-based paint, with two-thirds of the houses built before 1960 containing lead-based paint.

Lead based paint regulations have been incorporated into Community Development housing policies and programs in order to identify and reduce lead based paint hazards in housing occupied by low-income houses. (Housing occupied by families at or below 80% of median income.) Lead safe work practices will be followed during renovation activities as required by the Environmental Protection Agency (EPA).

Community Development will continue to work to develop local capability for testing and reduction of lead based paint hazards in order to enhance cost efficiency and timeliness of service. This can be achieved with locally based inspectors/risk assessors and abatement contractors. Community Development will continue to solicit local contractors and environment consultants to establish capacity in those fields. Additional information about Lead-Based Paint Regulations related to housing rehabilitation can be found at www.hud.gov/lead.

Coordination Efforts

The Community Development Department is directly responsible for the Consolidated Plan, but a variety of public and private organizations are involved in administering plan components. For example, several nonprofits provide services to the homeless, colleges and universities provide housing, economic development and public service programs, and private lenders assist with affordable housing initiatives. NACH is an excellent example of coordination efforts. Another is the Youth Services Division which collaborates with local organizations including Partnership for a Drug Free America, the Coalition on At-Risk Minority Males, the United Way Community Problem Solving Committee, the Juvenile Court System and several other community groups. Through this collaboration, programs address drug and Substance Abuse Prevention, Gang Prevention, Academic Achievement, Parenting Education and Drop-Out Prevention.

Huntsville will continue to coordinate the implementation of its Five-Year Consolidated Plan and the development of its FY14 Annual Action Plan with the Huntsville Housing Authority, other City departments, local nonprofit agencies, contiguous units of local government and other private and public organizations. In addition, the City will maintain liaison with the Alabama Housing Finance Authority or with other related agencies as directed to prepare the State of Alabama's Consolidated Plan. Communication will be maintained and direct contact will be made at periodic meetings convened by either party.

The City will maintain contact with public and assisted housing providers, supportive services agencies, and other units of government. This will be accomplished by telephone, email and written communications, and advertised public hearings.

VI. MONITORING STANDARDS AND PROCEDURES

The City of Huntsville currently receives CDBG and HOME funds from HUD. The Department of Community Development has the responsibility for administering these program dollars. The specific nature of that responsibility involves documenting the needs, developing plans and carrying out approved programs, projects and activities in compliance with State and Federal regulations. This responsibility also includes ensuring that sub-recipients of funds carry out their program according to applicable laws and regulations.

The monitoring procedures and process is designed and implemented to assure the following:

- The projects are developed and implemented according to all applicable local, State, Federal laws and procedures;
- The project funded through sub-recipients follow all local, State, Federal policies and regulations;
- Charges against projects are eligible cost and in accordance to applicable regulations and the grant agreement.
- Projects are managed and carried out in a timely manner;
- Programs have procedures in place to protect against fraud;
- Sub-recipients remain capable of fulfilling the scope of their agreements; and
- All other applicable laws are being adhered to.

Management of Monitoring Activities

The monitoring procedures implemented involve both internal administrative monitoring and field monitoring. To assure that the City fulfills the goals of the Consolidated Plan and Annual Action Plan, internal administrative monitoring involves review and analysis of the following:

- Approved application
- Grant agreements and contracts
- Environmental and historic significance reviews
- Drawdown request for reimbursement
- Budget updates or changes
- Litigation matters
- Citizen complaints
- Audit reports
- Monthly project update reports
- Annual CAPER
- Monthly review of Goal and Objective status per activity
- Monthly review of the timeliness of the overall grant and approved activities

Field Monitoring Activities

- Periodic on-site monitoring of project and program activities
- Neighborhood site reconnaissance, specifically target neighborhoods
- Visits for all sub-recipients (at least once during the program and once after completion of the sub-recipient program)

Review and Monitoring Activities

The internal and external management and monitoring activities will cover the following:

- Applicant meeting threshold criteria
- Grant or regulatory agreement, to include compliance requirements
- Environmental review (including flood insurance, historic preservation)
- Record keeping requirements
- Review of drawdown of funds
- Real property acquisition
- Labor standards (wage decisions/payroll/reviews/employee interviews)
- Housing rehabilitation (program guidelines, housing quality standards, write up/cost estimates, inspections)
- Review of operations/maintenance, essential services and homeless prevention services cost.
- New Housing Construction
- Fair Housing/EEO
- Close out report (review)
- Financial and compliance audits

Timely Use of Funds/Prevention of Fraud and Abuse of Funds

- Requesting and expending funds in a timely manner as identified in each contract agreement.

- Adequate controls of the financial management system to prevent fraud and mismanagement of funds.
- Compliance with applicable housing codes, including actions or on-site inspections of rehabilitation activities.
- Needs for technical assistance
- Evidence of innovative or outstanding performance

Monitoring CDBG Sub-Recipients

The procedures that guide the City's sub-recipient process are based on and is consistent with the standards and procedures provided by the U.S. Department of Housing and Urban Development document, "Managing CDBG :A Guidebook for Grantees on Sub recipient Oversight". The management and monitoring process includes:

- A. Selection of Sub-recipients (use established Pre-Award Evaluation Criteria):
 - i. Decide which of several prospective sub-recipients to select for a particular activity;
 - ii. Identify early training and technical assistance that is needed to support potential sub-recipients lacking previous CDBG experience;
- B. Hold Pre-Award Meeting:
 - i. Outline and review with sub-recipient special conditions in the written Sub-recipient Agreement that make initial or continued funding contingent on the agency's correcting and monitoring CDBG particular deficiencies by a mutually agreed-on date; and identify special monitoring procedures, such as more frequent on-site visits or special audits, to assure the sub-recipient organization is achieving its goals.
 - ii. A copy of the standards, procedures and requirements of the agreement will be provided to sub-recipients with notice given that the sub-recipients will be monitored for based on adhering to and maintaining compliance with these.
- C. Conducting On-Site Visits, Performance Evaluations and Follow-up steps
 - i. The Director of the Department of Community Development will meet with the director and appropriate staff of each sub-recipient agency to discuss performance measures, activities and finances associated with the agreement.
 - ii. The information gathered during the site visit will be used to complete and evaluate the extent to which the sub-recipient is fulfilling the agreement. The agency will be provided with a copy of the evaluation and a follow-up meeting held if necessary.

D. Financial Accountability

- i. The financial records of each sub-recipient will be reviewed by the Department of Community Development at established times.
- ii. Each sub-recipient will be given written notification of any irregularities found and given the opportunity to correct any problems.
- iii. The lack of correction of irregularities could be cause for termination of funds. If this decision is arrived at by the Department of Community Development, immediate notification will be given to the agency.

E. Post Award Compliance Procedure

- i. Each sub-recipient agency will be monitored to determine if the funds provided to the organization are expended appropriately.
- ii. Monitoring will be continuous and ongoing to determine the appropriateness of expenditure of CDBG funds awarded to the agency.

Monitoring HOME Sub-Recipients

The City of Huntsville's Community Development Department has developed an annual monitoring plan that distributes its HOME monitoring process throughout the year. Community Development monitors organizations that have received HOME funds to ensure that the HOME program is being administered correctly. The City of Huntsville's monitoring efforts are guided by both its responsibilities under the HOME Program and its affordable housing goals for the community. These monitoring efforts include:

- Identifying and tracking program and project results;
- Identifying technical assistance needs of PJ, CHDO, and sub recipient staff;
- Ensuring timely expenditure of HOME funds;
- Documenting compliance with Program rules;
- Preventing fraud and abuse; and
- Identifying innovative tools and techniques that support affordable housing goals.

The emphasis on one or more of the criteria may shift from year to year depending on the technical assistance needs of CHDOs and other non-profit housing development organizations and the availability of staff and resources. Compliance with housing codes, including actions or on-site inspections will be completed annually on appropriate rehabilitation activities or new construction activities.

In order to do so, the following factors are considered: Risk Factor Scores-visits to sub recipients and/or CHDOs that receive high risk scores are scheduled before visits to those receiving lower scores.

Points	Risk Assessment	Monitoring Schedule
Over 40	High	Annual w/quarterly on-site
25-40	Medium	Annual
24 and under	Low	Two-years

Table 15: Risk Factor Assessment System; Source: HUD

To be eligible for HOME funds, the prospective purchaser must:

- Be low-income; that is, with an annual (gross) income that does not exceed 80 percent of the median for the area; and
- Occupy the property as a principal residence.

Income eligibility requirements consist of:

- The purchasing household must be low-income (80% or below MFI); and
- The purchasing household income must follow the IRS adjusted gross income as defined for reporting on IRS Form 1040.

Affirmatively Furthering Fair Housing

As the City of Huntsville takes steps to further fair housing and alleviate discrimination and poverty, it will be vitally important as the city moves forward to fulfill its obligation to affirmatively further fair housing by educating the community on Fair Housing laws and practices. This measure must be taken in order to address the community questions and concerns, thus continuing to develop affordable housing opportunities and de-concentrate poverty. On an annual basis the City of Huntsville holds a Fair Housing Training Session in order to educate the public on Fair Housing laws and practices (See Appendix 5). The City of Huntsville also partners with the Housing Chair Committee representative for the local NAACP and the Apartment Association of North Alabama in order to further promote the education of Fair Housing practices.

VII. CDBG PROGRAM SPECIFICS REQUIREMENTS

All project funding will be used to benefit low- and moderate- income persons

CDBG Program Administration

This activity involves the general administrative activities required by the CDBG program in maintaining accountability for the expenditure of CDBG funds by the City of Huntsville. The City proposes using these funds toward the salary and benefits of up to seven (7) positions in the

Community Development Department. These positions may be fully funded or partially funded, based on individual assignments.

Professional services, training and seminar expenses, office space, supplies, professional memberships and dues, advertisements, and printing expenses may also be paid out of this activity. The City is proposing a budget of \$254,502.00 for this activity (20% of our grant).

Public Services

This activity consists of funds totaling \$175,000.00 (15% of our Grant) for activities that will provide public services. CDBG Public Services activities must be: 1) A new service or 2) a quantifiable increase in the level of a service.

VIII. HOME PROGRAM SPECIFICS REQUIREMENTS

HOME Program Administration

This activity involves the general administrative activities required by the HOME program in maintaining accountability for the expenditure of HOME funds by the City of Huntsville. The City proposes using these funds toward the salary and benefits of up to two (2) positions in the Community Development Department. These positions may be fully funded or partially funded, based on individual assignments.

Professional services, training and seminar expenses, supplies, professional memberships and dues, advertisements, and printing expenses may also be paid out of this activity. The City is proposing a budget of \$67,462.50 for this activity (10% of our Grant).

CHDO Set-Aside

The City of Huntsville will budget \$75,693.75 (15%) of our HOME Grant, as our CHDO Se-Aside for this program year.

Downpayment Assistance Program (DAP)

FY14 HOME funds will be used for down payment assistance for individuals and families who is considered to be first-time homebuyers. Eligibility for the DAP program will be determined by the Community Development Department. Funds will be provided as zero percent (0%) interest deferred payment loan. The maximum amount of assistance provided will be \$5,000.00. Assistance will be determined on a case-by-case basis. The housing assisted with HOME funds must meet the property standards as defined by the City of Huntsville.

Housing Counseling for first time homebuyers will also be a part of this activity. HUD Certified Housing Counselors will provide educational assistance to qualifying families in order to increase their long term success as homeowners. HUD Certified Housing Counseling agencies will be identified through a procurement process and will be under contract with the City to perform these services.

HOME Program - Refinancing Guidelines

As required under Sec. 92.2061(b) of the HOME Rule, projects that wish to apply for HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds must meet the following conditions:

1. **Minimum Rehabilitation Level.** Applicants must demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit of not less than five thousand (\$5,000.00)
2. **Management Practices Review.** Applicants must submit to a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long term needs of the project can be met; and that the feasibility of serving the targeted population over and extended affordability period can be demonstrated,
3. **Affordable Housing Preservation and/or Creation.** Applicants must state whether the new investment is being made to maintain current affordable units, create additional affordable units, or both,
4. **Project Location.** Applicants for projects located anywhere within the City of Huntsville's jurisdiction are eligible
5. **Non-Eligible Use of HOME Funds.** HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG, and
6. **Eligible Uses of HOME Funds.** The funds provided by HOME loans may be used for the following eligible hard and soft development costs:
 - i. **Hard Development Costs.** Hard development costs will include site preparation or improvements, securing of buildings and construction materials and labor.
 - ii. **Soft Development Costs.** Soft development costs shall include financing fees, credit reports, title binders and insurance, surety fees, recordation fees, transaction taxes, legal and accounting fees including cost certification, appraisals, architectural/engineering fees including specifications and job progress inspections, environmental reviews, builders' or developers' fees, affirmative marketing, initial leasing and marketing costs, and operating deficit reserves (up to 18 months).

Housing assisted with HOME funds will be subject to the following:

The City of Huntsville has elected to adopt the following recapture provisions when HOME funds are used to create affordable housing. It is understood and agreed that federal HOME fund regulations, set forth in 24 CFR 92.254 require that HOME assisted housing units must be acquired by a homebuyer whose family qualifies as a low-income family and the housing must be the principal residence of the homebuyer throughout the period of affordability. Additionally, recapture provisions are required pursuant to 24 CFR 92.254 (a) (5) (ii) for the purchase and sale agreement. This measure ensures that the City of Huntsville, Alabama recoups all or a portion of

the HOME assistance provided to the home purchaser, if the housing does not continue to be the principal residence of the home purchaser for the duration of the period of affordability.

