CITY OF HUNTSVILLE

2015-2020
CONSOLIDATED PLAN

OMB Control No: 2506-0117 (exp. 07/31/2015)

Executive Summary

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

1. Introduction

The Consolidated Plan has established a unified, coordinated vision for the use of Community Development Block Grant (CDBG) funds and HOME funds for the City of Huntsville, Alabama during the five years period of 2015 – 2020. The Consolidated Plan's program goal 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 Strategic set of actions which addresses the prioritized needs and a specific one year Action Plan (2015-2016). The Five-Year Consolidated Plan is submitted to the U.S. Department of Housing and Urban Development (HUD) and serves as the planning guide for entitlements funded under the Community Planning and Development (CPD) formula to include grant programs. The lead agency for the development and implementation of the Consolidated Plan for Huntsville is the City's Department of Community Development.

A foundational component for the preparation of the Consolidated Plan is the documentation of the City's demographics with particular focus on the characteristics of low to moderate income residents in Huntsville, Alabama.

Population Housing Growth

Huntsville city's population increased by 21,889 or 13.8 percent between 2000 and 2010 with a significant growth in the Hispanic population which increased by 226.0 percent. The percentage of Hispanic population when compared to the total population increased from 2.0 percent in 2000 to 5.8 percent in 2010, a 3.8 percentage point increase. This is in comparison to a 3.9% of Hispanics in the state of Alabama. The White population increased by 6.5 percent, though their percentage of the total population decreased from 64.5 percent to 60.3 percent between 2000 and 2010. African-Americans made up 31.2 percent of the population in 2010, a 17.7 percent increase over the 10 year period. By 2013, the population of Huntsville was 186,416 with 14.3% of the population 65 years and older.

According to figure 1, population is expected to decline and or stagnate throughout the major portions of the city center between 2015 and 2020.

With the exception of downtown (tract 31), which is expected to grow between 1 and 30 percent, the wider downtown area of the city is expected to show population declines 2 to 6 percent between 2015 and 2020. In fact, according to the City's Development Review in 2013, downtown had the second largest number of residential permits for new construction – 246 of the 1,702 citywide and had the largest average sales price of $691,404 for single family housing in 2013 (average city wide price was $200,324).

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Most of the expected decline is concentrated on the south western portion of the city. These areas include tracts:

6.01: Highlands

7.01: Davis Hills

12: Terry Heights

13.01: University Central

13.02: Oakwood West

15: University Park

21: Lowe Mill

23: Merrimack

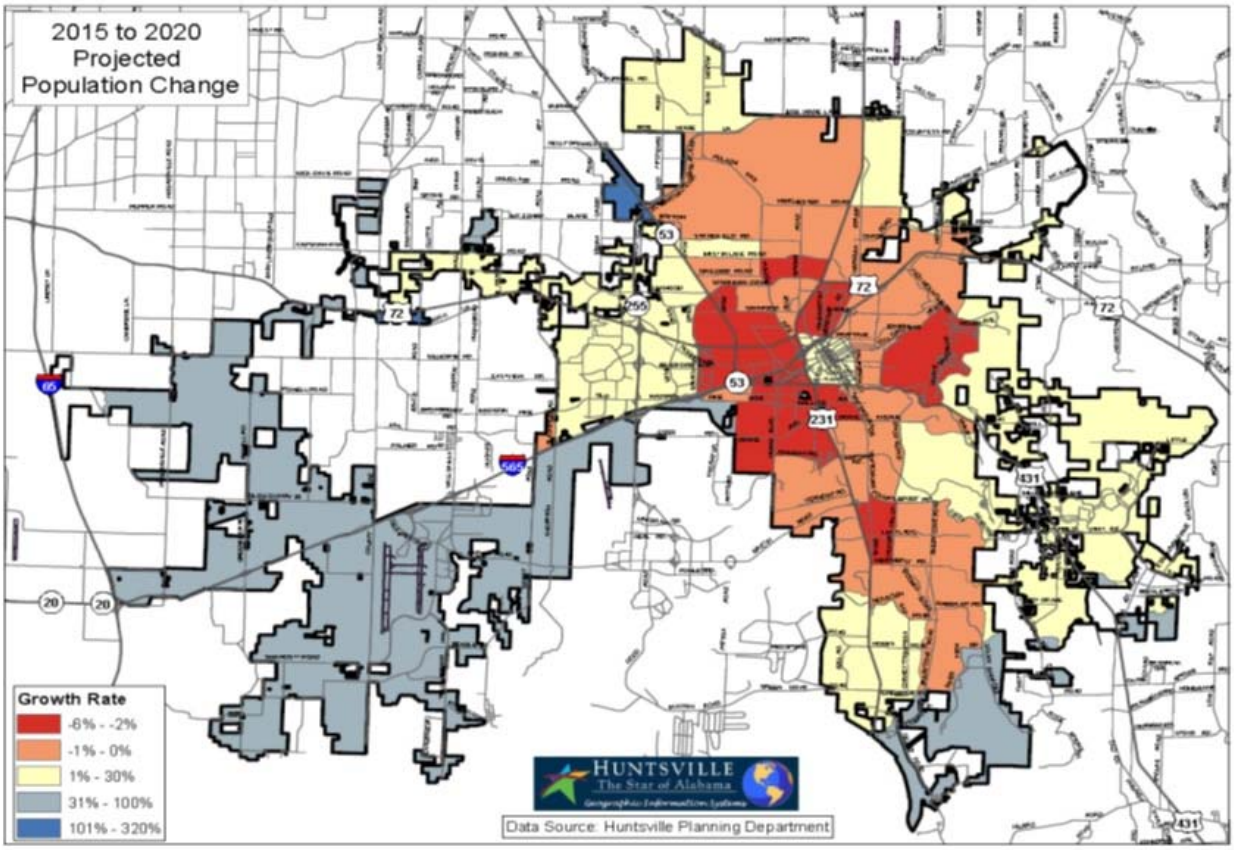
24: McDonnell

25.01: Braham Spring

30: Lincoln Village

No growth is expected on most of the northwest portion of the city in tracts such as 2.02 (Colonial Hills/A&M), 3.01 (Lakewood) and 3.02 (Rolling Hills). Areas of anticipated growth include areas surrounding the airport, tract 112 (Martin-Zierdt), and Greenbrier (tract 212), located west of Madison City into Limestone County. The 2013 Development Review shows that tract 112 (Martin-Zierdt) had the largest number of residential permits for new construction – 319 of the 1,702 citywide and 257 residential certificates of occupancy. Tract 212 had 200 residential permits for new construction in 2013, the third largest.

According to the City's 2013 Development Review, the average price per square foot for the areas in which population is expected to decline and/or stagnate is from $16-$75. These communities are predominantly in the north and southwest of the city (Figure 2). These same neighborhoods have some of the lowest number of single family housing units sold in 2013 in the city (Figure 3). The majority of these neighborhoods have average sales prices of single family units in 2013 of less than $50,000 (Figure 4). Examples of these neighborhoods include Terry Heights, Lowe Mill and Lincoln Village, Edmonton Heights, Colonial Hills, Lakewood, Rolling Hills and McDonnell.