In accordance with 24 CFR 92.254 (a)(5) (ii), during the applicable Period of Affordability, the amount to be recaptured may be reduced by the City of Huntsville, Alabama, on a pro rata basis for the time the purchaser homeowner has owned and occupied the subject housing measured against the affordability period. During the Period of Affordability (5 years from date of closing), the City of Huntsville, Alabama must receive prior written notification of any sale, refinancing, or foreclosure that occurs with regards to the Property.

In the event of a recapture of the Property during the Period of Affordability, an amount equal to a proarata share of HOME subsidy funds, reduced proportionately for every year of the Period of Affordability the qualifying homeowner owned the Property, shall be repaid to the City of Huntsville, Alabama from any net gain realized upon the sale of the Property after deduction for sales expenses.

In the event of a refinancing of the Property during the Period of Affordability, an amount equal to a pro rate share of the HOME subsidy funds, reduced proportionately for every year of the Period of Affordability the Owner has owned the Property, shall be repaid to the City of Huntsville, Alabama from any net gain realized upon the refinancing. Cash out refinances are unallowable.

In the event of a foreclosure of the Property during the Period of Affordability, the City of Huntsville, Alabama may receive the “net proceeds” up to the original amount of the HOME funding subsidy. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. At the sole discretion of the City of Huntsville, Alabama the net proceeds may be shared in accordance with the provisions of 24 CFR 92. 254 (a)(5)(ii)(A)(3).

Long-Term Affordability

The HOME program set affordability periods are based on the amount of HOME funds provided for the property (see chart below).

HOME Funds	Affordability Period
<\$15,000	5 years
\$15,000-\$40,000	10 years
>40,000	15 years

Table 16: Affordability Period; Source: HUD

The City will require all grantees being awarded HOME funds and all owners of HOME assisted projects of five units or more, to commit to affirmative marketing as part of the formal agreement between the City and the grantee, and the grantee and the owner. Also, the City will implement the above policies through the following activities:

1. The City will inform the general public, owners, and potential clients about Federal fair housing laws and about the City's affirmative marketing policy:

- i. Local groups which specialize in providing affordable housing as well as non-profit organizations which provide assistance to low-income, ethnic minorities and other disadvantaged households will be advised of the availability of applicable housing provided under the HOME program.
 - ii. News releases, advertisements, flyers and other printed material will include the use of the Equal Opportunity logo and/or slogan.
 - iii. The City will make available to the public federal pamphlets such as the "Fair Housing - It's Your Right".
 - iv. City staff will periodically attend public meetings and forums, particularly meetings in neighborhoods where residents do not respond to the customary information pathways, to inform them of available housing opportunities.
- 2. For HOME-assisted housing containing five or more units, the City will work with the non-profit grantees and the owners of the units to carry out the City's affirmative marketing policies by requiring both owners and grantees to comply with the following:
 - i. Inform potential tenants about federal fair housing laws;
 - ii. Make use of the Equal Housing Opportunity logo and slogan, and display the fair housing poster;
 - iii. Make available the pamphlet "Fair Housing - It's Your Right", and inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach.
 - iv. The City will keep records including dated copies of all press releases, informational flyers, newspaper advertisements and any other notices or mailings. The City will also keep records of its outreach efforts and communication with grantees related to affirmative marketing.
 - v. The success of affirmative marketing actions on the part of required owners or grantees will be measured as follows:
 - a. If required actions have been carried out as specified, the City will assume that owners have made a good faith effort to carry out the procedures.

IX. OTHER ACTIONS

Minority and Women Business Enterprise Outreach

The Community Development Department will work with local chambers of commerce and economic development agencies to ensure that MWBE are notified of funding availability, potential requests for proposals, and other opportunities to partner with the City through the

CDBG and HOME programs. The City website (www.huntsvilleal.gov) also encourages MWBE's to partner with the City.

Affirmative Marketing

The goal of Affirmative Marketing is to ensure that eligible persons from of all racial, ethnic, national origin, religious, familial status, and gender groups as well as persons with disabilities are informed about HOME-assisted housing units.

The City of Huntsville uses more than one method of advertising that meets the affirmative marketing requirements. The City's affirmative marketing strategies for HOME-assisted housing are guided by the following:

- The City has a commitment to affirmatively further fair housing. The City host an annual Fair Housing Training Session to discuss, develop and sustain additional community dialogue on fair housing and to develop City leadership's understanding of Fair Housing Laws. The City attends the annual Fair Housing seminar hosted by the Fair Housing Center of North Alabama. The City also attends the Apartment Association of North Alabama annual Fair Housing Workshop.
- The City in conjunction with the developer, hosts a Section 3 Pre-Bid Conference and a Section 3 Job Opportunity Fair. The coordination of the Section 3 Opportunity Job Fair is shared with 2nd Mile, Inc., the Huntsville Housing Authority and North Alabama Chapter of Associated Builders & Contractors (See Appendix 5). Additional measures include:
 - Distribution of flyers within the neighborhood adjacent to the project site, and to local businesses, schools, senior centers, minority outreach offices, and Churches.

Through the CHDO developer, the City ensures that contractor(s) receiving contracts to build housing in the target areas are constructing such homes in accordance with accessibility requirements of both the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973. Appendix 6 (page 10-11) is an agreement between the City and the Developer that explains the measures for ensuring both Acts.

The City of Huntsville Affirmative Marketing strategies will be assessed annually in order to maintain compliance and implement improvements.

ESG

The City of Huntsville does not receive a direct allocation of ESG funds

HOPWA

The City of Huntsville does not receive a direct allocation of HOPWA funds

APPENDIX 1



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.



Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted: 05/2014	Applicant Identifier	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Jurisdiction: City of Huntsville, Alabama		UOG Code: AL11218 HUNTSVILLE	
Street Address Line 1: 120 E. Holmes Ave		Organizational DUNS: 07-2093727	
Street Address Line 2		Organizational Unit: City of Huntsville	
City: Huntsville	State: Alabama	Department: Community Development	
ZIP: 35801	Country: U.S.A.	Division	
Employer Identification Number (EIN): 63-6001296		County: Madison	
		Program Year Start Date (MM/DD): 07/01/2014	
Applicant Type:		Specify Other Type if necessary:	
Local Government: City		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: CDBG		Description of Areas Affected by CDBG Project(s): Huntsville, AL-5 th District	
\$CDBG Grant Amount: \$1,172,513.00	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income: \$100,000.00		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s): \$1,272,513.00			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles: HOME		Description of Areas Affected by HOME Project(s): Huntsville, AL-5 th District	
\$HOME Grant Amount: \$504,625.00	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds: \$126,156.25 (match)		\$Grantee Funds Leveraged	

\$Anticipated Program Income: \$170,000.00		Other (Describe)
Total Funds Leveraged for HOME-based Project(s): \$800,781.25		
Housing Opportunities for People with AIDS		14.241 HOPWA
HOPWA Project Titles: N/A		Description of Areas Affected by HOPWA Project(s)
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for HOPWA-based Project(s)		
Emergency Shelter Grants Program		14.231 ESG
ESG Project Titles: N/A		Description of Areas Affected by ESG Project(s)
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged
\$Locally Leveraged Funds		\$Grantee Funds Leveraged
\$Anticipated Program Income		Other (Describe)
Total Funds Leveraged for ESG-based Project(s)		
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?
Applicant Districts: 5 th	Project Districts: 5 th	<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on DATE
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> No Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Kenneth	Middle Initial	Last Name: Benion
Title: Manager	Phone: 256-427-5427	Fax: 256-427-5431
email: kenneth.benion@huntsvilleal.gov	Grantee Website: www.hsvcity.com	Other Contact
Signature of Authorized Representative 		Date Signed
Mayor, Tommy Battle		

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

Date

Mayor Tommy Battle

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

Date

Mayor Tommy Battle
Title

OPTIONAL CERTIFICATION CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.


Signature/Authorized Official

Date

Mayor, Tommy Battle
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)
City of Huntsville Municipal Bldg.-308 Fountain Circle, Huntsville, AL 35801

City of Huntsville Community Development-120 E. Holmes Ave., Huntsville, AL 35801

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX 2



HUNTSVILLE

Kenneth Benion
Director

Community Development **PUBLIC HEARING**

Monday, September 9, 2013
6:00 p.m.

Dr. Richard Showers, SR. Center
4600 Blue Spring Road
Huntsville, AL 35810

AGENDA

CALL TO ORDER	Kenneth Benion, Director
COMMUNITY DEVELOPMENT 2013-2014 PLANNING SCHEDULE	Kenneth Benion, Director
PUBLIC COMMENTS ON FY 2012 COMMUNITY DEVELOPMENT ANNUAL PERFORMANCE REPORT (CAPER)	Public
PUBLIC COMMENTS ON FY 2014 ACTION PLAN ANNOUNCEMENTS	Public
ADJOURN	

The Star of Alabama

Kenneth Benion
 Kenneth Benion
 Director

HUNTSVILLE HUNTSVILLE

Community Development
 Community Development

PUBLIC HEARING

Dr. Richard Showers, SR. Center
 4600 Blue Spring Road
 Huntsville, AL 35810

SIGN-IN SHEET

9/09/2013

NAME	SIGNATURE	EMAIL
Adams, Alex	<i>Alex Adams</i>	Alex.Adams@att.net
Edna Anderson		
Cummings, Michelle	<i>Cummings, Michelle</i>	meyoung@alphas.com
Edwards, Detra Campbell		
Gaylor, Betty	<i>Betty Gaylor</i>	
McMullen, Michelle	<i>Michelle McMullen</i>	lowemill@aol.com
Ragland, Gwendolyn	<i>Gwendolyn Ragland</i>	deltagaittroupe@netmail.com
Reynolds, Delhia		
Smith, Tony	<i>Tony Smith</i>	tony.smith@hsvu.tl.dvg

Fleming, Barbara

Barbara Fleming

BarbaraFatts@comcast.net

Lenox, Billy

Billy Lenox

blenox@mac.com

Delhia Reynolds

The Star of Alabama
 The Star of Alabama

City of Huntsville Department of Community Development

2014 Annual Action Plan

Public Hearing Minutes

September 9, 2013

The Public Hearing was called to order by Ken Benion, Director at 6:00 p.m. Ken discussed the Planning Schedule.

Ken opened the floor for comments regarding the 2012 CAPER; there were no comments.

Ken opened the floor for comments regarding the 2014 Annual Action Plan; there were no comments.

The public hearing closed at 6:15 p.m.

to a distance of 108.33 feet to the point of beginning of the herein described property subject to easement, recorded or unrecorded for public right of way. And Also: All that part of the Southwest Quarter of Section 8, Township 1, Range 1 West of the Huntsville-Meridian, Madison County, Alabama; being more particularly described as follows: Commence at the Southwest Corner of said Section 8, said point being further described as a 5/8 inch rebar found, thence South 85 degrees, 42 minutes, 19 seconds East along the centerline of Bobo Section Road a distance of 19.21 feet to a P.K. Nail found at the intersection of Bobo Section Road and Johns Hicks Road, thence South 90 degrees, 00 minutes, 00 seconds East along said centerline of Bobo Section Road a distance of 578.26 feet to the point of beginning of the herein described property; thence from the Point of Beginning, North 00 degrees, 00 minutes, 00 seconds East and leaving said centerline of Bobo Section Road a distance of 783.89 feet to a 5/8 inch rebar set, thence North 89 degrees, 59 minutes, 35 seconds East a distance of 197.45 feet to a 5/8 inch rebar set; thence South 00 degrees, 00 minutes, 00 seconds West a distance of 573.70 feet to a 5/8 inch rebar set; thence North 90 degrees, 00 minutes, 00 seconds West a distance of 162.45 feet to a 5/8 inch rebar set, thence South 00 degrees, 00 minutes, 00 seconds West a distance of 210.00 feet to a point on the centerline of Bobo Section Road; thence North 90 degrees, 00 minutes, 00

Alabama, on September 19, 2013, during the legal hours of sale, all of its right, title, and interest in and to the following described real estate, situated in Madison County, Alabama, to-wit:

Lot 121, according to the plat of survey of Chandler Farms, Phase 2, a subdivision of Tract B of Chandler Farms (Document Number 20061107000761960), as recorded in Document Number 20080513000311090, in the Office of the Judge of Probate of Madison County, Alabama.

THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, AND EXCEPTIONS REFLECTED IN THE MORTGAGE AND THOSE CONTAINED IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE OF THE COUNTY WHERE THE ABOVE-DESCRIBED PROPERTY IS SITUATED. THIS PROPERTY WILL BE SOLD WITHOUT WARRANTY OR RECOURSE, EXPRESSED OR IMPLIED AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERETO.

This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure.

The Mortgagee/Transferee reserves the right to bid for and purchase the real estate and to credit its purchase price against the expenses of sale and the indebtedness secured by the real estate.

LESS AND EXCEPT: Lot 17 Kelly Plantation Phase I, as recorded in Plat Book 45, pages 96 and 97, in the Office of the Judge of Probate of Madison County, Alabama.

Lots 75, 76, 84, 86, 81, 88, 97, 98, 106, 107, 116, 178, 182, 183, 184, 185, 187, 188, 189, 191, 192, 193, 202, 209, 213, 215, Kelly Plantation, Phase 2, as shown by the plat recorded in Document No. 20051123000797151 in the Office of the Judge of Probate of Madison County, Alabama.

Lots 3, 5, 6, 11, 40, 44 and 46 of Kelly Plantation Phase I, as recorded in Plat Book 45, pages 96 and 97, in the Office of the Judge of Probate of Madison County, Alabama.

Said sale is made for the purpose of paying the same indebtedness and the expenses incident to this sale, including a reasonable attorney's fee.

CADENCE BANK F/K/A SUPERIOR BANK, N.A., AS ASSIGNEE OF THE FDIC, RECEIVER OF SUPERIOR BANK, AS SUCCESSOR IN INTEREST TO THE BANK Mortgagee

Matthew R. Harrison HARRISON, GAMMONS & RAWLINSO, P.C. P. O. Box 19008 Huntsville, AL 35804 Attorney for Mortgagee July 24, 31, Aug. 7, 2013

The sale provided for hereinabove which was originally scheduled for August 13, 2013 was postponed until September 3, 2013, by public announcement being made at the North's Door entrance to the

NOTICE TO THE PUBLIC CITY OF HUNTSVILLE

The City of Huntsville's Community Development Department will hold a Public Hearing on Monday, September 9, 2013, at 6:00 P.M. to receive input for the 2013-2014 Action Plan Program Year (7/1/13 to 6/30/14). The meeting will be held at the Dr. Richard Showers SR. Center, 4600 Blue Spring Road, Huntsville, AL 35810. The City of Huntsville does not discriminate on the basis of disability for the admission or access to its programs or activities. If you have any questions, or will need special accommodations, please call Turkessa C. Lacey - Community Development Department prior to the Public Hearing at 256-427-5400.

AVISO A LA CIUDAD PUBLICA DE HUNTSVILLE

La ciudad del departamento del desarrollo de la comunidad de Huntsville llevará a cabo una audiencia pública el lunes 9 de septiembre de 2013-2014, en 6:00 P.M. para recibir la entrada para el plan 2013 de acción programada el año (7/1/12 a 6/30/13). La reunión será celebrada en el Dr. Richard riega el SR. Centro, camino del resorte de 4600 azul, Huntsville, AL 35810. La ciudad de Huntsville no discrimina en base de la inhabilidad para la admisión ni tiene acceso a sus programas o actividades. Si usted tiene cualesquiera preguntas, o necesita com o d i d a d e s especiales. llame nor

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Kenneth Benion
Director

HUNTSVILLE

Community Development

PUBLIC HEARING

Monday, November 18, 2013
6:00 p.m.

Dr. Richard Showers, SR. Center
4600 Blue Spring Road
Huntsville, AL 35810

AGENDA

CALL TO ORDER

Kenneth Benion, Director

COMMENTS ON FY 2014 ACTION PLAN

Public

ANNOUNCEMENTS

ADJOURN

The Star of Alabama

P. O. Box 308 · Huntsville, AL 35804-0308 · Phone 256-427-5400 · FAX 256-427-5431
www.huntsvilleal.gov



Kenneth Benion
Director

HUNTSVILLE

Community Development

**CITY OF HUNTSVILLE
COMMUNITY DEVELOPMENT
PUBLIC HEARING MEETING
SIGN-IN SHEET**

11/18/2013

NAME	SIGNATURE	EMAIL
1. Adams, Alex	<i>Alex Adams</i>	Alex.Adams@ATT.NET
2. Edna Anderson	<i>Edna Anderson</i>	
3. Cummings, Michelle	<i>McCummings</i>	<i>meyoung77@yahoo.com</i>
4. Fleming, Barbara	<i>Barbara Fleming</i>	<i>Barbara.Fleming@comcast.net</i>
5. Edwards, Detra Campbell	<i>Detra C. Edwards</i>	<i>Detra.edes@aol.com</i>
6. Gaylor, Betty	<i>Betty Gaylor</i>	
7. Lenox, Billy	<i>Billy Lenox</i>	<i>blenox@afilion.com</i>
8. McMullen, Michelle		
9. Ragland, Gwendolyn		
10. Reynolds, Delhia		
11. Smith, Tony		

The Star of Alabama

City of Huntsville Department of Community Development

2014 Annual Action Plan

Public Hearing Minutes

November 18, 2013

The Public Hearing was called to order by Ken Benion, Director at 6:00 p.m.

Ken opened the floor for comments regarding the 2014 Annual Action Plan; there were no comments.

The public hearing closed at 6:15 p.m.

NOTICE TO THE PUBLIC CITY OF HUNTSVILLE

The City of Huntsville's Community Development Department will hold a Public Hearing on Monday, November 18, 2013 at 6:00 P.M. to receive input for the 2014 Action Plan Program Year (7/1/13 to 6/30/14). The meeting will be held at the Dr. Richard Shower's Recreation Center, located at 4600 Blue Spring Road. The City of Huntsville does not discriminate on the basis of disability for the admission or access to its programs or activities. If you have any questions, or will need special accommodations, please call the Community Development Department prior to the Public Hearing at 256-427-5400.

EL AVISO A LA CIUDAD PÚBLICA DE HUNTSVILLE

La ciudad del departamento del desarrollo de la comunidad de Huntsville llevará a cabo una audiencia pública el lunes 18 de noviembre de 2013 en 6:00 P.M. para recibir la entrada para el plan 2014 de acción programe el año (7/1/13 a 6/30/14). La reunión será celebrada en el Dr. Centro de reconstrucción de la ciudad de Richard, situado en el camino del resorte de 4600 azul. Para la admisión ni tiene acceso a sus programas o actividades. Si usted tiene cualesquiera preguntas, o necesita comodidades especiales, llame por favor el departamento del desarrollo de la comunidad antes de la audiencia pública en 256-427-5400.

Si usted tiene cualquier pregunta, o necesita comodidades especiales, llame por favor el departamento del desarrollo de la comunidad antes de la audiencia pública en 256-427-5400.

condition. \$6900. Call (256) 479-0762

SWIMMING POOLS/ SPAS

Hot Tub Excellent Condition.
Kept indoors. Wiring included
\$1,500.00 256-776-2031

THE AD THAT RAN HERE YESTERDAY
got cancelled.
IT GOT RESULTS!

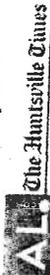
al.com The Huntsville Times Wednesday, November 13, 2013

ALSO VISIT al.com WITH NEWS, WEATHER, LOCAL
256-508-6899 for your private showing
today!

Huntsville South 318 Andros St.
HAC unit. Vinyl siding w fenced
backyard. Call 256-652-9092

Jones Valley area 4BR/3BA. Totally
remodeled - new roof, Italian tile floors
in kit & den, hawks throughout, new
applis, new FP, new cabs, new granite
tile counters, backyard adjoins golf
course. \$219,000. 256-348-2616 or
256-797-6068.

Looking for a new home?
You've come to the right place.
100s of for-sale ads every
Sunday in our
Real Estate section.



Garage Sales

GARAGE SALES/Flea MARKETS

GARAGE SALE

Ad Deadlines

Run Date:
Wed. 5:00 p.m.
Friday 5:00 p.m.
Sunday 5:00 p.m.

Free Garage Sale Kit!

With Purchase of a 8 Line - 3 Day Ad
FOR ONLY \$35.00

Call 256-532-4222

Mon - Fri, 9am - 5pm
or place online
at al.com/placead

A HUGE RUMMAGE SALE & SILENT AUCTION

Sat. Nov 16, 9am - 4pm, Jayces Bldg, off
Johnson Rd. For \$12 donation on Friday
evening (Nov 15, 5pm - 8pm) shop ear-
ly, enjoy desserts, & bid in the Silent
Auction. More info?
www.nalpspayneutor.org

BOSSOMWOOD 1409 GLENWOOD DR.

Sat., 7:30-3:00. Pictures, clothing,
evening (Nov 15, 5pm - 8pm) shop ear-
ly, enjoy desserts, & bid in the Silent
Auction. More info?
www.nalpspayneutor.org

BOSSOMWOOD 1409 GLENWOOD DR.
Sat., 7:30-3:00. Pictures, clothing,
evening (Nov 15, 5pm - 8pm) shop ear-
ly, enjoy desserts, & bid in the Silent
Auction. More info?
www.nalpspayneutor.org

Quartersville Estate Sale of Dot
More 500 Brown & Creek Road
35976. Fri Nov 22nd Sat Nov 23rd &
Sun Nov 24th 8-4. 50 yrs accumulation
and founder of The Whole Backstage
Hummel figurines, Cut Glass pcs, Solid
Mahogany bdrm set, Modern Danish
Walnut bdrm set, 11 George hand
carved chest w/tray, 3 & 4 pc hand
carved nesting tables, Oriental
pictures & china, artwork in 3D-oils &
fabric elephant collection, dragon col-
lection. Cloisone pcs, costume jewel-
ry, fur coats, beautiful red sofa, washer
& dryer, upright freezer, Christmas
merchandise, tools & yard tools.
Follow the Signs! Save the Date!

HAZELGREEN, AL ESTATE SALE

954 Mulberry Road, Fri & Sat
Nov. 15 - 16, 8a-4p, Sun, Nov. 17, 8-2.
Two households selling everything
in the house and barn. Vintage figurines,
furn., vehicles, tools for men, china,
crystal, albums, much more.
Everything must go!

Hickville - Valley United Methodist
1410 Drake Ave SE 35602. Sat 8-12
Household, Christmas, books, fresh
baked goods.

Huntsville 1821 Mountainview Drive
Sat. Nov. 9, 7:00am - 2:00pm
Odds and ends, desk, table, chair,
clothing, Madame Alexander dolls,
picture frames, cd collection, golf clubs,
corn hole game, miter, tools,
Vintage items

Sat. Nov. 9, 7:00am - 2:00pm
Odds and ends, desk, table, chair,
clothing, Madame Alexander dolls,
picture frames, cd collection, golf clubs,
corn hole game, miter, tools,
Vintage items

Huntsville, Brooks Market
GOING OUT OF BUSINESS SALE
1022 Cook Ave, 35601 Fri, Sat & Sun
8-1. Amish goods, pots & pans, anti-
ques, cookie jars, too much to mentio!
CASH ONLY!

Huntsville Estate/Garage Sale
Fri. 11/08 to Sun. 11/10 - 9AM -4PM
1003 Clubview Dr. 35816.
Furniture, Full/Queen bedroom set,
King bedroom set, Kitchen items, 56" TV,
Table Chairs, China cabinet,
Recliner, Clothes etc

HUNTSVILLE ESTATE SALE
4012 Dunsmore St. Fri & Sat 8-5
Household items & collectibles - antique
glass, Precious Moments, banks, Hot
Wheels, Tonka toys, Coca Cola items, beer
steins & toys. Furniture & other house
hold decor, holiday items & jewelry.

Huntsville, SE Huge Moving Sale
1201 Chimney Hollow Trail, Sat Nov
16th, 7am to 2 Pm. Furniture, EX Equip-
ment, Yard Tools, Decor, HH Items,
5000+ Much More!

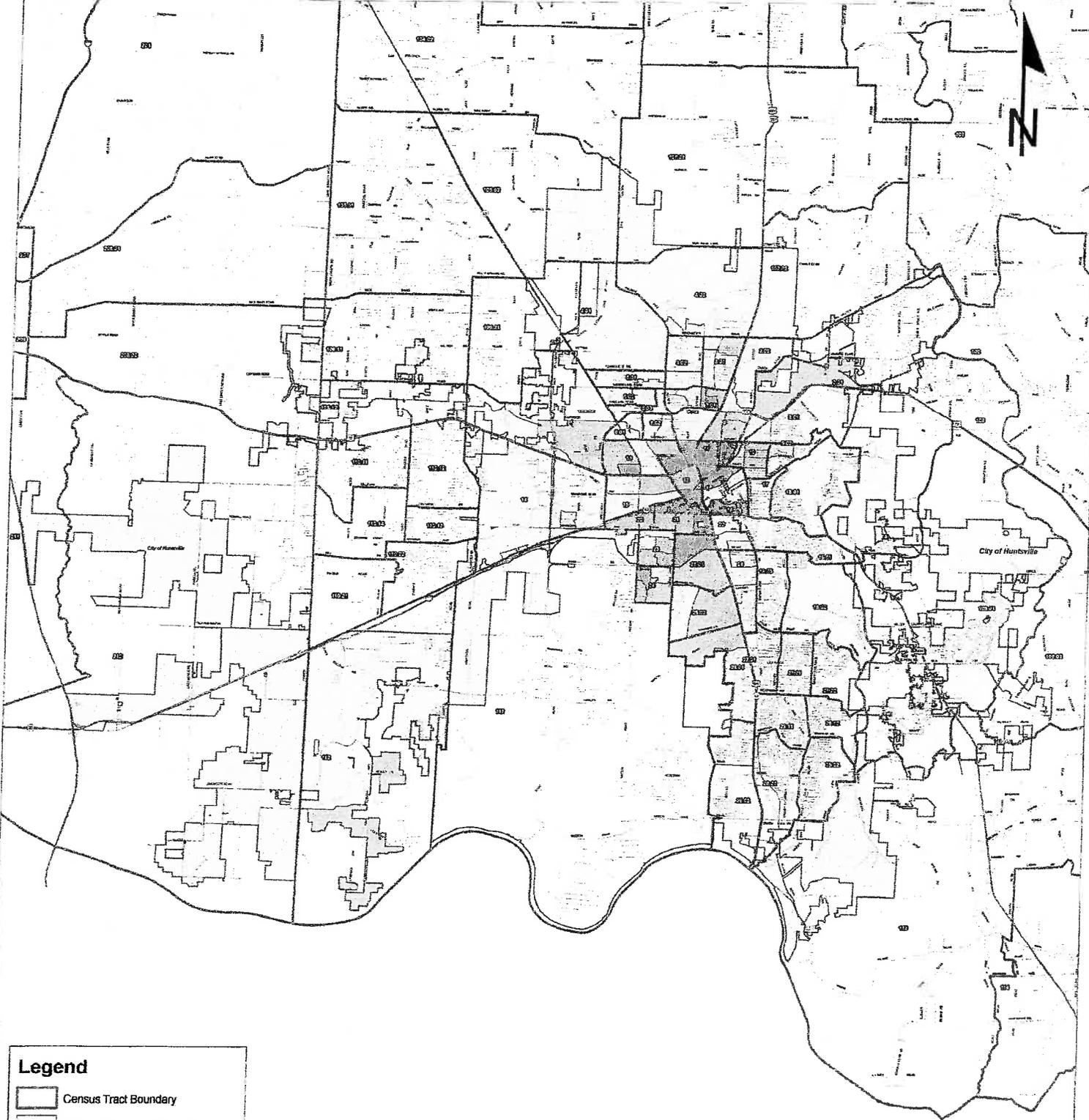
HUNTSVILLE, S.E., INSIDE GARAGE
SALE. 6104 Strong Drive,
Fri & Sat, Nov. 15-16, 8am-2pm.
We sold our RV, Alabama chairs,
inis & bear bikes, teakmaker grill,
misc. HH, RV equip., more.