01 ES-05 2015-2020 Projected Population Change Map

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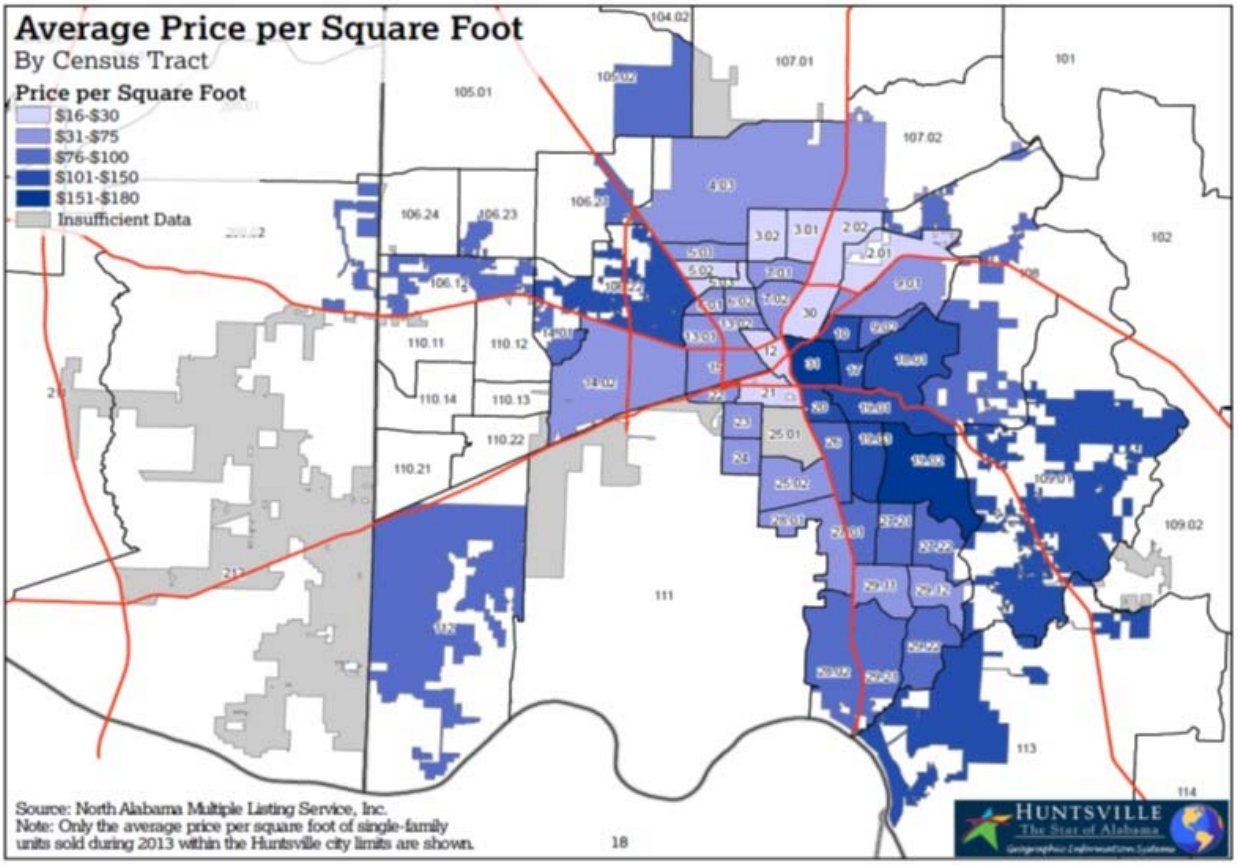

02 ES-05 Average Price Per Square Foot by Census Tract Map

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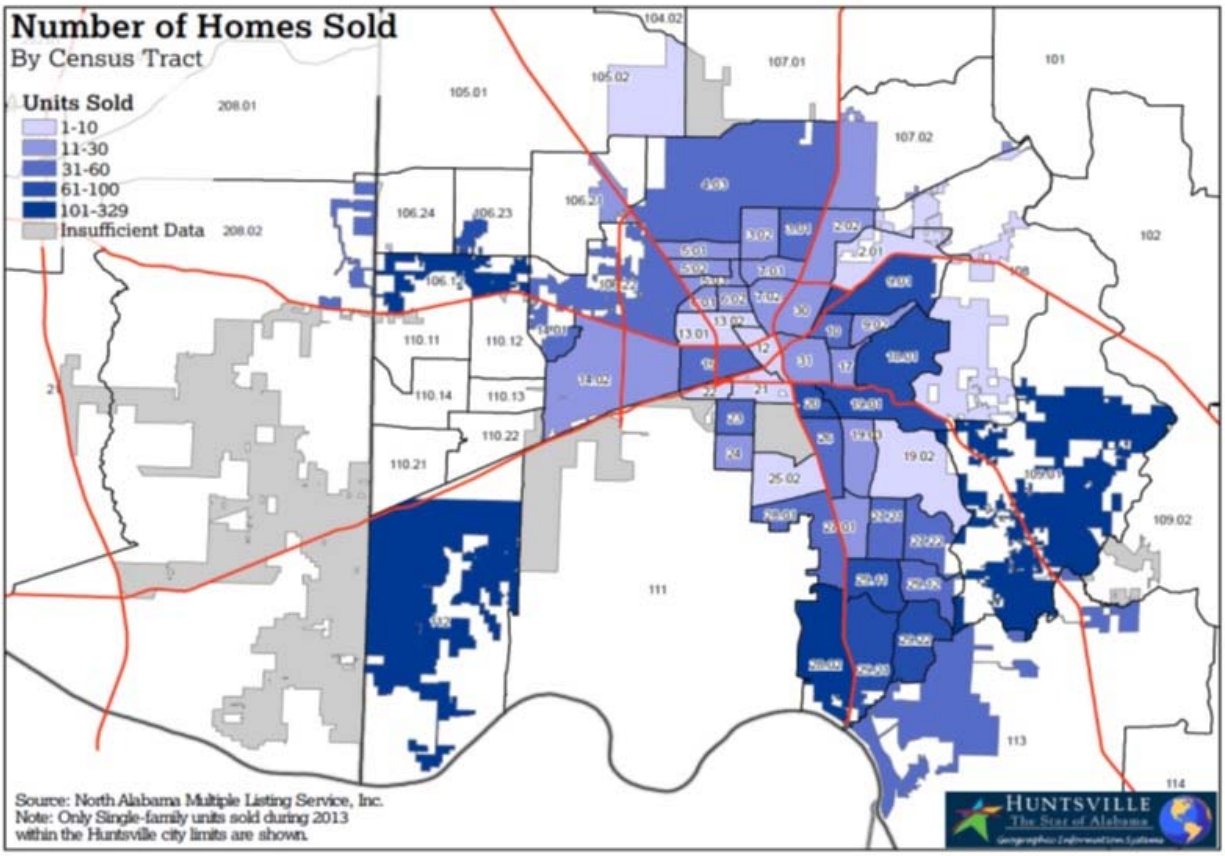

03 ES-05 Number of Homes Sold by Census Tract Map

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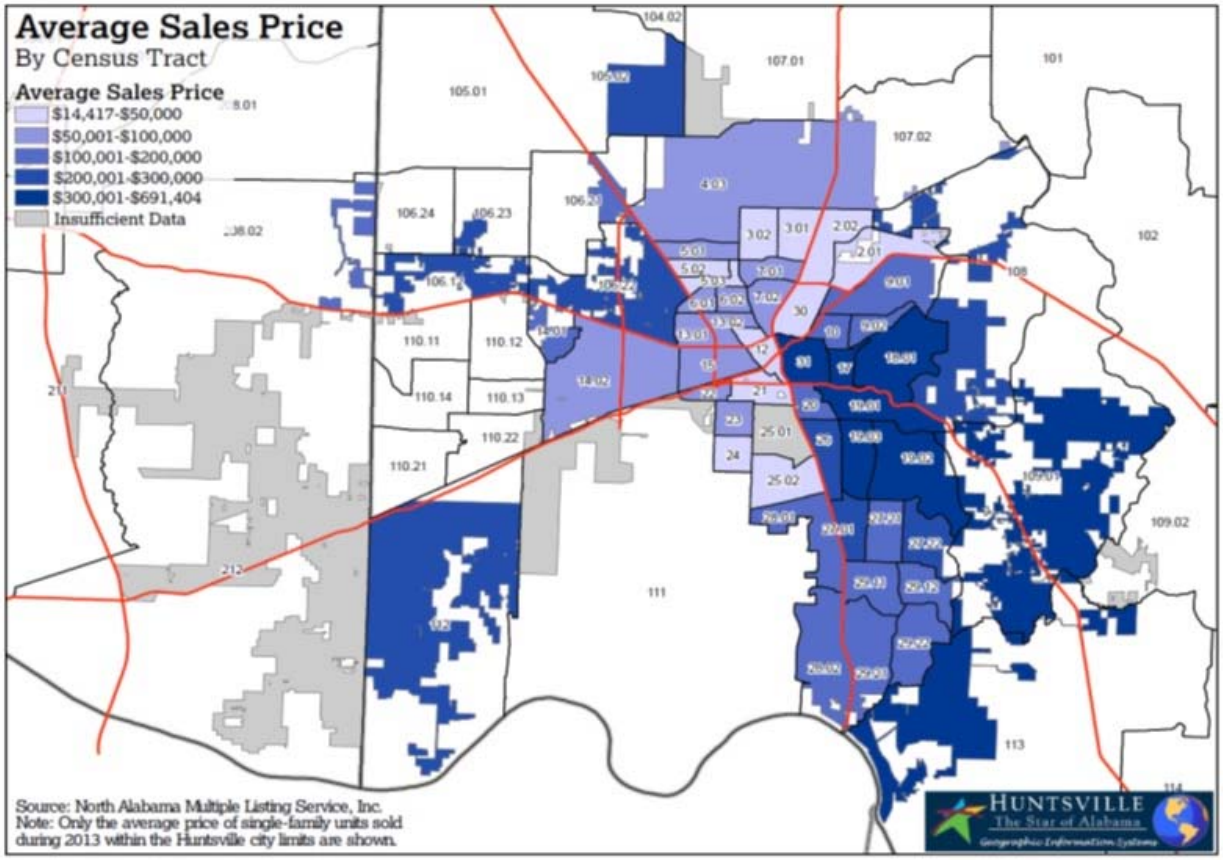