HUNTSVILLE YARD SALE
2644 Polk Drive, Sat., 11/15, 8am-12
Bike rack, air purifier, HH items,
air mattress, ladies clothing,
lots of misc.

11/15, 8am-12pm, more
HUNTSVILLE YARD SALE
3342 Park Drive, Sat., 11/16, 8am-12
air mattress, ladies clothing,
lots of misc.

APPENDIX 3

City of Huntsville Census Tracts With Low to Moderate Median Family Income 2010



Legend

-  Census Tract Boundary
-  Moderate Income (51% to 80%)
-  Low Income (31% to 50%)
-  Extremely Low Income (0% to 30%)
-  Huntsville, AL City Limits

* Map is based on 2010 Census Data and a 2010 Median Family Income.

0 0.5 1 2 Miles



APPENDIX 4

Table 2A: Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	M	30
		31-50%	M	25
		51-80%	L	---
	Large Related	0-30%	M	70
		31-50%	M	55
		51-80%	L	---
	Elderly	0-30%	M	10
		31-50%	M	10
		51-80%	M	10
	All Other	0-30%	L	
		31-50%	L	
		51-80%	L	
Owner	Small Related	0-30%	L	
		31-50%	M	20
		51-80%	M	130
	Large Related	0-30%	L	
		31-50%	M	15
		51-80%	M	20
	Elderly	0-30%	L	
		31-50%	L	
		51-80%	L	
	All Other	0-30%	L	
		31-50%	L	
		51-80%	L	
Non-Homeless Special Needs	Elderly	0-80%	M	200
	Frail Elderly	0-80%	L	
	Severe Mental Illness	0-80%	L	
	Physical Disability	0-80%	M	50
	Developmental Disability	0-80%	L	
	Alcohol/Drug Abuse	0-80%	L	
	HIV/AIDS	0-80%	L	
Victims of Domestic Violence	0-80%	L		

Table 2A: Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal <i>Plan/Act</i>	Yr. 1 Goal <i>Plan/Act</i>	Yr. 2 Goal <i>Plan/Act</i>	Yr. 3 Goal <i>Plan/Act</i>	Yr. 4 Goal <i>Plan/Act</i>	Yr. 5 Goal <i>Plan/Act</i>
<i>Renters</i>						
0 - 30 of MFI	110	55	55	0	0	0
31 - 50% of MFI	90	45	45	0	0	0
51 - 80% of MFI	10	5	5	0	0	0
<i>Owners</i>						
0 - 30 of MFI	0	0	0	0	0	0
31 - 50 of MFI	35	7	7	7	7	7
51 - 80% of MFI	150	30	30	30	30	30
Homeless*						
Individuals	85	17	17	17	17	17
Families	45	9	9	9	9	9
Non-Homeless Special Needs						
Elderly	200	40	40	40	40	40
Frail Elderly	0	0	0	0	0	0
Severe Mental Illness	0	0	0	0	0	0
Physical Disability	50	10	10	10	10	10
Developmental Disability	0	0	0	0	0	0
Alcohol/Drug Abuse	0	0	0	0	0	0
HIV/AIDS	0	0	0	0	0	0
Victims of Domestic Violence	0	0	0	0	0	0
<i>Total</i>	775	218	218	113	113	113
Total Section 215						
215 Renter	--	--	--	--	--	--
215 Owner	--	--	--	--	--	--

* Homeless individuals and families assisted with transitional and permanent housing

Table 2A: Priority Housing Activities

Priority Need	5-Yr. Goal <i>Plan/Act</i>	Yr. 1 Goal <i>Plan/Act</i>	Yr. 2 Goal <i>Plan/Act</i>	Yr. 3 Goal <i>Plan/Act</i>	Yr. 4 Goal <i>Plan/Act</i>	Yr. 5 Goal <i>Plan/Act</i>
CDBG						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	0	0	0	0	0	0
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	0	0	0	0	0	0
Rehabilitation of existing owner units	250	50	50	50	50	50
Homeownership assistance	0	0	0	0	0	0
HOME						
Acquisition of existing rental units	0	0	0	0	0	0
Production of new rental units	150	0	0	150	0	0
Rehabilitation of existing rental units	0	0	0	0	0	0
Rental assistance	0	0	0	0	0	0
Acquisition of existing owner units	0	0	0	0	0	0
Production of new owner units	15	3	3	3	3	3
Rehabilitation of existing owner units	0	0	0	0	0	0
Homeownership assistance	185	37	37	37	37	37
HOPWA						
Rental assistance	0	0	0	0	0	0
Short term rent/mortgage utility payments	0	0	0	0	0	0
Facility based housing development	0	0	0	0	0	0
Facility based housing operations	0	0	0	0	0	0
Supportive services	0	0	0	0	0	0
Other						
<i>HPRP Rental Assistance</i>	400	200	200	0	0	0

Table 2B: Priority Community Development Needs

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	H		\$100,000	Acquire 7 residential lots	1.4 per year	---
Disposition	L					
Clearance and Demolition	M		\$50,000	Demolish five homes	1 per year	---
Clearance of Contaminated Sites	L					
Code Enforcement	H		\$1.65 million	60,000 notices	12,00 per year	
Public Facility (General)	L					
Senior Centers	L					
Handicapped Centers	L					
Homeless Facilities	L					
Youth Centers	L					
Neighborhood Facilities	L					
Child Care Centers	L					
Health Facilities	L					
Mental Health Facilities	L					
Parks and/or Recreation Facilities	H					
Parking Facilities	L					
Tree Planting	L					
Fire Stations/Equipment	L					
Abused/Neglected Children Facilities	L					
Asbestos Removal	L					
Non-Residential Historic Preservation	H		\$150,000	Community Center	\$30,000 per year	
Other Public Facility Needs	H		\$75,000	Amenity Package to Support Affordable housing development	\$15,000	
Infrastructure (General)	H		\$100,000	Developments to support affordable housing	\$20,000	
Water/Sewer Improvements	L					
Street Improvements	L					
Sidewalks	L					
Solid Waste Disposal Improvements	L					
Flood Drainage Improvements	L					
Other Infrastructure	L					
Public Services (General)	L					
Senior Services	L					
Handicapped Services	L					

Legal Services	L					
Youth Services	H		\$1,000,000	Expand programs for youth	\$200,000	---
Child Care Services	L					
Transportation Services	L					
Substance Abuse Services	L					
Employment/Training Services	H		\$40,000	Job readiness and training	\$8,000	---
Health Services	L					
Lead Hazard Screening	L					
Crime Awareness	L					
Fair Housing Activities	H		\$15,000	Increase awareness of fair housing laws	\$3,000	
Tenant Landlord Counseling	L					
Other Services	L					
Economic Development (General)	H		\$150,000	Development of Pulaski Pike Market	\$30,000	
C/I Land Acquisition/Disposition	L					
C/I Infrastructure Development	L					
C/I Building Acq/Const/Rehab	L					
Other C/I	L					
ED Assistance to For-Profit	L					
ED Technical Assistance	L					
Micro-enterprise Assistance	L					
Other	L					

Transition Table 2C
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual #	Outcome/Objective*
	Rental Housing					
	To assure an adequate supply of affordable rental units and access to those units for low and moderate income families	HPRP CBBG	Provide assistance for 65% of family requesting assistance	600		DH-1, 2, 3
	To identify other obstacles that hinder the successful transitioning of low and moderate income families into good quality housing					
	Owner-Occupied Housing					
	Provide down-payment assistance to first time homebuyers (FTHB) who qualify based on income guidelines and other program regulations; Increase the livability and sustainability of low and moderate income neighborhoods; Support the stabilization of neighborhoods where homeownership is less than 50%; Provide homeownership counseling to first time low to moderate income buyers	HOME	Provide down payment assistance and counseling	185 FTHB		DH-1, 2, 3 SL - 1, 2, 3
	Increase awareness of Fair Housing Laws among the general population; Implement fair housing campaign that includes continuous and ongoing initiatives; Create more support for furthering fair housing among those in the housing industry.	CDBG	Advertise and conduct an annual Fair Housing Round Table to increase awareness of rights and responsibilities under the Fair Housing Law Develop and disseminate informational Material on Fair Housing	\$2,500 per years X 5 = \$12,500 \$500 per year X 5 years = \$2,500		DH-1, 2, 3
	Infill vacant lots within target areas with quality affordable housing which will increase neighborhood pride and stimulate private investments.		Support the construction of 2 homes per year @ estimated construction cost of \$140,000 per House Support an Amenities Package	\$280,000 annually X 5 years = \$1,400 \$25,000 annually for 3 years; \$25,000 X 3 years = \$75,000,000		
	Provide deferred home maintenance on 50 homes per year; and Identify 5-6 areas for	HOME	Invest \$500,000 annually to support maintenance and stable homes for	\$500,000 X 5 years = 2.5 million		

	concentrated rehabilitation efforts.		elderly and special needs population;			
	Community Development Infrastructure					
	Collaborate with stakeholders to assure stabilization and continued and new investments for the City at large specifically within target areas To maintain, support or develop facilities that bridge need gaps identified through needs assessments and infrastructure that will support the economic viability of the City and its neighborhoods.	CDBG	Pulaski Pike Market	\$75,000 for the two years, totaling \$150,000		DH-3 SL-3 EO DH-3 SL-3 EO-3-3
	Public Facilities					
	To maintain, support or develop facilities that bridge need gaps identified through needs assessments and infrastructure that will support the economic viability of the City and its neighborhoods.		Recreational development /improvements in low to moderate income community/ target community Development of Resource center	\$150,00000		DH-3 SL-3 EO-3

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

APPENDIX 5

HUNTSVILLE

Tommy Battle
Mayor

CITY OF HUNTSVILLE, ALABAMA RESOLUTION 14-230

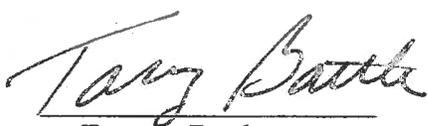
WHEREAS, the month of April, 2014 marks the 46th anniversary of the signing of the National Fair Housing Act, Title VIII of the Civil Rights Act of 1968, providing that it shall be unlawful to discriminate against any person in terms, conditions, or privileges of the sale or rental of a dwelling or in the provision of services or facilities in connection therewith of race, color, religion, sex, national origin, disability or familial status; and

WHEREAS, the City of Huntsville supports the efforts of the Federal Government and the State of Alabama to assure equal access to housing opportunities for all citizens; and

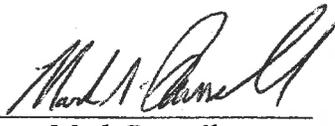
WHEREAS, the City of Huntsville supports programs that will educate the public concerning their rights to equal housing opportunities and to participate in efforts with other organizations to assure every person their right to fair housing.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and the City Council of Huntsville, AL do hereby declare April, 2014 as a month to celebrate and honor all efforts which guarantee the right to live free of discriminatory housing practices and proclaim this month as "Fair Housing Month"

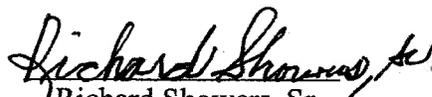
ADOPTED AND APPROVED April 10, 2014.



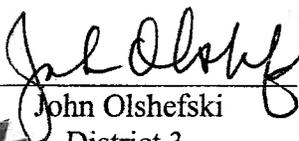
Tommy Battle
Mayor



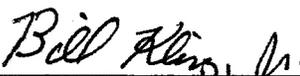
Mark Russell
President



Richard Showers, Sr.
President, Pro Tem



John Olshefski
District 3

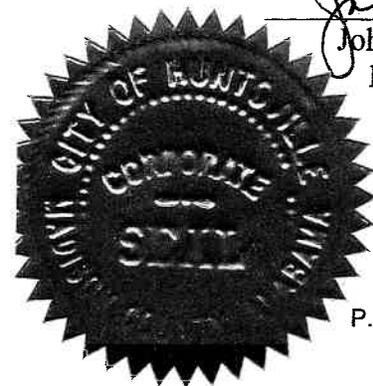


Bill Kling, Jr.
District 4



Will Culver
District 5

The Star of Alabama



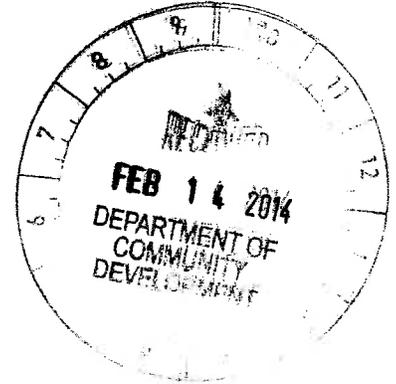


FHCNA

Fair Housing Center of Northern Alabama

February 12, 2014

City of Huntsville
Attn: Mr. Kenneth R. Benion, Director
Community Development
P. O. Box 308
Huntsville, Alabama 35804



Dear Mr. Benion:

Across the United States of America, during the month of April, fair housing centers, the U.S Department of Housing and Urban Development and other organizations observe National Fair Housing Month. For sixteen (16) of the 20 years we have served the people of the northern portion of our state, we have chosen to celebrate by offering seminar courses featuring topics like Affirmatively Furthering Fair Housing, Fair Housing for Real Estate agents, bankers, builders and attorneys. This year, we are offering a course, Affirmatively Furthering Fair Housing, to be taught by Stella Adams, Adams Consultant Company and Director of HUD's National Fair Housing Academy in Washington, DC, aimed at assisting cities, counties, public housing authorities, and all other recipients of HUD funding in understanding their obligations to the furthering of fair housing. This course is designed for those who have the authority to make decisions and or recommendations to the decision makers.

We certainly hope that you will see the necessity to attend this very important seminar and luncheon and or the need to send a representative. We recognize that housing is an issue in all of our communities, whether it is the need for affordable housing units, multi-family units, housing for the elderly and disabled, housing for the displaced, family shelters, etc.

Another feature of our celebration is our noon luncheon. Mr. Michael German, Alabama Field Office Director, U. S. Department of Housing and Urban Development, will be the luncheon speaker. We always look forward to this segment of our program when we take the opportunity to publicly thank our sponsors for their support. If you or the entity you represent would like to financially support this observance of fair housing month, please contact Ms. Jackie Betts at 324-0111 for more information.

1820 7th Avenue North - Suite 110
Birmingham, AL 35203
Office: (205) 324-0111 / Fax: (205) 320-0238 / 1-866-740-1040



Fair Housing Opportunity

Our annual event is scheduled for Wednesday, April 23rd at the Birmingham Botanical Gardens, 2612 Lane Park Road, Birmingham, Alabama 35223 from 8:30 am until 3:00 pm. We look forward to seeing you there. Again, for more information, please call 1-205-324-0111.

Sincerely,

A handwritten signature in black ink that reads "Lila E. Hackett". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Lila E. Hackett, Executive Director

FAIR HOUSING WORKSHOP

Presenter
"Affirmatively Furthering Fair Housing"



Mrs. Stella Adams
Adams Consultant Company &
Director of HUD's National
Fair Housing Academy
Washington, DC

ATTORNEY'S WORKSHOP
Presenters



Attorney Scott Chang, Esq.
Relman & Dane, PLLC
Washington, DC

Based Civil Rights Law Firm



Attorney Carol Gish, Esq.
West Tennessee Legal
Services Managing Attorney
Jackson, TN



**FAIR HOUSING 16TH ANNUAL
SEMINAR/LUNCHEON REGISTRATION**

Wednesday, April 23, 2014
8:30 a.m. - 3:00 p.m.
\$50.00 Donation -
Attorney's Class \$150.00

Name(s): _____

Contact
Person: _____

Agency/Org: _____

Phone #: _____

Address: _____

Email: _____

CITY: _____

ST: _____ ZP: _____

Vegetarian Yes No

SPECIAL NEEDS

Please call Jackie Betts
(205) 324-0111

Mail registration to:

Fair Housing Center of Northern Alabama
1820 7th Avenue North - Suite 110 -
Birmingham, AL 35203

Fair Housing Center of Northern Alabama

**SIXTEENTH ANNUAL FAIR HOUSING
SEMINAR**

To be held

Wednesday, April 23, 2014

9 a.m. - 3:00 p.m.

At

The Birmingham Botanical Gardens
2612 Lane Park Road
Birmingham, AL 35223

LUNCHEON SPEAKER



Mr. Michael German

Field Office Director
U. S. Department of
Housing & Urban Development (HUD)
Birmingham, AL

FAIR HOUSING CENTER OF NORTHERN ALABAMA
SIXTEENTH ANNUAL FAIR HOUSING SEMINAR /LUNCHEON
APRIL 23, 2014

SPONSORSHIPS

ORG./AGENCY: _____

CONTACT PERSON: _____

ADDRESS: _____

CITY: _____ ST: _____ ZP: _____

PHONE: _____ EMAIL: _____

CONTRIBUTIONS

\$3,000.00 SPONSORS (Complimentary seating for 8, seminar & luncheon, full page inside front or back cover of souvenir booklet, honorable mention at luncheon).

\$2,000.00 SPONSORS (Complimentary seating for 6, seminar & luncheon, full page ad in souvenir booklet, honorable mention at luncheon).

\$1,000.00 CONTRIBUTORS (Complimentary seating for 4, seminar & luncheon, half page ad in souvenir booklet, honorable mention at luncheon).

(Please select one of the following)

\$3,000.00 _____ **\$2,000.00** _____ **\$1,000.00** _____ Other _____

FAIR HOUSING 16TH ANNUAL SEMINAR/LUNCHEON REGISTRATION

8:30 a.m. – 3:00 p.m. (\$50.00 Donation)

Name(s): _____

Turkessa Coleman-Lacey, Kenneth Benion

Contact Person: Turkessa Coleman-Lacey Phone #: 256-427-5418

Address: 120 E. Holmes Ave. Email: turkessa.coleman@huntsvilleal.gov

CITY: Huntsville ST: AL ZP: 35801

Vegetarian _____ Yes No / SPECIAL NEEDS, PLEASE CALL (205) 324-0111

To mail registration: Fair Housing Center of Northern Alabama
1820 7th Avenue North – Suite 110 – Birmingham, AL 35203

CITY OF HUNTSVILLE
P.O. BOX 308
HUNTSVILLE, AL 35804-0308

DATE:

04/11/14

No. 0000067

PAY TO THE ORDER OF: 124677
FAIR HOUSING CENTER OF NORTHERN ALABAMA
P.O. BOX 637
BIRMINGHAM AL 35201

AMOUNT

\$*****100.00

ONE HUNDRED AND 00/100

COMMUNITY DEVELOPMENT FUND
WELLS FARGO BANK
HUNTSVILLE, ALABAMA

6128
620

Tony Butler
(Head) S. Hays

⑆000067⑆ ⑆121000248⑆ 2000122086412⑆

APPENDIX 6

Kenneth Benion
Interim Director



HUNTSVILLE

Community Development

**City of Huntsville
Department of Community Development
SECTION 3
April 26, 2013**

Agenda

1. Welcome and Introduction
2. Explanation of Federal Requirement of Section 3
3. Anticipated projects
4. Contractor Requirement for Section 3
5. Individual Opportunities for Section 3
6. Question & Answers
7. Closing

The Star of Alabama

Alabama Code. Bidders, subcontractors, suppliers, and Bond agents should familiarize themselves with this code.

If a contract awarded under this invitation for Bids is expected to be funded in part by a grant from the U.S. Environmental Protection Agency. Neither the United States nor any of its departments, agencies or employees is or will be a party to this invitation for Bids or any resulting contract. Bidders must comply with the President's Executive Order Numbers 11246 as amended which prohibits discrimination in employment regarding race, creed, color, sex or national origin. Bidders must comply with the Anti-Bid Back Act and the Contract Work Hours Standards Act.

Certification required for prior work under Executive Order 11246 (Equal Employment Opportunity). Bidder must make positive efforts to use small and minority owned business enterprises.

The Lawrence County Commission reserves the right to reject any and all bids, to waive irregularities in the bids and bidding procedures and to be in the best interests of the Lawrence County Commission and to act non-binding, non-responsive, or additional bids. Bids shall remain in effect for 60 days after the opening date.

Non-mandatory Pre-bid Conference for this Project is scheduled for Thursday 2:00

must accompany the bidder's proposal. Performance and Payment Bonds and evidence of insurance required in the bid documents will be required at the signing of the Contract.

Drawings and specifications may be examined at the office of Campus Architect, Physical Plant Building, The University of Alabama in Huntsville, 301 Sparkman Drive, Huntsville, AL 35899 and (appropriate plan rooms: i.e., F. W. Dodge, Builders Exchange, Construction Market Data, etc.).

The University of Alabama in Huntsville requires pre-qualification for General Contractors for the Exterior Renovation to Tech Hall West Wing project.

The Pre-Qualifications Form may be obtained at the office of Campus Architect, Physical Plant Building, The University of Alabama in Huntsville, 301 Sparkman Drive, Huntsville, AL 35899 (or by email at hughesld@uah.edu). The Pre-Qualifications Forms are due by 5:00PM, CDST on Friday, May 3rd, 2013. Mail or deliver completed form to The University of Alabama in Huntsville, Office of Campus Architect, 301 Sparkman Drive, PPB 110C, Huntsville, AL 35899.

Bid Documents may be obtained from the Administrative Office of Physical Plant on or after Tuesday, May 7th, 2013 upon deposit of \$150 per set, which will be refunded in full on the first 2 sets issued to each general contract bidder submitting a bonafide bid, upon return of

Alabama Immigration Law (Act 2011-535 and codified in state law as Title 31, Chapter 13 of the Code of Alabama 1975, amended by Act No. 2012-491) requires the University to require all Contractors to enroll in the E-Verify program and to provide documentation of enrollment in the E-Verify program with their contracts or agreements. This is applicable to all General Contractors and Subcontractors performing work on a University project.

The University of Alabama in Huntsville (Awarding Authority) Larrell Hughes, Campus Architect
April 19, 21, 28, 2013

FORECLOSURE NOTICE

Default having been made in the payment of the indebtedness described in and secured by that certain mortgage executed by LEWIS LAND SURVEYING CO., INC. AND BEN LEWIS, to O. D. PATICK BY AND THROUGH HIS ATTORNEY IN FACT DANA P. ADAMS, on the 12TH day of OCTOBER, 1999, said mortgage recorded in the Office of the Judge of Probate, MADISON County, Alabama in Book 2596, Page 0952; notice is hereby given that the undersigned as holder of said mortgage will under power of sale contained in said mortgage, sell at public outcry for cash to the highest bidder for cash, in front of the main entrance of the Courthouse at Huntsville, MADISON County, Alabama on May 10, 2013, during legal hours of sale, all of its right, title, and interest in and to the following described real estate, situated in

the office of The Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama (the "Owner"), 22 Bibb Street, Montgomery, Alabama 36104, until 2:00 PM CST, May 9, 2013, and then publicly opened and read.

The project consists of the following major components:
- Install approximately 2200 LF of 16" DI water main and approximately 2400 LF of 12" DI water main.

Drawings and Specifications may be examined in the OWNER's office. A copy of said documents may be obtained upon payment of a \$50.00 deposit by contacting Ms. Amy Fulmer at 334-206-1625. For additional information concerning the proposed Work, contact Ms. Sandra Faulkner, P.E. or Mr. Henrique Rizzo, P.E., The Water Works and Sanitary Sewer Board of the City of Montgomery, 22 Bibb Street, Montgomery, AL 36104, (334) 206-1627.

The Owner will only consider Proposals from contractors duly licensed by the Alabama State Licensing Board for General Contractors as required by applicable Alabama law.

Bidders' certificate of license number shall appear on the outside of the envelope of such bid prior to the bid opening, failing which said bid shall not be opened or considered.

THE WATER WORKS AND SANITARY SEWER BOARD
of the City of Mont-

April 21, 24, 28, May 1, 2013

LEGAL NOTICE

The City of Huntsville Alabama anticipates a federally funded affordable housing project located in Huntsville, Alabama. Section 3 of the Housing and Urban Development Act of 1968 as amended, 12 U.S.C. 1701U, mandates that opportunity for employment and other economic opportunities generated by its housing and community development assistance programs be directed toward low and very low income persons, particularly those who are recipients of government assisted housing. The regulations are found at 24 CFR Part 135. The City of Huntsville Alabama will comply with Section 3 requirements referenced in this public notification. There will be an Information and Opportunity Fair on April 26, 2013 at the Huntsville Public Library Meeting Rooms A&B at 10:00 a.m. Project information and development timeline may be obtained from Scott Erwin, Department of Community Development, at P.O. Box 308 Huntsville, Alabama 35804, by telephone at 256-427-5423, TTY 256-427-7092 or e-mail at scott.erwin@huntsville.al.gov.
April 21, 2013

NOTICE OF MORTGAGE FORECLOSURE SALE
ALABAMA, MADISON COUNTY Default having been made pursuant to the terms of that certain mortgage executed by Tracie J. Taylor, unmarried woman to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Real Estate

woman or tenant(s), Johnson & Freedman, LLC 1587 Northeast Expressway Atlanta, Georgia 30329 (770) 234-9181 (770) 234-9192.
April 14, 21, 28, 2013

NOTICE OF MORTGAGE FORECLOSURE SALE

Default having been made in the payment of the indebtedness secured by that certain Mortgage and Security Agreement (Alabama) made by Hospitality Group, L.L.C., an Alabama limited liability company, dated October 24, 2007, in favor of Colonial Bank, a National Banking Association (the "Mortgage"), and recorded in the Office of the Judge of Probate of Madison County, Alabama (the "Recording Office") on October 25, 2007 as Instrument Number 20071025000747890 with said Mortgage being corrected by that certain Corrective Mortgage recorded in the Recording Office as Instrument 20080618000394670 (collectively, the "Mortgage"), which default continues, the holder of the Mortgage, Branch Banking and Trust Company, successor in interest to Colonial Bank, by asset acquisition from the FDIC, as receiver for Colonial Bank (the "Holder"), under and by virtue of the power of sale contained in said Mortgage, will sell at public outcry for cash at the main entrance of the Courthouse in the City of Huntsville, Alabama during the legal hours of sale on May 9, 2013, the following real property situated in Madison County, Alabama (the "Real Property"), to-wit:

City of Huntsville Community Development

INDIVIDUAL Section 3 Opportunity Fair

NAME	ADDRESS	EMAIL ADDRESS
Scott Erwin	Box 308 Huntsville, AL 35804	Scott.Erwin@huntsvilleal.gov
Randy Hicks		

APPENDIX 7

Adopted 2/27/2014

PLEASE RETURN TO
CITY CLERK/TREASURER
P.O. BOX 703
HUNTSVILLE, ALABAMA

Resolution No. 14-156

WHEREAS, the City of Huntsville, Alabama received grants from the United States Department of Housing and Urban Development, hereinafter referred to as HUD, whereby certain funds were provided to the City under the provisions of the HOME Investments Partnership Act, as amended; and,

WHEREAS, FAMILY SERVICES CENTER, INC., an Alabama nonprofit corporation, has met all requirements of the Act regarding its status as a Community Housing Development Organization; and,

WHEREAS, the City desires to engage FAMILY SERVICES CENTER, INC., to provide certain services under provisions of the Act.