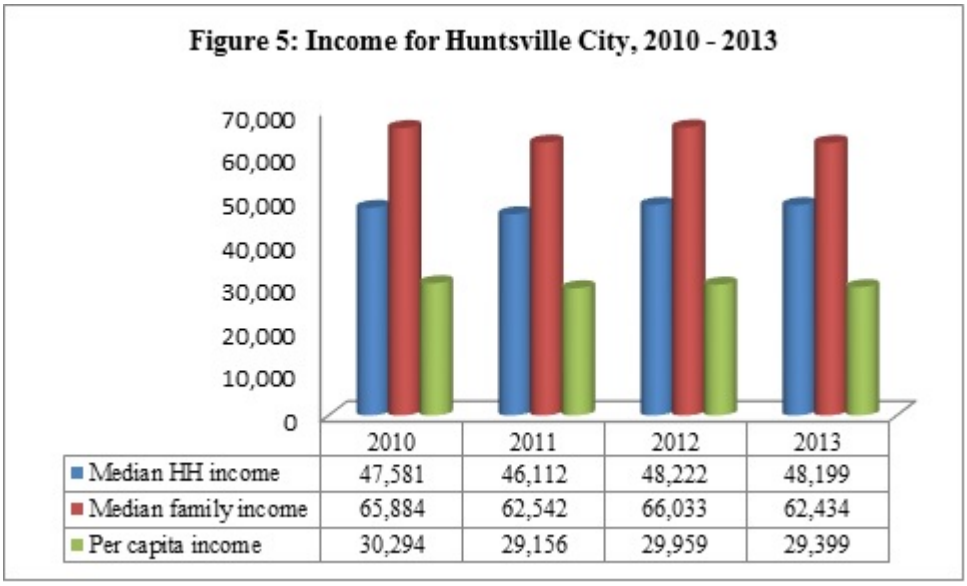
04 ES-05 Average Sales Price by Census Tract Map

Employment, Income Poverty

According to the 2011-2013 American Community Survey 3-Year Comparative Demographic Estimates, of the persons 16 years and older in the labor force 7.2% were unemployed in 2013, compared to 8.3% in 2010. Median household income grew between 2010 and 2013 (1.3%) but median family income and per capita income show decreases during this time period with declines of 5.2% and 3%, respectively (See Figure 5).

Figures 6 and 7 show median income and poverty characteristics for the city of Huntsville; according to the Census Bureau Quick Facts, the proportion of persons below poverty in the City between 2009 and 2013 was 16.8% in comparison to 18.6% for the state of Alabama.

Table 1 provides a summary of income, poverty and disability characteristics for the City by census tract and identifies areas of concern based on low income and high levels of poverty and disability.



05 ES-05 Income for Hunstville City 2010-2013 Chart

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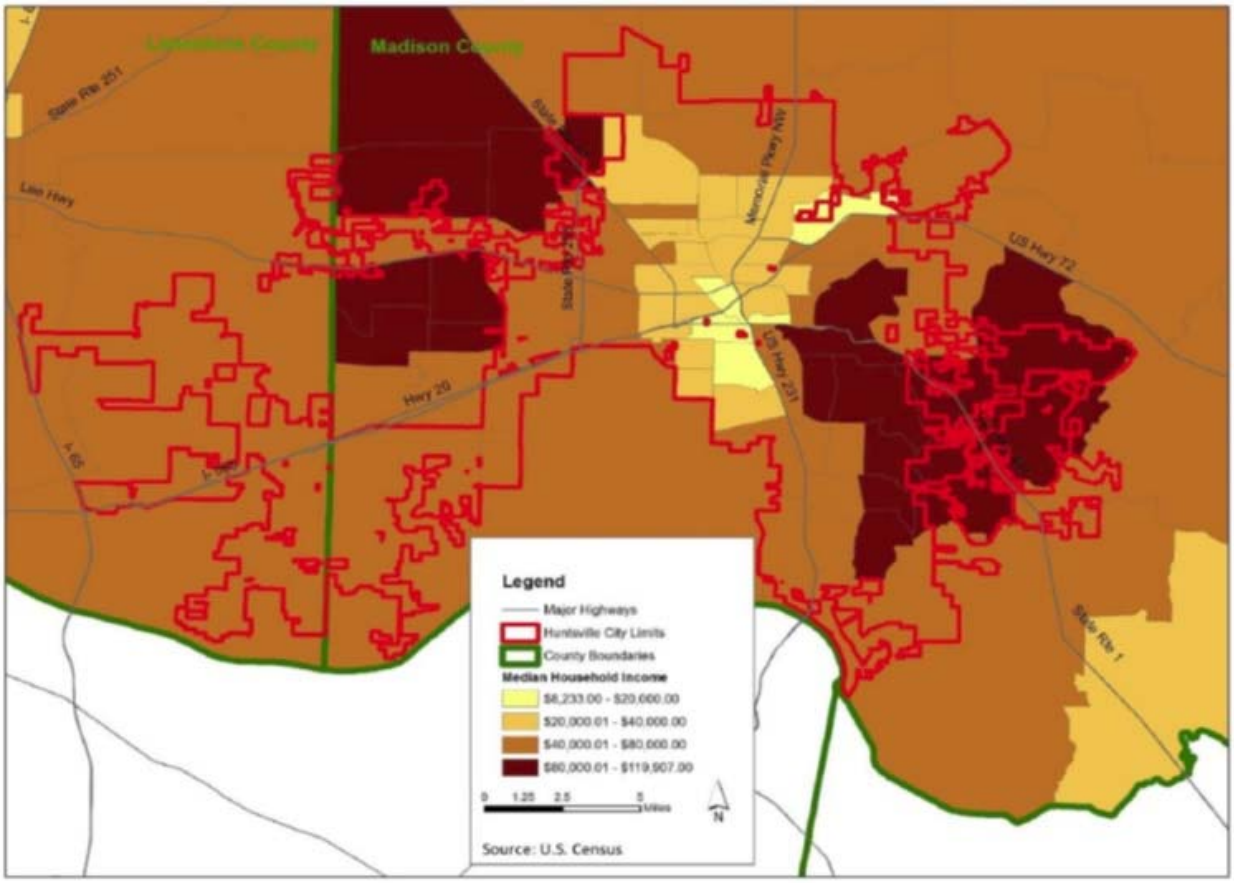