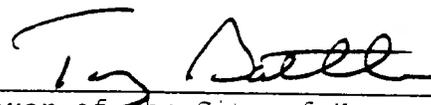
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntsville, Alabama, that the Mayor of the City of Huntsville is hereby authorized, requested and directed to enter into an agreement with FAMILY SERVICES CENTER, INC., said agreement being substantially similar in words and figures to that document identified as "AGREEMENT BETWEEN FAMILY SERVICES CENTER, INC. AND THE CITY OF HUNTSVILLE, ALABAMA FOR THE USE OF HOME INVESTMENT PARTNERSHIP FUNDS FOR AFFORDABLE HOUSING" consisting of twenty-one (22) pages, including Exhibits A and B, with the signature of the Council President or President Pro tem, and the date February 27, 2014 appearing on the margin of the first page, a copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville.

ADOPTED this the 27th day of February 2014.



President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 27th day of February, 2014.



Mayor of the City of Huntsville,
Alabama

STATE OF ALABAMA)

COUNTY OF MADISON)

**AGREEMENT BETWEEN
FAMILY SERVICES
CENTER INC. AND THE
CITY OF HUNTSVILLE,
ALABAMA FOR THE USE
OF HOME INVESTMENT
PARTNERSHIP FUNDS
FOR AFFORDABLE
HOUSING**

**AGREEMENT BETWEEN FAMILY SERVICES CENTER, INC. AND THE CITY OF
HUNTSVILLE, ALABAMA FOR THE USE OF HOME INVESTMENT PARTNERSHIP FUNDS
FOR AFFORDABLE HOUSING**

THIS AGREEMENT, entered into this the 27th day of February, 2014, by and between the City of Huntsville, Alabama, a municipal corporation, hereinafter referred to as the CITY, and, Family Services Center of Huntsville, Inc., an Alabama nonprofit corporation, the DEVELOPER, hereinafter referred to as the DEVELOPER.

NOW, THEREFORE, for consideration as hereinafter provided, the parties hereto do mutually agree as follows:

PART I

- I. **PROJECT DESCRIPTION.** The DEVELOPER shall provide affordable housing that will involve homeownership opportunities for low and moderate-income families that meet HOME program income eligibility criteria. The City shall provide a total of **\$465,750.00** in HOME funds for activities associated with the program. Funds shall be expended as described in Part I, Section V of this Agreement.
- II. **PROJECT LOCATION.** All records related to the DEVELOPER shall be maintained at the DEVELOPER office located at 4092 Memorial Parkway SW, Suite 205 Huntsville, Alabama 35802.
- III. **SERVICES TO BE PROVIDED.** The DEVELOPER shall, in a satisfactory and proper manner, as determined by the Community Development Department (CDD) of the City of Huntsville, perform the following services:



**President of the City Council of the
City of Huntsville, Alabama**

Date: February 27, 2014

- A. The DEVELOPER will provide for the administration and oversight of its project that includes acquisition, new construction and/or acquisition and rehabilitation for a homeownership program for low-income families.
- B. The CITY will provide funds for the construction of up to (3) three bedroom homes for low and moderate income families. The final determination on the number of homes constructed will be determined by number of lots created after an approved re-subdivision of existing lots. The house will be located in a target neighborhood, as designated by the Department of Community Development, within the City limits of Huntsville, AL and the CITY will provide a maximum of **\$465,750.00** in HOME funds for this purpose.
- IV. **TIME OF PERFORMANCE.** All activities to be undertaken by the DEVELOPER will be undertaken beginning on February 27th, 2014. All activities utilizing HOME funds, other than monitoring activities which continue for the duration of the affordability periods, will be completed by February 27, 2017. All documentation shall be completed no later than February 27, 2017.

The DEVELOPER shall perform according to the following schedule:

<u>Program Element</u>	<u>Deadline</u>
• Execute Contract for Project	February 27, 2014
• Pre-construction Conference	March 4, 2014
• Project Start Date	March 4, 2014
• Construction Completion Date	February 27, 2016
• Project Homeownership Sale Started	February 27, 2016
• Project Home Ownership Completed	February 27, 2017
• Monitoring Period	5-15 years for each home in accordance with the applicable affordability period as calculated per home sale.

This schedule is subject to change by mutual agreement of both parties executed in writing and signed by a duly authorized representative of each entity.

V. **COMPENSATION AND METHOD OF PAYMENT:**

The City shall pay and the DEVELOPER agrees to accept funding not to exceed **\$465,750.00** (Four hundred sixth-five thousand, dollars and no\100) depending on funding availability (*hereinafter "Grant"*) for performance under this Agreement, as follows:

- A. Based on the approved budget, partial payments shall be made upon presentation of (i) purchase agreements and invoices, and/or (ii) other source documents. Payments will be made on a reimbursement basis for eligible expenses actually incurred by the DEVELOPER.
- B. All payments under this agreement are subject to receipt by the City of sufficient federal funds for the HOME Investment Partnership program. HOME Investment Partnership funds shall be drawn from the U.S. Treasury by the City through the Integrated Disbursement and Information System (IDIS). The City shall retain exclusive direct access rights to the IDIS system. All access to the IDIS system will be by duly authorized persons designated by the City as approved by HUD. Any termination, reduction or delay of receipt of HOME Investment Partnership funds to the City shall, at the option of the City, result in the termination, reduction or delay of HOME Investment Partnership funds to the DEVELOPER.
- C. Funds provided to the DEVELOPER shall be deposited within 10 business days from the date of disbursement to the DEVELOPER by the City.
- D. The Home funds disbursed pursuant to this Agreement shall be utilized as follows:

Up to Three (3)	
3 bedroom Homes	
Acquisition of Land or Existing House	55,000.00
Demolition	8,000.00
Construction	333,000.00
Legal	2,000.00
Contingency	5,000.00
Fees/Services	2,000.00
Total Construction	405,000.00
Developer Fee 15%	60,750.00
Total Projected Cost	*465,750.00

** Cost listed here are estimated, actual cost may transfer line item amounts by up to 10%*

- E. The property addresses for this contract will be Lots 1 & 2 Block B Terry Heights 3rd Addition as recorded in the Office of Probate Records Madison County Alabama.

COST CATEGORY

ACCOUNT NUMBER	ACCOUNT NAME	AMOUNT
0511- Legal & Professional Services *	Legal & Professional Services	\$465,750.00
	TOTAL	\$465,750.00

* Cost associated with but not limited to construction, liability insurance, utilities, appraisals, real estate fees, legal fees, consultants, professional services, surveys and any other cost associated with creation of housing units are reimbursable expenses for the agency until execution of sales contract to homeowner.

- VI. **FEDERAL FUNDS.** It is mutually understood by the parties hereto that this contract is subject to the continued availability of federal funds and no other funds of the City of Huntsville will be made available for funding this Agreement.
- VII. **Requests for disbursement funds.** The DEVELOPER may not request disbursement of funds under this agreement until the funds are needed for payment of eligible costs. The amount of each request must be limited to the amount needed.

**PART II
HOME FUNDING -TERMS, CONDITIONS, REQUIREMENTS**

CITY and DEVELOPER hereby agree:

- I. **GENERAL TERMS AND CONDITIONS:**
- A. The DEVELOPER agrees to comply with all applicable federal, state, and local laws and regulations governing the funds provided under this contract. Said HOME regulations are published in 24 CFR Part 92. In the event of any conflict between this agreement and applicable laws and regulations governing the HOME funds and the use of the HOME funds, the applicable HOME program laws and regulations shall govern. Each and every provision of law, regulation or clause required by law to be inserted in this agreement shall be as though it were included herein. The DEVELOPER agrees to enter into any modifications of this Agreement reasonably required by the CITY to attain compliance with the requirements of the HOME program.
- B. The City shall have no responsibility or liability for the maintenance, operation or

program funding not outlined in this contract for the DEVELOPER.

- C. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The DEVELOPER shall at all times remain an independent contractor with respect to the services to be performed under this Agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the DEVELOPER is an independent contractor.
- D. During the period of this Agreement, effective as of the start of the Project, the DEVELOPER shall, as a reimbursable expense, procure and maintain all-risk property damage and liability insurance. For the term of this agreement, the DEVELOPER shall list the City, its employees, and elected and appointed officials as additional insured's on said property insurance. Property damage coverage shall not be less than the current market value of the property. Liability coverage shall include contractual insurance as well as comprehensive form insurance, and shall provide coverage of not less than \$250,000 bodily injury per person, \$500,000 bodily injury per occurrence, and \$100,000 property damage. Proof of insurance shall be shown to the City by furnishing a copy of the certificate of insurance issued by an insurance company licensed to do business in the State of Alabama. The certificate of insurance shall include a statement guaranteeing that the insurance company shall notify the Community Development Coordinator within 30 days of the lapse of said policy. The DEVELOPER shall provide Workers' Compensation Insurance coverage as required by Alabama law for all employees involved in the performance of this contract.
- E. Amounts paid pursuant to this Agreement shall be secured by a deed restriction and where appropriate, a mortgage.
- F. In the event the DEVELOPER discontinues the provision of affordable housing as funded under this Agreement prior to the expiration of the affordability period of this Agreement, the value of the pro-rated portion of real and personal property (tangible and intangible) secured with the HOME Investment Partnership funds under this Agreement shall revert to the City. If the property has been disposed of, then the City will be reimbursed in the amount of the current fair market value of the property less any portion of the fair market value attributable to non-City HOME Investment Partnership funds. (Personal property includes, but is not limited to, equipment, furnishings, and vehicles.) Reversion of assets. Upon expiration of this agreement, the DEVELOPER must transfer to the CITY any HOME funds on hand at the time of expiration and any accounts receivable attributable to the use of HOME funds.
- G. All housing assisted with HOME Investment Partnership funds shall be constructed in compliance with the property standards defined in 24 CFR 92.251(a) (1),(2) &(3), and any locally enforceable housing standards, laws, codes, ordinances, and zoning ordinances of the City. The housing must meet the accessibility requirements in the regulations referenced in 24 CFR Part 8

which implement Section 504 of Rehabilitation Act of 1973 (29 U.S.C. 794) and the design and construction requirements at 24 CFR 100.205 which implement the Fair Housing Act (42 U.S.C. 3601-3619).

- H. DEVELOPERS that receive HOME Investment Partnership funds shall maintain records indicating that an inspection of the housing was performed and at a minimum a Certificate of Occupancy was provided for each assisted property.
- I. All projects shall adhere to the project requirements found in Subpart F of 24 CFR Part 92, as applicable with the type of project assisted.
- J. The Developer shall provide affordable homeownership housing for a minimum period of affordability beginning from the time each home is sold to an eligible occupant. All housing for acquisition by a family must meet the affordable housing requirements set forth in 24 CFR 92.254. According to HOME regulations, housing assisted with HOME Investment Partnership funds shall have a deed restriction placed upon it at the time of sale, requiring adherence to the occupancy restriction of 24 CFR 92.254. The Deed Restriction approved by the City of Huntsville for use for homes sold pursuant to this Agreement is set forth as Exhibit "A" attached hereto and incorporated by reference into this Agreement. Such deed restriction contains the Affordability Period table and the applicable recapture requirements of 24 CFR 92.254 (a)(5)(ii) and shall be included in the purchase and sales agreement and deed in all sales transactions to eligible homeowners. With the concurrence of the City concerning the amounts of the HOME subsidy for each home sold as part of the Project, the Developer shall complete this Deed Restriction for inclusion in all home sales transactions. The Affordability period for each home sold shall be determined by the amount of HOME funded assistance provided to reduce the home selling price from appraised value to one of affordability (affordability subsidy) for people at income levels of 80% or less of Huntsville's median income. If down payment assistance will be provided, that amount will be added to total amount of affordability period.
- K. Monitoring by the Developer for compliance shall continue for the entire period of affordability for each home sold.
- L. The DEVELOPER must comply with the requirements of 24 CFR 92.353 with regards to the displacement, relocation, and acquisition in order to minimize the displacement of persons as a result of this HOME assisted project.
- M. News Media. Any publicity given to the project herein concerned shall recognize the City of Huntsville and the U.S. Department of Housing and Urban Development.

II. PERFORMANCE AND REPORTING:

- A. The DEVELOPER shall direct all notices, reports, insurance policies, and other communications related to or required by this Agreement to the City of Huntsville, Alabama, Community Development Office, P.O. Box 308, Huntsville, Alabama

35804. Notice by both DEVELOPER and CITY shall be given by ordinary mail.

- B. Until the completion of the Project and expenditure of all HOME Investment Partnership funds disbursed under this Agreement, the DEVELOPER shall submit quarterly reports describing progress of the project activities. This report will be due 10 (ten) days after the end of each quarter, based upon the fiscal year (October 1 to September 30)
- C. DEVELOPER shall provide the City with a Certified Statement of the Expenditure of Funds disbursed under this Agreement each fiscal year.
- D. DEVELOPERS that receive HOME Investment Partnership funds for homeowner assistance shall maintain records of determination of each homeowner's eligibility and eligibility as a family at the time the household(s) receive the assistance.
- E. For projects with a HOME grant or loan of \$500,000 or more (including all funding sources), an audit report which discloses the expenditure of HOME Investment Partnership funds allocated for this Project, shall be submitted in accordance with OMB Circular A133.
- F. No reporting requirements for City HOME funds shall extend beyond the final annual report that is due on November 1, in the last year of the affordability period.

III. **OTHER REPORTS, AUDITS AND INSPECTIONS:**

- A. The DEVELOPER shall promptly furnish the City or HUD with any financial records, statements, other records, data and information as the City or HUD may reasonably request pertaining to this Agreement.
- B. During the term of this Agreement, any time during normal business hours, the DEVELOPER shall make available and accessible to the City, HUD and/or the Comptroller General of the United States, or their duly authorized representatives, all of the DEVELOPER'S records in order to permit examination of any books, documents, papers, audits, invoices, materials, payrolls, personnel records, conditions of employment, and other data relating to all matters covered by this Agreement.
- C. The DEVELOPER shall retain financial records, supporting documents, statistical records, and all other records pertaining to expenditures under this Agreement for a period of five (5) years after the termination of this Agreement.
- D. Findings Confidential. All audit findings, reports, studies, and any other information or data prepared or assembled by the DEVELOPER under the terms of this agreement are confidential in nature, and the DEVELOPER agrees that they shall not be made available to any individual or organization, other than to a an agent of the United States Government, without the prior written approval of the City.

- E. Additional guidelines for reports and retention of records are set forth in Exhibit "B" of this Agreement which is attached hereto.

IV. **ADMINISTRATIVE REQUIREMENTS:**

A. **Financial Management**

1. **Accounting Standards** The DEVELOPER agrees to comply with OMB Circular A-110 and A-122 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred. As a minimum the DEVELOPER's financial management systems shall provide for:
 - a. Accurate, current and complete disclosure of the financial results of each federally sponsored project or program in accordance with the reporting requirements. When a Federal sponsoring DEVELOPER requires reporting on an accrual basis, the DEVELOPER shall not be required to establish an accrual accounting system but shall develop such accrual data for its reports on the basis of an analysis of the documentation on hand.
 - b. Records that identify adequately the source and application of funds for federally sponsored activities. These records shall contain information pertaining to Federal awards, authorizations, obligations, unobligated balances, assets, outlays, and income.
 - c. Effective control over and accountability for all funds, property and other assets. DEVELOPERs shall adequately safeguard all such assets and shall assure that they are used solely for authorized purposes.
 - d. Comparison of actual outlays with budget amounts for each grant or other agreement. Whenever appropriate or required by Federal sponsoring DEVELOPER, financial information should be related to performance and unit cost data.
 - e. Procedures to minimize the time elapsing between the receipt of funds from the City by CDD and the disbursement by the DEVELOPER within two (2) working days.
 - f. Procedures for determining the reasonableness, and if costs are allowable in accordance with the provisions of the applicable Federal cost principles and the terms of the grant or other agreement.
 - g. Accounting records that are supported by source documentation.
 - h. Examinations in the form of audits or internal audits. Such audits shall be made by qualified individuals who are sufficiently independent of those who authorize the expenditure of Federal funds, to produce unbiased

opinions, conclusions or judgments. They shall meet the independence criteria along the lines of Chapter 3, Part 3 of the U.S. General Accounting Office publication, and Standards for Audit of Governmental Organizations, Programs, Activities and Functions. These examinations are intended to ascertain the effectiveness of the financial management systems and internal procedures that have been established to meet the terms and conditions of the agreements.

2. Cost Principles. The DEVELOPER shall administer its program in conformance with OMB Circular A-122/HUD Handbook 2210.18, "Cost Principles for For-Profit Organizations," for all costs incurred whether charged on a direct or indirect basis.

B. Documentation and Record-Keeping

1. Records to be Maintained

The DEVELOPER shall maintain all records that are pertinent to the activities to be funded under this Agreement, including but not limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with HOME assistance;
- c. Records documenting compliance with the fair housing and equal opportunity components of the HOME program; and
- d. Financial records as required by OMB Circular A-122, and/or OMB Circular A-133, and/or OMB Circular A-110.

2. Client Data

The DEVELOPER shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, signed verification of income statement, or other basis for determining eligibility, and description of service provided. Such information shall be made available to City monitors or their designees for review upon request.

3. National Objectives and Eligibility

The DEVELOPER agrees to maintain documentation demonstrating the activities carried out with funds provided under this contract benefit low income persons, as defined in 24 CFR Part 92.216 and/or 92.217.

4. Additional guidelines for documentation and record-keeping are set forth in Exhibit "B" attached hereto.

C. Procurement

1. Compliance

In accordance with 24 CFR 92.350, the DEVELOPER shall comply with the federal requirements set forth in 24 CFR 5.105. These requirements include nondiscrimination and equal opportunity; disclosure requirements, debarred, suspended or ineligible contractors, and drug free workplace, and are applicable to all participants in the HOME program.

2. OMB Standards

The DEVELOPER shall procure services and materials in accordance with the requirements of OMB Circulars A-133, A-122, and A-110 Procurement Standards, and shall subsequently follow Attachment N, Property Management Standards, covering utilization and disposal of property. Copies of said circulars are provided and by execution of this Agreement, the DEVELOPER acknowledges their receipt.

D. Amendments

The City and DEVELOPER may amend this Agreement at any time provided that such amendments are executed in writing and signed by a duly authorized representative of both organizations.

E. Uniform Administrative Requirements.

The DEVELOPER shall comply with the requirements of OMB Circular No. A-122 and the following requirements of 24 CFR: Part 84: 84.2, 84.5, 84.13 through 84.16, 84.21, 84.22, 84.26 through 84.28, 84.30, 84.31, 84.34 through 84.37, 84.40 through 84.48, 84.51, 84.60 through 84.62, 84.72, and 84.73.

V. **NON-DISCRIMINATION and AFFIRMATIVE MARKETING:**

No person shall be excluded from or denied the benefits of the DEVELOPER'S service on the basis of age, race, color, religion, creed, national origin, sex, marital status, disability, gender identity or sexual orientation. All current and prospective project beneficiaries must, however, be persons in need of the programs provided by the DEVELOPER. The DEVELOPER shall comply with the affirmative marketing and minority outreach requirements set forth in 24 CFR 92.351.

VI. **SECTION 504 COMPLIANCE:**

No otherwise qualified individual with handicaps shall, solely by reason of his or her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. This includes, but is not limited to, programs and/or activities related to housing, employment, and the delivery of services.

VII. **EQUAL EMPLOYMENT OPPORTUNITY and FAIR HOUSING:**

The DEVELOPER certifies that it is an "Equal Opportunity Employer" and that it will comply with all applicable regulations of the U.S. Department of Housing and Urban

Development pertaining to equal opportunity and affirmative action in employment. Further, the DEVELOPER shall ensure that all contracts for work under this Agreement contain appropriate equal employment opportunity statements. In addition, DEVELOPERS shall comply with all provisions of 24 CFR 92.350.

VIII. **SECTION 3:**

Contractors retained by the DEVELOPER shall adhere to the following Section 3 requirements and provide reports as required by HUD. The DEVELOPER agrees to comply with Section 3 requirements, the requirements under 24 CFR 24 92.350, the regulations set forth in 24 CFR 135, and to include the following language in all subcontracts executed under this Agreement:

- A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 shall, to the greatest extent feasible, be directed to low and very low income persons, particularly persons who are Developers of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with the regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- D. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.
- E. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

IX. **W/MBE:**

The DEVELOPER will use its best efforts to afford minority and women-owned business

enterprises (at least fifty-one (51) percent owned and controlled by minority group members or women) the maximum practicable opportunity to participate in the performance of this Agreement.

X. **LABOR:**

New construction projects funded under the HOME Investment Partnership program that contain more than 12 (twelve) units shall comply with the labor provisions outlined in 24 CFR 92.354. The DEVELOPER agrees to adhere to said provisions and will not use suspended or debarred contractors and will abide by 24 CFR 92.357.

XI. **ENVIRONMENTAL ASSESSMENT AND HISTORIC PRESERVATION:**

The DEVELOPER shall assist the City in complying with all applicable environmental assessment and historic preservation requirements of HUD and the State Historic Preservation Officer of Alabama.

XII. **LEAD-BASED PAINT POISONING PREVENTION:**

The DEVELOPER shall comply with requirements of Section 302 of the Lead-Based Paint Poisoning Prevention Act and HUD regulations there under (24 CFR 92.355) insofar as they apply to the performance of this Agreement. Each home completed pursuant to this Agreement must meet, prior to the closing of the sale of the property, the lead based paint requirement in 24 CFR Part 35, subparts, A,B,J, K,M, and R.

XIII. **TERMINATION OF AGREEMENT FOR CAUSE:**

In accordance with 24 CFR 85.43, if the DEVELOPER fails to fulfill its obligations under this Agreement in a timely and proper manner, or if the DEVELOPER violates any of the terms, agreements or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement in whole or in part by giving written notice to the DEVELOPER of such termination, specifying the default or defaults, and stating that this Agreement shall be terminated 30 days after the giving of such notice unless such default or defaults are remedied within such cure period. The City shall be obligated to make no payment due hereunder after it gives said notice unless the defaults are remedied within said 30-day period. In the event of such termination, the DEVELOPER shall promptly repay to the City the full loan amount or that portion of the amounts that have been disbursed to the DEVELOPER prior to such termination. All finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the DEVELOPER under the terms of this Agreement shall, at the option of the City, become the property of the City.

XIV. **TERMINATION OF AGREEMENT FOR CONVENIENCE:**

This Agreement may be terminated in whole or in part upon the mutual agreement of the parties hereto, in which case the City and the DEVELOPER shall agree upon the termination conditions, including the effective date, the disposition of contract amounts, and in the case of partial termination, the portion to be terminated. However, if, in the case of partial termination, the City determines that the remaining portion of the award

will not accomplish the purposes for which the award was made, and the award is terminated in its entirety, the DEVELOPER shall promptly repay to the City the full grant amount or that portion of the amount which has been disbursed to the DEVELOPER prior to such termination.

XV. **INTEREST OF CERTAIN FEDERAL AND OTHER OFFICIALS:**

- A. No federal funds appropriated under this contract shall be paid, by or on behalf of the DEVELOPER, to any person for influencing or attempting to influence a member of Congress, an officer or employee of Congress or any federal agency in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, the DEVELOPER shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The DEVELOPER shall require that the language of this certification be included in the award documents for all Developers and that all Developers shall certify and disclose accordingly.
- D. The DEVELOPER agrees to comply with the provisions of 24 CFR 92.356 which forbids any owner, developer or sponsor of a project assisted with HOME funds (or officer, employee, agent, elected or appointed official or consultant of the owner, developer or sponsor) whether private, for-profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer or sponsor) from occupying a HOME-assisted affordable housing unit in a project. This provision does not apply to an individual who receives HOME funds to acquire or rehabilitate his or her principal residence or to an employee or agent of the owner or developer of a rental housing project who occupies a housing unit as the project manager or maintenance worker.
- E. The DEVELOPER shall maintain a code or standards of conduct that shall govern the performance of its officers, employees, consultants or agents engaged in the awarding and administration of contracts using Federal funds. No employee, officer or agent shall participate in the selection, award or administration of a contract in which Federal funds are used, where, to his knowledge, he or his immediate family or partner has a financial interest or with whom he is negotiating or has any arrangement concerning prospective employment. The DEVELOPER's officers, employees, consultants or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors or potential contractors. Such standards shall provide for disciplinary actions to be applied for violations of such standards by the DEVELOPER's officers, employees, consultants, or agents.

XVI. **GRANTOR RECOGNITION:**

All activities, facilities, and items utilized pursuant to this contract shall be prominently labeled as HOME funded. In addition, the DEVELOPER will include a reference to the support provided herein in all publications made possible with funds made available under this contract.

XVII. **ASSIGNABILITY:**

The DEVELOPER shall not assign or transfer any interest in this Agreement without the prior written approval of the City. Any assignment made without such consent shall be void. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

XVIII. **HOLD HARMLESS PROVISION:**

The DEVELOPER shall indemnify, defend and hold harmless the City, its officers, employees and agents from all liability, loss, cost, damage and expense (including reasonable attorney's fees and court costs) resulting from or incurred by reason of any actions based upon the negligent acts or omissions of the DEVELOPER'S employees or agents during the performance of this Agreement.

XIX. **SEVERABILITY CLAUSE:**

If any one or more of the provisions contained in this Agreement are held to be invalid, illegal, or unenforceable, this Agreement shall be deemed severable and the remainder of the Agreement shall remain in full force and effect.

XX. **LIMITATIONS OF CITY LIABILITY - DISCLAIMER OF RELATIONSHIP:**

The City shall not be liable to the DEVELOPER, or to any party, for completion of or failure to complete any improvements which are part of the Project. Nothing contained in this Agreement, nor any act or omission of the City or the DEVELOPER, shall be construed to create any special duty, relationship, third-party beneficiary, respondent superior, limited or general partnership, joint venture, or any association by reason of the DEVELOPER's involvement with the City.

XXI. **Contractual Noncompliance.** Non compliance with any and/or all part(s) of this contract, grant, loan or agreement, as determined by the City may result in the disallowance of costs thereby requiring the immediate payback of Federal funds by the DEVELOPER to the City within 30 days of such written determination. This requirement applies not only to the period of the contract, grant, loan or agreement but also for a period of five (5) to ten (10) years pursuant to the "Period of Record Retention" requirements.

XXII. **Maximum per-unit subsidy amount.** The amount of HOME funds that the DEVELOPER may invest on a per-unit basis in affordable housing may not exceed the per-unit dollar limits established by HUD under 24 CFR § 221.514 (b) (1) and (c) for

elevator-type projects, involving nonprofit mortgagors, insured under section 221 (d) (3) of the National Housing Act that apply to the area in which the housing is located.