06 ES-05 Median Household Income by Census Tract 2011-2013 Map

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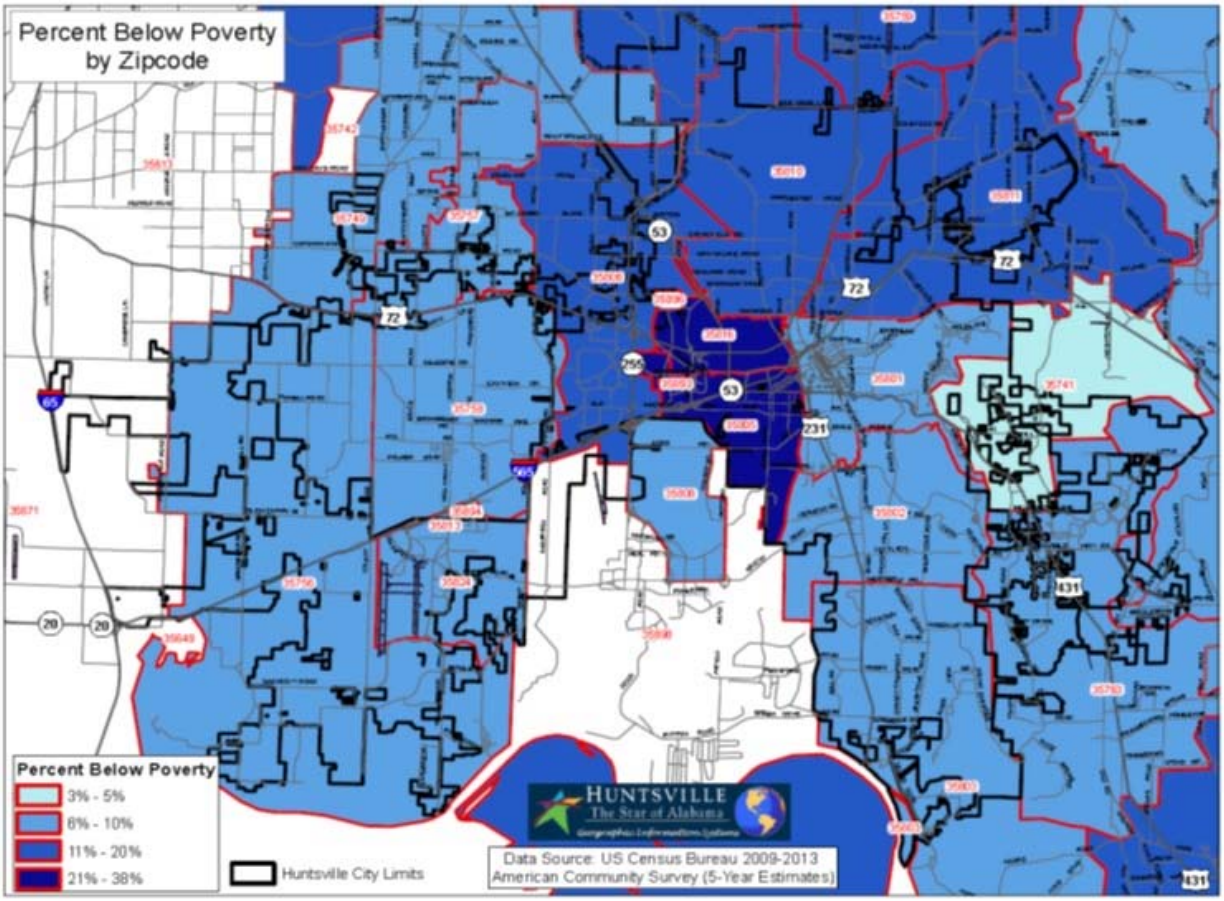

07 ES-05 Percent Below Poverty by Zip Code Map

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Table 1a: Income, Poverty & Disability Characteristics for Tracts that are Expected to Decline

Tract	Community Name	# of households	Median income	% White Households	Median Household Income White	% Black Households	Median Household Income Black	% Female-headed households	Median Household Income Female-headed households	% below poverty level	%below poverty level 65 yrs +	% Pop with a disability	Pop 65 yrs + % with disability
2.02	Colonial Hill	763	25,987	37	25,855	60.2	25,724	48.4	21,191	38.5	15.4	9.9	43.5
3.01	Lakewood	1,415	33,675	29.8	32,593	65.4	32,813	42.1	33,295	20.1	12.2	18.7	39.9
3.02	Rolling Hills	1,416	36,288	10.7	41,250	85.4	35,193	43.7	28,846	17.3	2.9	15.3	32.5
6.01	Highlands	605	48,516	47.8	29,861	47.1	60,804	27.5	50,000	30	15.2	13.6	45
7.01	Davis Hills	1,330	28,966	16.5	28,060	73.3	35,101	49	14,545	39.2	24.7	16.2	49.9
12	Terry Heights	1,292	14,324	7.4	19,500	88.2	13,706	68.3	11,745	67	28.5	17.5	47.2
13.01	University Central	1,618	25,000	27.7	40,677	66.7	22,971	60.6	22,739	41.5	0	15.2	68.4
13.02	Oakwood West	937	39,779	26.9	48,587	64.7	29,310	29	9,000	27.7	10.6	13.1	48.7
15	University Park	1,664	31,066	51	33,494	40.8	29,052	42	35,125	26.1	5.1	12.6	44
21	Lowe Mill	1,431	20,616	51.3	21,731	44.4	17,432	53.4	12,130	49.1	12.2	21.5	67.9
23	Merrimack	2,136	26,887	68.9	31,983	24.5	20,541	16.8	25,359	28.4	1.9	19	31.2
24	McDonnell	2,060	27,695	57.5	30,403	36.6	25,442	31.1	9,956	33.3	0	19.2	45.6
25.01	Braham Spring	1,495	20,948	46.9	21,651	46.6	17,201	50.2	20,332	43.5	0	13.9	61.3
30	Lincoln Village	1,101	27,212	61.3	30,578	34.2	20,000	42.8	20,030	31.5	45.1	20.1	41.2

Source: 2013 ACS 5 year Estimates

08 ES-05 Income, Poverty, Disability Characteristics Table

Terry Heights (Tract 12):

- One of the lowest median household income $14,324 compared to the City's $48,199;
- 88% Black population with median household income of $13,706;
- 67% of persons live below poverty;
- 68.3% of the population is composed of female headed households – with an extremely low median household income ($ 11,745);
- 47.2% of the elderly are disabled

University Central (Tract 13.01):

- 60.6% of households are female-headed;
- 41.5% of persons live below poverty;
- 68.4% of the elderly are disabled

Braham Spring (Tract 25.01):

- One of the lowest median household income $20,948 compared to the City's $48,199;
- 43.5% below poverty;
- 61.3% of the elderly are disabled

Davis Hills (Tract 7.01):

- Low median household income for female headed household ($14,545);
- 24.7% of the elderly live below poverty;
- 49.9% of the population 65 years and older have some type of disability

Lowe Mill (Tract 21):

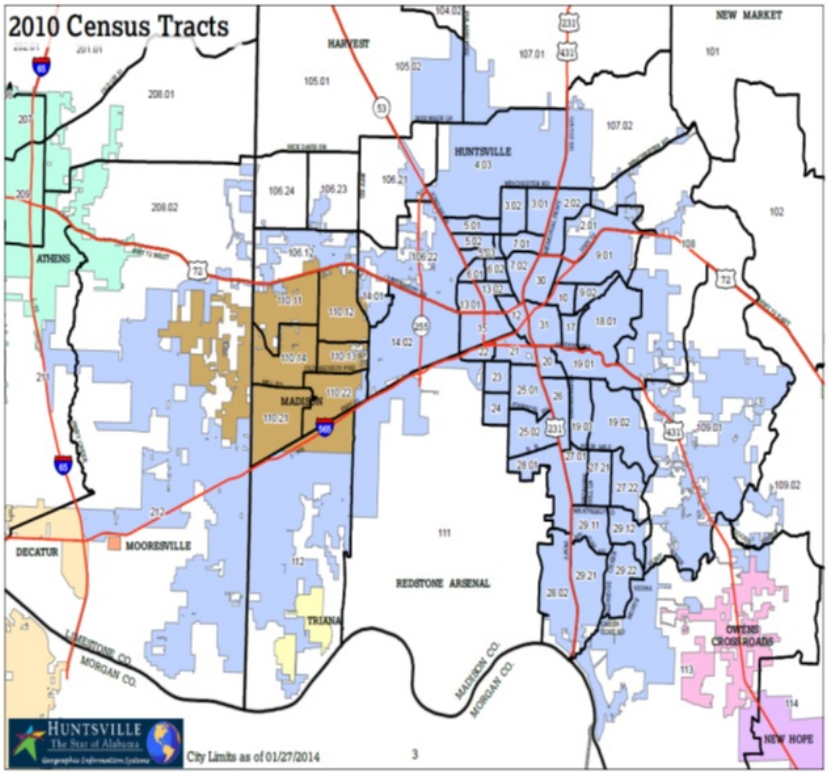
- Low median household income ($20,616);
- Very low median household income for female headed households ($12,130);
- 49.1% of population live below poverty;
- 67.9 % of the elderly population are disabled

Merrimack & McDonnell (Tracts 23 & 24):

- Largest populations (2,136 and 2,060, respectively);
- Predominatly white households (69% & 58%);
- McDonnell has extremely low median household income for female-headed households ($9,956);
- 1/3 of McDonnell's residents live below poverty and 45.6% of its elderly population are disabled

MeadowHills (Lakewood) (Tract 3.01)

- Population is expected to stagn ate
- 42.1% of households are female-headed
- 20.1% of persons live below poverty
- 39.9% of its elderly population have a disability



09 ES-05 2010 Census Tracts Target Area Map

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

The five categorical needs areas that guided the assessment process were:

- **Decent, Affordable Housing needs**
- **Suitable living Environment concerns**
- **Public Facilities needs**
- **Public Service Activities**
- **Encouraging economic development**

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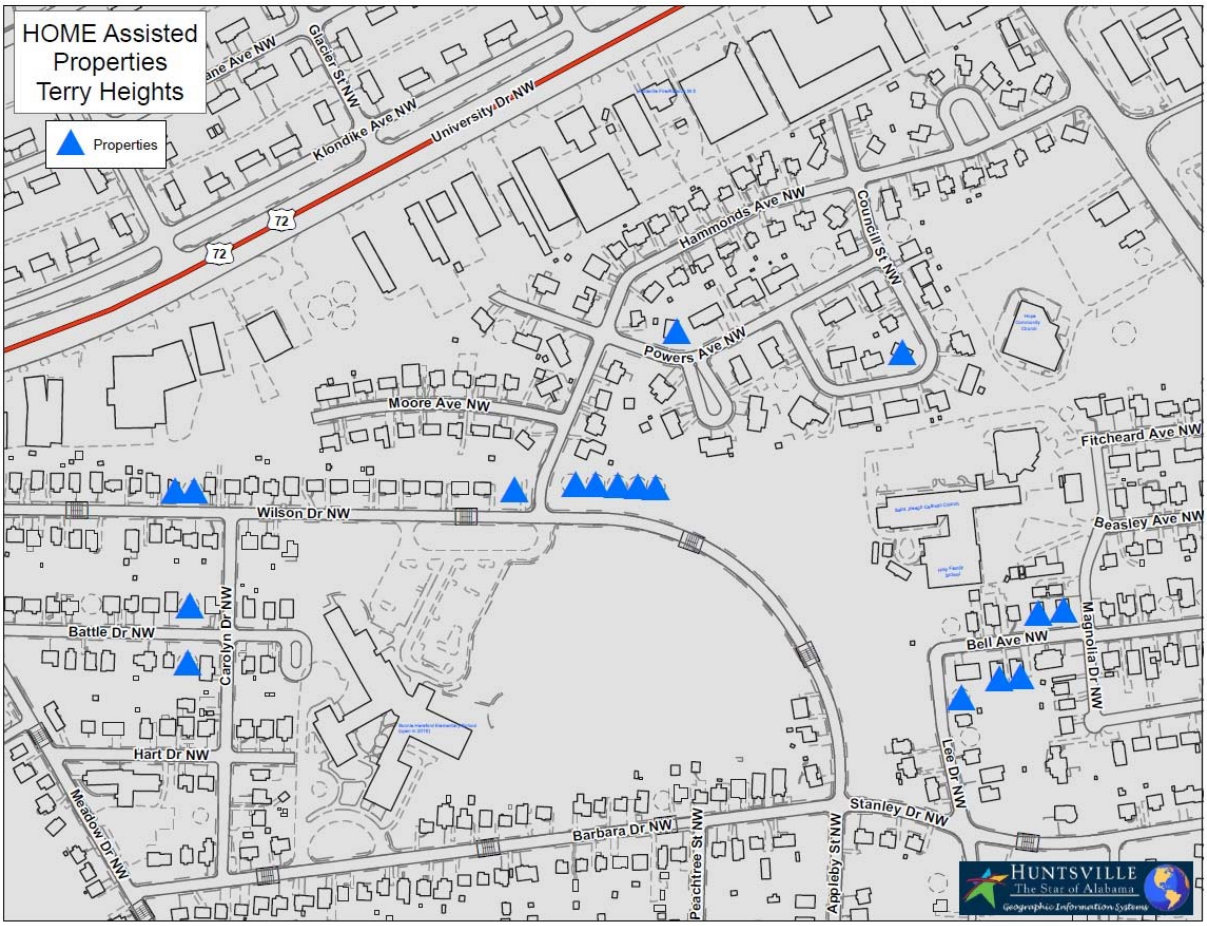
Actions that address the availability and affordability of decent housing for low to moderate income residents emerged as a priority in each of the processes employed to assess the needs in the community. There was consistent concern regarding the quality and livability of low to moderate income neighborhoods. The need to support services programs particularly those for people with special needs, e.g., the elderly, physically challenged; tutoring, mentoring, after-school programs for children, youth from low to moderate income families was highly ranked; and support services for moving families to self-sufficiency.

While the HOME program has created home ownership opportunities throughout the city a focus area for creating home owners has been the Terry Heights community (Figure 9). In this community the livability and sustainability has been enhanced in this neighborhood.



10 ES-05 Home Assisted Properties Terry Heights Map

3. Evaluation of past performance

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A priority area of need that emerged during preparation of the 2010-2015 Consolidated Plan was enhancing the livability of neighborhood and creating opportunities for homeownership. The HOME program has been very effective in supporting the goal of homeownership for many low to moderate income families. The presence of homeowners in neighborhoods is a key element for supporting the sustainability and quality of life. The housing choice locations of participants in the Home Buyer Assistance Program have been widely spread throughout the City.

The projects and public service activities that were supported during the 2010-2015 Consolidated Plan period demonstrate the commitment of the City of Huntsville, Alabama to strategically infuse and invest CDBG dollars for the creation of positive change in the lives and communities of low to moderate income residents.

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Status	Program	Funded Amount	Draw Amount	Balance
2009	1	HOUSING	961	Completed	CDBG	$2,500.00	$2,500.00	$0.00
			968	Completed	CDBG	$462,211.06	$462,211.06	$0.00
			972	Completed	CDBG	$84,629.31	$84,629.31	$0.00
			980	Completed	CDBG	$77,726.40	$77,726.40	$0.00
	2	CODE ENFORCEMENT	962	Completed	CDBG	$393,276.29	$393,276.29	$0.00
	3	BOYS AND GIRLS CLUBS	963	Completed	CDBG	$200,000.00	$200,000.00	$0.00
	4	CDBG PROGRAM ADMINISTRATION	964	Completed	CDBG	$244,219.86	$244,219.86	$0.00
	Program Total							
	2009 Total					**$1,464,562.92**	**$1,464,562.92**	**$0.00**

11 ES-05 Program Activities for 2009 Table

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Status	Program	Funded Amount	Draw Amount	Balance
2010	3	Housing Rehabilitation	982	Completed	CDBG	$491,369.08	$491,369.08	$0.00
			983	Completed	CDBG	$93,722.09	$93,722.09	$0.00
			1007	Completed	CDBG	$65,800.11	$65,800.11	$0.00
	4	Code Enforcement	984	Completed	CDBG	$374,547.32	$374,547.32	$0.00
	5	Program Administration	985	Completed	CDBG	$319,365.95	$319,365.95	$0.00
	6	Homeless Activities	986	Completed	CDBG	$34,631.16	$34,631.16	$0.00
	8	Boys and Girls Club 2010	998	Completed	CDBG	$200,000.00	$200,000.00	$0.00
	9	CASA	1002	Completed	CDBG	$2,500.00	$2,500.00	$0.00
	Program Total							
	2010 Total					**$1,581,935.71**	**$1,581,935.71**	**$0.00**