XXIII. Definitions.

- A. DEVELOPER - an entity, whether public or private, which has the responsibility for administering a project or activity under the terms of Title II Cranston-Gonzalez National Affordable Housing Act of 1990, and which is a party to this agreement.
- B. CDD - The City of Huntsville, Alabama, a municipal Corporation, acting by and through the Community Development Division.
- C. CONTRACTOR - an entity, other than a DEVELOPER (except as noted in the Labor Standards provisions) that furnishes to the City or to an DEVELOPER services (other than standard commercial supplies, office space, office space, or printing services).
- D. HUD - The Secretary of Housing and Urban Development or a person authorized to act on his behalf.
- E. PROGRAM – Home Investment Partnership Program approved by HUD and as amended from time to time.
- F. CITY - The City of Huntsville, Alabama, a municipal Corporation, including its elected and appointed officials, employees, or designated agents thereof.

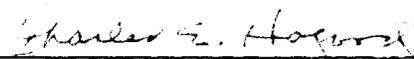
IN WITNESS THEREOF, the City and the DEVELOPER have executed this Agreement on this the 27th day of February.

CITY OF HUNTSVILLE



Tommy Battle, Mayor
City of Huntsville, Alabama

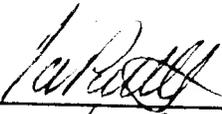
ATTEST:



Charles E. Hagood, Clerk-Treasurer

Charles E. Hagood, City Clerk Treasurer
City of Huntsville, Alabama

Family Services Center, Inc.
an Alabama Non-Profit Corporation.

By: 
its Board President
its President

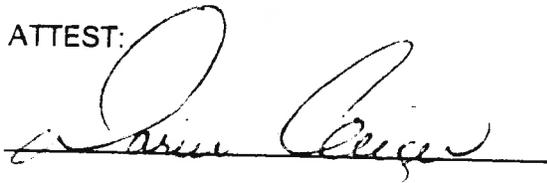
ATTEST: 

Exhibit "A"

Deed Restriction

It is understood and agreed that federal HOME funds in the amount of _____ have been provided by the City of Huntsville, Alabama through Family Services Center, Inc. (AGENCY) to assist in the purchase and conveyance of the Property that is the subject of this real property transaction in order to make the Property available for low-income families as affordable housing. Federal regulations, set forth in 24 CFR 92.254 require that this housing must be acquired by a homebuyer whose family qualifies as a low-income family and the housing must be the principal residence of the homebuyer throughout the period of affordability. Additionally, recapture provisions are required pursuant to 24 CFR 92.254 (a) (5) (ii) for the purchase and sale agreement and to be included as a deed restriction to ensure that the City of Huntsville, Alabama recoups all or a portion of the HOME assistance provided to the home purchaser, if the housing does not continue to be the principal residence of the home purchaser for the duration of the period of affordability. The minimum period of affordability is determined in accordance with the following table based on the total amount of HOME funding subsidy provided and subject to recapture:

AFFORDABILITY PERIOD of HOME FUNDS used for affordability subsidy

<\$15,000	5 years
\$15,000 - \$40,000	10 years
>\$40,000	15 years

In accordance with 24 CFR 92.254 (a)(5) (ii) (A)(2), during the applicable Period of Affordability, the amount to be recaptured may be reduced by the City of Huntsville, Alabama, on a pro rata basis for the time the purchaser homeowner has owned and occupied the subject housing measured against the affordability period.

During the Period of Affordability Family Services Center, Inc (AGENCY) and the City of Huntsville, Alabama must receive prior written notification of any sale, refinancing, or foreclosure that occurs with regards to the Property.

In the event of a sale of the Property during the Period of Affordability, an amount equal to a pro rata share of HOME subsidy funds, reduced proportionately for every year of the Period of Affordability the qualifying homeowner owned the Property, shall be repaid to the City of Huntsville, Alabama from any net gain realized upon the sale of the Property after deduction for sales expenses in accordance with 24 CFR 92.254 (a) (5) (ii) (A) (3).

In the event of a refinancing of the Property during the Period of Affordability, cash out refinances are unallowable. Any refinancing must be limited to the balance of the first mortgage.

In the event of a foreclosure of the Property during the Period of Affordability, the City of Huntsville, Alabama may receive the "net proceeds" up to the original amount of the HOME funding subsidy. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. At the sole discretion of the City of Huntsville, Alabama the net proceeds may be shared in accordance with the provisions of 24 CFR 92. 254 (a)(5)(ii)(A)(3).

The provisions of this "deed restriction" are hereby declared covenants running with the land and are fully binding on any successors, heirs, and assigns of the Purchaser/Grantee homeowner who

may acquire any right, title, or interest in or to the Property, or any part thereof. The Purchaser/Grantee, its successors, heirs, and assigns do hereby agree and covenant to abide by and fully perform the provisions of this restriction and do hereby join into, executes, and accepts delivery of the deed of conveyance to evidence its obligation to abide by the obligations and restrictions set forth herein.

Exhibit "B"

1. REPORTS, REPORT CONTROL, AND CONTROL INFORMATION.
 - A. REPORT CONTROL. Reports related to this project will be maintained by the DEVELOPER as a permanent, separate, identifiable file subject to periodic audits by the City through its Community Development Division (CDD), the Department of Housing and Urban Development, the Comptroller General, or any of their duly authorized representatives.
 - B. FORMS. All forms bearing a Community Development Form Number (Community Development Division Forms) will be provided by the CDD.
 - C. REPORTS CONTROL PERSONNEL. Upon execution of this contract, the DEVELOPER shall designate those members of the DEVELOPER staff who will be totally responsible to the CDD for DEVELOPER reports. All DEVELOPER contact regarding matters of reporting under this contract will be directed to the attention of the designated individuals.
 - D. PENALTY FOR REPORT DEFICIENCIES AND DELINQUENCIES. The CDD will inventory and examine DEVELOPER reports prior to each request for Community Development funds, being especially mindful to report completeness. Release of all funds under this contract is contingent upon satisfactory DEVELOPER reporting under the terms of this contract. The CDD shall respond to any report deficiency or delinquency with a letter citing the applicable report deficiency or delinquency.
 - E. GENERAL REPORT PROVISIONS.
 1. Data requirements, reporting format, and submission times will be specified by the CDD for all reporting.
 2. From time to time, as the CDD may determine, data in addition to that specifically required of the DEVELOPER in support of planning and/or evaluation.
 3. The CDD will make the final determination regarding delinquent or deficient reports, and generally, regarding any matter of report provisions where interpretation may be required.
 4. No exception will be made to any part of these report provisions unless the exception is made in writing by the CDD.
 5. Non-compliance with these provisions regarding reporting will be considered sufficient cause for termination of contract.

2. Project & Financial Records/Record Retention.

The DEVELOPER shall maintain all records required by the federal regulations specified in 24 CFR Part 92.508 that is pertinent to the activities funded under this agreement. Such records shall include as a minimum but are not limited to:

- A. Project Records/Financial Records.
- (i) A full description of each project assisted with HOME funds, including the location, form of HOME assistance, and the units or tenants assisted with HOME funds.
 - (ii) The source and application of funds for each project, including supporting documentation in accordance with 24 CFR 85.20.
 - (iii) Records demonstrating that each rental housing or homeownership project meets the maximum per-unit subsidy amount of 24 CFR 92.205 (c), the maximum per unit subsidy amount of 24 CFR 92.205 (a), and the subsidy layering guidelines adopted in accordance with 92.250(b).
 - (iv) Records demonstrating that each project meets the property standards of 24 CFR 92.251 and the lead based paint requirements of 24 CFR 92.355.
 - (v) Records demonstrating that each family is income eligible in accordance with 24 CFR 92.203.
 - (vi) Records demonstrating that each tenant-based rental assistance project meets the written tenant selection policies and criteria of 24 CFR 92.209 (c) including the tenant preference requirements, the rent reasonableness requirements, HQS inspection reports, and calculation of the HOME subsidy.
 - (vii) Records demonstrating that each rental housing project meets the affordability and income targeting requirements for the required period. Records must be kept for each family assisted.
 - (viii) Records demonstrating that each multifamily rental housing project involving rehabilitation with refinancing comply with the refinancing guidelines in 24 CFR 206 (b).
 - (ix) Records demonstrating that each lease for a tenant receiving tenant-based assistance and for an assisted rental housing unit complies with the tenant and participant protection requirements of 24 CFR 92.253. Records must be kept for each family.
 - (x) Records demonstrating that the purchase price or estimated value after rehabilitation for each homeownership housing project does not exceed 95 percent of the median purchase price for the area. The records must demonstrate how the estimated value was determined.

- (xi) Records demonstrating that each homeownership project meets the affordability requirements 24 CFR 92.254 for the required period.
- (xii) Records concerning the tenant participation plan required by 24 CFR 92.303.
- (xiii) Data on the extent to which each racial and ethnic group and single-headed households (by gender of household head) have applied for, participated in, or benefited from, any program or activity funded in whole or in part with HOME funds.
- (xiv) Documentation of actions undertaken to meet the requirements of 24 CFR Part 135 which implements section 3 of the Housing Development Act 1968, as amended (12 U.S.C. 1701u).
- (xv) Documentation of the actions the DEVELOPER has taken to affirmatively further fair housing.
- (xvi) Affirmative marketing and MBE/WBE records demonstrating compliance with 24 CFR 92.351.
- (xvii) Records demonstrating compliance with the requirements regarding displacement, relocation, and real property acquisition, including project occupancy lists identifying the name and address of all persons occupying the real property on the date moving into the property on or after the date and occupying the property upon completion of the project.
- (xviii) Records demonstrating compliance with the labor requirements 24 CFR 92.354 including contract provisions and payroll records.
- (xix) Records demonstrating compliance with the lead-based paint requirements.
- (xx) Records supporting exceptions to the conflict of interest prohibition.
- (xxi) Records demonstrating compliance with the applicable uniform administrative requirements required by 24 CFR 92.505.
- (xxii) Records demonstrating compliance with this Agreement.
- (xxiii) Records demonstrating the use of funds for CHDO operating expenses and demonstrating compliance with the requirements of 24 CFR 92.208 and 92.300.
- (xxiv) Records demonstrating compliance with any environmental review requirements.
- (xxv) Records indicating that an inspection of the housing was performed and at a minimum a certificate of occupancy was provided for each property assisted with HOME funds.

- B. Record retention. All records pertaining to each fiscal year of HOME funds must be retained for the most recent five year period, except as provided below.
- (i) For rental housing projects, records may be retained for five years after the project completion date; except that records of individual tenant income verifications, project rents and project inspections must be retained for the most recent five year period, until five years after the affordability period terminates.
 - (ii) For homeownership housing projects, records may be retained for five years after the project completion date, except for documents imposing recapture/resale restrictions which must be retained for five years after the affordability period terminates.
 - (iii) For tenant-based rental assistance projects, records must be retained for five years after the period of rental assistance terminates.
 - (iv) Written agreements must be retained for five years after the agreement terminates.
 - (v) Records covering displacements and acquisition must be retained for five years after the date by which all persons displaced from the property and all persons whose property is acquired for the projects have received the final payment to which they are entitled.
 - (vi) If any litigation, claim, negotiation, audit, monitoring, inspection or other action has been started before the expiration of the required record retention period, records must be retained until completion of the action and resolution of all issues which arise from it, or until the end of the required period, whichever is later.
 - (vii) Access to records. HUD and the Comptroller General of the United States, any of their representatives, have the right of access to any pertinent books, documents, papers or other records of the DEVELOPER, and any sub Developers, in order to make audits, examinations, excerpts, and transcripts.

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number _____

Meeting Type: Regular

Meeting Date: 2/27/2014

Action Requested By:
Community
Development

Agenda Item Type
Resolution

Subject Matter:

Agreement between the City of Huntsville and Family Services Center, Inc., for HOME Investment Partnership Grant Fund.

Exact Wording for the Agenda:

Resolution authorizing the Mayor to enter into a contract with Family Services Inc., to build up to 3 houses.

Note: If amendment, please state title and number of the original

Item to be considered for: Action

Unanimous Consent Required: No

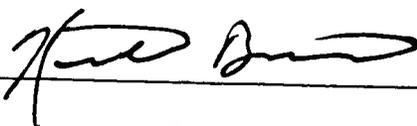
Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

To enter into a contract to build up to 3 houses in the Terry Heights Neighborhood using HOME Investment Partnership Grant funding.

Associated Cost:

Budgeted Item: Yes

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: 

Date: 2/19/14

ROUTING SLIP CONTRACTS AND AGREEMENTS

Originating Department: Community Development Council Meeting Date: 2/27/2014

Department Contact: Scott Erwin Phone # 256-427-5423

Contract or Agreement: AGREEMENT

Document Name: AGREEMENT BETWEEN FAMILY SERVICES CENTER INC. AND THE CITY O...

City Obligation Amount: _____

Total Project Budget: _____

Uncommitted Account Balance: _____

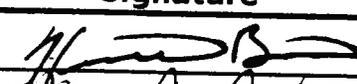
Account Number: _____

Procurement Agreements

<u>Select...</u>	<u>Select...</u>
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Grant-Funded Agreements

Federal HUD	Grant Name:
	<u>HOME Investment Partnership Grant</u>

Department	Signature	Date
1) Originating		<u>2/19/14</u>
2) Legal		<u>2/24/14</u>
3) Finance		<u>2/24</u>
4) Originating		
5) Copy Distribution		
a. Mayor's office (2 copies)		
b. Clerk-Treasurer (Original & 2 copies)		
c. Legal (1 copy)		