12 ES-05 Program Activities for 2010 Table

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Status	Program	Funded Amount	Draw Amount	Balance
2011	2	Housing Rehabilitation	1013	Completed	CDBG	$308,293.16	$308,293.16	$0.00
			1016	Completed	CDBG	$28,489.51	$28,489.51	$0.00
	3	Code Enforcement	1014	Completed	CDBG	$433,243.07	$433,243.07	$0.00
	4	Program Administration	1012	Completed	CDBG	$269,211.39	$269,211.39	$0.00
	5	Homeless Activities	1017	Completed	CDBG	$4,000.00	$4,000.00	$0.00
	6	Boys & Girls Club 2011	1018	Completed	CDBG	$200,000.00	$200,000.00	$0.00
	7	CASA	1019	Completed	CDBG	$7,500.00	$7,500.00	$0.00
	9	World Changers	1020	Completed	CDBG	$71,867.68	$71,867.68	$0.00
	Program Total							
	2011 Total					**$1,322,604.81**	**$1,322,604.81**	**$0.00**

13 ES-05 Program Activities for 2011 Table

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Status	Program	Funded Amount	Draw Amount	Balance
2012	1	Housing Rehabilitation 2012	1039	Completed	CDBG	$212,158.38	$212,158.38	$0.00
	2	Code Enforcement 2012	1040	Completed	CDBG	$448,729.04	$448,729.04	$0.00
	3	Program Administration 2012	1041	Completed	CDBG	$252,360.27	$252,360.27	$0.00
	4	World Changers 2012	1043	Completed	CDBG	$30,365.49	$30,365.49	$0.00
	5	Deferred Home Maintenance 2012	1042	Completed	CDBG	$50,739.50	$50,739.50	$0.00
	7	2012 Boys and Girls Club	1059	Completed	CDBG	$175,000.00	$175,000.00	$0.00
	8	CASA	1063	Completed	CDBG	$7,500.00	$7,500.00	$0.00
	10	2012 Union Hill Personal Growth Center	1070	Completed	CDBG	$8,000.00	$8,000.00	$0.00
	16	Harris Home for Children	1081	Completed	CDBG	$4,000.00	$4,000.00	$0.00
	Program Total							
	2012 Total					**$1,188,852.68**	**$1,188,852.68**	**$0.00**

14 ES-05 Program Activities for 2012 Table

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Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Status	Program	Funded Amount	Draw Amount	Balance
2013	1	Housing Rehabilitation 2013	1075	Completed	CDBG	$184,807.18	$184,807.18	$0.00
	2	Deferred Home Maintenance 2013	1076	Completed	CDBG	$68,453.14	$68,453.14	$0.00
	3	Code Enforcement 2013	1077	Completed	CDBG	$477,702.77	$477,702.77	$0.00
	4	Program Administration 2013	1078	Completed	CDBG	$273,048.14	$273,048.14	$0.00
	6	Lakewood Park	1080	Completed	CDBG	$169,602.71	$169,602.71	$0.00
	7	Harris Home for Children	1082	Completed	CDBG	$4,000.00	$4,000.00	$0.00
	8	CASA	1083	Completed	CDBG	$7,500.00	$7,500.00	$0.00
	9	Boys & Girls Club	1084	Completed	CDBG	$117,885.08	$117,885.08	$0.00
	10	Community Action	1085	Open	CDBG	$250,000.00	$172,476.57	$77,523.43
	11	Lowe Mill Park	1087	Completed	CDBG	$163,886.82	$163,886.82	$0.00
	Program Total							
	2013 Total					**$1,716,885.84**	**$1,639,362.41**	**$77,523.43**

15 ES-05 Program Activities for 2013 Table

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Status	Program	Funded Amount	Draw Amount	Balance
2014	1	Housing Rehabilitation 2014	1090	Open	CDBG	$230,000.00	$75,350.50	$154,649.50
	2	Deferred Home Maintenance 2014	1091	Open	CDBG	$62,500.00	$10,841.17	$51,658.83
	3	Code Enforcement 2014	1092	Open	CDBG	$450,000.00	$423,917.76	$26,082.24
	4	Program Administration 2014	1093	Open	CDBG	$246,673.85	$93,032.58	$153,641.27
	6	Boys & Girls Club 2014	1095	Open	CDBG	$175,000.00	$38,437.87	$136,562.13
	7	CASA 2014	1099	Open	CDBG	$7,500.00	$0.00	$7,500.00
	8	Village of Promise 2014	1100	Open	CDBG	$12,500.00	$0.00	$12,500.00
	9	Harris Home for Children 2014	1101	Open		$12,500.00	$0.00	$12,500.00
	Program Total							
	2014 Total					**$1,196,673.85**	**$641,579.88**	**$555,093.97**

16 ES-05 Program Activities for 2014 Table

4. Summary of citizen participation process and consultation process

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In an effort to more fully involve its citizens on a direct and continuing basis, the City Council of the City of Huntsville has developed the Citizen Participation Plan (CPP) that sets forth the jurisdiction's policies and procedures for citizen participation. The City of Huntsville desires and encourages the participation of all the citizens of the City of Huntsville, particularly low and moderate income residents of slum and blighted areas, low and moderate income residents of areas in funds are proposed to be used, and by residents of all low and moderate income neighborhoods that at any given time are so defined by the City (Target Areas).

As part of the CPP, an open public forum was held on March 3, 2015 at City Council Chambers was held to obtain the views of citizens, and to respond to questions on the City's housing and community development needs. Consolidated/Fair Housing Plan advertisement include Public Forum notice was sent to Speaking Out News and the Huntsville Times on 02/11/2015. An official notice about the public forum was published in February 19, 2015 issue of the Huntsville Times, and placed on the City of Huntsville's website. The notice was published in both English and Spanish.

The second element of the Citizen Participation included a meeting with representatives from the four target neighborhoods. This meeting was held on Saturday March 14 at the Richards Showers community center from 10 am to 12 noon. There were 10 individuals in attendance.

A third element of the citizen participation process was a citizen survey that was launched on the city's website on 02/12/2015. The survey was available until 03/16/2015 at 5 pm.

Entities that received the survey are listed below. NACH placed the survey link on their website.

- Citizen Advisory Committee Board
- Continuum of Care
- Crisis Services
- First Bank
- Habitat for Humanity
- Cole Properties
- Legend Realty
- Apartment Association of North Alabama
- Community Action
- First Stop, Inc.
- Harris Home for Children, Inc.
- Huntsville Housing Authority

- Interlinc Mortgage
- Neighborhood Concepts, Inc.
- New Futures, Inc.

The survey asked residents to rank needs with regards to housing affordability and availability for low-moderate income families, for the homeless, persons with special needs; loans to build or repair single family or rental units, safety, neighborhood revitalization, and access to public facilities and services. A total of 280 residents responded to the survey.

As part of the process, on December 14, 2014 the City consulted with 24 partner agencies, including housing and social services agencies. These agencies were asked to document their client characteristics, challenges and barriers faced by low-moderate income persons and families and changes in the demand for agency services.

Summary of Citizen Participation Process Consultation Process (cont.)

The agency representatives were also asked to complete the citizen survey. Agencies in attendance were:

- Crisis Services of North Alabama
- Kier Real Estate
- AAMU –CDC
- Apartment Association of North Alabama
- City of Huntsville Planning Dept
- Interlinc Mortgage Solutions LLC
- First Stop Inc
- New Futures
- City of Huntsville Long range planning
- First Bank
- North Alabama Coalition for the Homeless (NACH)
- Recreation Department
- Huntsville Housing Authority
- Neighborhood Concepts Inc.
- Community Action Partnership Huntsville/Madison & Limestone Counties INC

- Legend Realty
- Cole Auction Inc.
- City of Huntsville Police Department
- City of Huntsville Transportation Department
- Family Services Center, Inc.
- Habitat for Humanity
- Harris Home for Children, Inc.
- Cole Properties & Auction
- Hometown Lenders-Alabama Mortgage

5. Summary of public comments

See tables below for Outcomes/Needs Emanating from Consultation & Citizen Participation.

Agency Consultation	Public Forum	Target Community Meeting	Community Survey
- Affordable Rental Housing - Housing For Special Needs, Low Incomes, Homeless, Convicted Felons - Financial Literacy & advice on Home Buying/Credit/Mortgage Products - Utility Assistance, Condition of Properties - Additional Section 8 Vouchers/Rental Subsidies for Persons to Acquire Housing In Opportunity Areas/Areas of Choice - Best Practices on Care for Homes/Neighborhoods/Stability Maintenance/Post Purchase Counseling - Neighborhood Infrastructure such as Association/crime watch - Collaboration b/t City, Professionals in Industry to Educate Public - Red Tape to Administer Programs in the city	· Rehabilitation of vacant houses · Address issues of mental health and homelessness · Higher minimum wage · Expand the number of children served at the Boys & Girls Club · Expand Comfort Project to improve elderly homes to lower utility bill · Need sidewalk improvement & recreational facilities · Widen services for veterans – providing furniture & household items · Improved code enforcement · More agency-community-city collaboration · Assistance with neighborhood group organization · SOAR Case Management Services to allow disabled clients to obtain an income as well as medical insurance.	- Affordable housing - Mental Health services - Drug rehabilitation services - Additional sources of down payment assistance - Deterioration of properties due to lack of clear ownership (no wills created) - Lack of familiarity with city ordinances and regulations about yard and house up keep - Issues with damaged curb in neighborhoods - Homeowner education - Ageing population - Need more partnerships with ACES, the city and TARCOG (as examples) - Poor public transportation - Slum lords - Advocate for better wages - Credit issues	- Improve safety and livability of neighborhoods - Support programs where police work with communities to develop trust and keep crime low - Revitalize deteriorating or deteriorated neighborhoods - Good housing choices that are affordable - Provide services for people with special needs e.g. the elderly and physically challenged - Provide services (e.g. tutoring, mentoring, afterschool programs) for children and youth from low to moderate income families - Affordable housing for homeless individuals and families - Low-interest loans for first time home-buyers with low or moderate incomes - Housing for persons with special needs (elderly,

17 ES-05 Outcomes-Needs Emanating from Consultation Citizen Participation Table(1)

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Agency Consultation	Public Forum	Target Community Meeting	Community Survey
- Lack of Employment opportunity - Logistics of being able to work - Building codes strengthened or followed - Predatory lending	· Need women only shelter · Increased shelter placements for entire families · Increased shelter placements for single fathers with children · Additional transitional housing programs for single individuals that offer job training and case management services. · Additional Affordable housing · Medical respite for homeless persons who are released from hospital but are unable to return to or reside at the shelters due continued medical care needs that exceed the shelter capabilities. · Funding for temporary hotel voucher, medications and other related housing needs as well as home health service assistance		disabled, alcohol and drug addicted, persons with HIV/AIDS and their families) - Availability and affordability of housing for low-income and moderate-income families

18 ES-05 Outcomes-Needs Emanating from Consultation Citizen Participation Table(2)

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

All comments were documented and considered in the context of their consistency with the goals and objectives of the CDBG Program and HOME Program.

7. Summary

Findings during the consultation process, the need assessment and the housing market analysis guided the identification of the priority areas of need, thus the five goals and the first year's Annual program for the 2015-2020 Consolidated Plan.

The allocations for each goal are based on the anticipated resources from the U.S. Department of Housing and Urban Development for the period of 2015-2020.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	HUNTSVILLE	Community Development Department
HOME Administrator	HUNTSVILLE	Community Development Department

Table 1 – Responsible Agencies

Narrative

The lead agency for the development and implementation of the Consolidated Plan for the City of Huntsville is the Community Development Office. The mission of Huntsville City's Community Development Department is three-fold; stabilization of lower income neighborhoods, economic empowerment of lower income persons and/or of persons living in lower income neighborhoods, and providing assistance to the special needs population in our community.

The Community Development Department is responsible for implementing the expenditure and administration of approximately $1.1 million dollars each year of CDBG Entitlement funds from the U.S. Department of Housing and Urban Development (HUD). This program is designed to assist in the improvement of the quality of life for low-moderate income persons in the City of Huntsville.

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

Consolidated Plan Public Contact Information

OMB Control No: 2506-0117 (exp. 07/31/2015)

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Huntsville is committed to consulting with and working in conjunction with local and regional public and private sector agencies, key informants and principal community entities that support low- to moderate-income populations within the City. As required by this process, the City consulted with a broad spectrum of service providers, nonprofit agencies and residents in the identification of community needs that may be eligible for consideration for the Consolidated Plan and the CDBG and HOME programs. This section of the Consolidated Plan addresses the City's efforts to consult with these agencies when developing the plan. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As part of its ongoing effort to build an inclusive community, Community Development works to ensure that fair and affordable housing options are available to everyone. The department is committed to supporting the Huntsville Housing Authority (HHA) in its mission to help all Huntsville residents find quality housing at a reasonable price. HHA serve members of the community, including seniors, families, individuals and persons with disabilities, which meet the eligibility criteria for their programs. They currently provide a variety of housing options to low-income individuals and families: more than 1700 rental apartments, including 1697 units of public housing, and 1606 Housing Choice (Section 8) vouchers. The city partners with HHA and other community agencies throughout city of Huntsville to link residents to services such as education, substance abuse and youth programs, financial services and job training and life skills. Community Development also upholds the federal Fair Housing Act to ensure that everyone has the right to live where they choose.

Community Development offers several programs to assist first-time home buyers achieve their dreams of homeownership by providing quality housing at a reasonable price through the HOME, the Multi-family HOME and the Down Payment Assistance programs. Community Development also constructs and rehabilitates neighborhood parks and other community facilities in qualifying neighborhoods. They are also responsible for code enforcement and economic empowerment which grants loans to projects which increase the economic well-being of lower income residents and residents of lower income neighborhoods. Grants and loans are also available to support projects which benefit population groups identified as having special needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The homeless service organization that serves the Huntsville, Decatur/Madison, Limestone and Morgan Counties is the North Alabama Coalition for the Homeless (NACH). NACH is a non-profit corporation that serves as the Continuum of Care Management team for these communities. The City of Huntsville has local representation at the monthly North Alabama Coalition for the Homeless meeting**.** NACH's Strategic Plan provides the strategy for the City to address homelessness and the priority needs of homeless persons and families and for assisting extremely low and low income individuals.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City plans to continue its support of the efforts of the North Alabama Coalition for the Homeless (NACH). In addition, service providers/members participate in monthly capacity building trainings conducted by NACH. These meetings address best practices in homeless services provision, theoretical basis 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 - operate a Scattered Site Emergency Shelter 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 500â-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 - operate an Emergency Shelter 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 program that will provide emergency shelter and services for 1,500-2,000 individuals and families each year.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Crisis Services of North Alabama
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting and a survey.
2	**Agency/Group/Organization**	Kier Real Estate
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting.
3	**Agency/Group/Organization**	AAMU Community Development Corporation
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.
4	**Agency/Group/Organization**	Apartment Association of North Alabama
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting.
5	**Agency/Group/Organization**	CITY OF HUNTSVILLE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.
6	**Agency/Group/Organization**	Interlinc Mortgage Solutions
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting.
7	**Agency/Group/Organization**	First Stop, Inc.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.

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8	**Agency/Group/Organization**	New Futures
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting.
9	**Agency/Group/Organization**	First Bank
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting.
10	**Agency/Group/Organization**	North Alabama Coalition for the Homeless, Inc
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.
11	**Agency/Group/Organization**	Huntsville Housing Authority
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting and a survey.
12	**Agency/Group/Organization**	NEIGHBORHOOD CONCEPTS, INC.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting.
13	**Agency/Group/Organization**	Community Action Partnership of North Alabama, Inc.
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.
14	**Agency/Group/Organization**	Legend Realty
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a meeting.
15	**Agency/Group/Organization**	Cole Auction Inc.
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.
16	**Agency/Group/Organization**	Family Services Center, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.
17	**Agency/Group/Organization**	Habitat for Humanity
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.
18	**Agency/Group/Organization**	Harris Home For Children
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.
19	**Agency/Group/Organization**	Hometown Lenders
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through a survey.

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

The list of persons invited to the consultations was an integrated and interrelated composite of service providers that well represented a broad scope on interventions that are in place to support the needs of low to moderate income residents. An attempt was made to invite all key agencies providing support and/or services too low to moderate income residents in Huntsville Alabama.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	North Alabama Coalition For The Homeless	The city's neighborhood stabilization goal that focuses on both housing/homeownership and on multifamily rental housing are complementary to the purpose of the NACH's Strategic Plan which seeks to acquire permanent, secure and safe housing for all eligible persons. This is also in line with the City's goal of assistance to special needs population-homelessness programs.
Huntsville Housing Authority Strategic Plan	Huntsville Housing Authority	The mission of the HHA is to eliminate the negative influence of poverty in public housing to ensure that residents develop self-esteem and lead fulfilling and productive lives. This mission overlaps the City's focus on decent housing and suitable living environment through its neighborhood stabilization goal that focuses on multifamily rental housing.
Family Self-Sufficiency Action Plan	Huntsville Housing Authority	The city's focus on decent housing, suitable living environment and economic development through its neighborhood stabilization goal that focuses on both housing/homeownership and on multifamily rental housing are complementary to the purpose of the FSS program. The FSS action plan coordinates housing assistance with public and private resources to enable assisted families to achieve economic self-sufficiency.
Fair Housing Plan	City of Huntsville	The Fair Housing plan seeks to ensure that appropriate and decent housing is available, affordable and accessible to all. This is in line with the City's goals of Neighborhood Stabilization: Housing/ Homeownership and Furthering Fair Housing

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
County Community Needs Assessment	United Way of Madison	The United Way's need assessment indicate the need to establish, continue, or expand the availability of services in education, income and self-sufficiency and health. In addition, the United Way strongly supports more collaboration between and among key entities and the community. This is in line with the City's goals of Stakeholders Collaboration, Public Engagement & Citizen Participation, and Economic Empowerment: Workforce Development & Job Creation.
Community Action Agency, Huntsville/Madison and Li	Community Action Agency, Huntsville/Madison and Limestone Counties Inc (CAPHMLC)	CAPHMLC enhances the quality of life to provide advocacy, economic development, and assistance to move low-income people toward self-sufficiency. Services include: Education & Personal Development, Employment, Energy Assistance, Financial Assistance, Health/Nutrition Programs, Housing Counseling, Money Management, and Disabled and Elderly Programs. CAPHMLC's mission supports the Neighborhood Stabilization: Housing/Homeownership and Economic Empowerment: Workforce Development & Job Creation goals of this Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

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

The City of Huntsville works cooperatively and in coordination with the agencies listed in table to as well as agencies in Madison County and the State of Alabama in implementing the Consolidated Plan. In particular, the City works with the Huntsville Housing Authority and the North Alabama Coalition for the Homeless in implementing its homeless and near homeless programs.

Narrative (optional):

Various public service agencies are contracted to provide CDBG funded public services.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

In an effort to more fully involve its citizens on a direct and continuing basis, the City Council of the City of Huntsville has developed the Citizen Participation Plan (CPP) that sets forth the jurisdiction's policies and procedures for citizen participation. The CPP speaks specifically to activities and funds that the Community Development Department is responsible for administering. These grants/funds include, but are not limited to, the Community Development Block Grant (CDBG), Home Investment Partnership Programs (HOME) funds, and all other HUD funds received by the City of Huntsville; all State of Alabama funds, including, but limited to Emergency Shelter Grant (ESG) and Neighborhood Stabilization Program (NSP) funds, and any other Federal or State funds administered by the City of Huntsville, Alabama's Community Development Department. Citizens' involvement in the planning, and evaluation of, all Federal fund, CDBG, HOME, all other HUD funded activities, and all State of Alabama funded activities, administered by the Community Development Department, are administered through an open process in which the rights of Huntsville citizens are respected. Citizens are encouraged to participate in influencing decisions and obtaining support from local government officials on issues of community development matters. The City of Huntsville desires and encourages the participation of all the citizens of the City of Huntsville, particularly low and moderate income residents of slum and blighted areas, low and moderate income residents of areas in funds are proposed to be used, and by residents of all low and moderate income neighborhoods that at any given time are so defined by the City (Target Areas).

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	No comments were received	Needs/Issues:-Rehabilitation of vacant houses-Mental health and homelessness-Low minimum wage-Expand the number of children served at the Boys & Girls Club-Expand Comfort Project to improve elderly homes to lower utility bill-Sidewalk improvement & recreational facilities-Widen services for veterans-providing furniture & household items-Improved code enforcement-More agency-community-city collaboration-Assistance with neighborhood group organization-SOAR Case Management Services to allow disabled clients to obtain an income as well as medical insurance. -Women only shelter-Shelter placements for entire families -Shelter Placements for single fathers with children -Transitional housing programs for single individuals that offer job training and case management services.-Additional Affordable housing-Medical respite for homeless persons who are released from hospital but are unable to return to or reside at the shelters due continued medical care needs that exceed the shelter capabilities. -Funding for temporary hotel voucher, medications and other related housing needs as well as home health service.	All comments received during the 03/03/15 Open Public Forum were accepted. -Assistance until the client can return to the shelter or previous living environment without it being a danger to their health. The cost of the indigent hospital bills for preventable re-occurring treatment could well pay for the expense of this service	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities	No comments were received	No comments were received	All comments received following the 02/19/15 Open Public Forum Notice in Speaking Out News newspaper were accepted.	
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No comments were received	No comments were received	All comments received following the 02/19/15 Open Public Forum Notice in Huntsville Times newspapers were accepted.	
4	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No comments were received	No comments were received	All comments received following the Open Public Forum Notice placement on the City's website were accepted.	www.hsvcity.org/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Target Neighborhoods (4)	10 individuals attended.	Needs/Issues-Affordable housing-Mental Health services-Drug rehabilitation services-Additional sources of down payment assistance-Deterioration of properties due to lack of clear ownership (no wills created)-Lack of familiarity with city ordinances and regulations about yard and house up keep-Issues with damaged curb in neighborhoods-Homeowner education-Ageing population-Need more partnerships with ACES, the city and TARCOG (as examples)-Poor public transportation- Slum lords-Advocate for better wages Credit issues	All comments received during the 03/14/15 Target Neighborhood Meeting held at Richard Showers Community Center were accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Citizen Survey	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The survey was distributed to a wide array of agencies and community representatives through television media, advertising, social media, and posting at several public locations and meetings. The City received 284 responses.	Major Needs/Issues (10 ten):-Improve safety and livability of neighborhoods-Support programs where police work with communities to develop trust and keep crime low-Revitalize deteriorating or deteriorated neighborhoods-Good housing choices that are affordable-Provide services for people with special needs e.g. the elderly and physically challenged-Provide services (e.g. tutoring, mentoring, afterschool programs) for children and youth from low to moderate income families-Affordable housing for homeless individuals and families-Low-interest loans for first time home-buyers with low or moderate incomes-Housing for persons with special needs (elderly, disabled, alcohol and drug addicted, persons with HIV/AIDS and their families) -Availability and affordability of housing for low-income and moderate-income families See Appendix 2 for additional details of comments received.	All comments received through the Citizen Survey were accepted.	http://huntsvilleal.gov/comdev/index.php#survey

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Citizen Survey	Non-targeted/broad community	No comments were received	No comments were received	All comments received following posting were accepted.	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

Socio-economic and Demographic Analysis

Population & Growth

Huntsville is a city located primarily in Madison County in the central part of the far northern region of the State of Alabama. Huntsville, the county seat of Madison County, had a population of 180,105 according to the 2010 census. The City's population increased by 21,889 or 13.8 percent between 2000 and 2010; Huntsville experienced a significant increase in the Hispanic population, increasing 226.0 percent between 2000 and 2010. The percentage of Hispanic population when compared to the total population increased from 2.0 percent in 2000 to 5.8 percent in 2010, a 3.8 percentage point increase. This is in comparison to a 3.9% of Hispanics in the state of Alabama. The White population increased by 6.5 percent, though their percentage of the total population decreased from 64.5 percent to 60.3 percent between 2000 and 2010. African-Americans made up 31.2 percent of the population in 2010, a 17.7 percent increase over the 10 year period. By 2013, the population of Huntsville was 186416 with 14.3% of the population 65 years and older, a slight increase over the 14.2% of 2010 and a median age of 36.8 yrs. According to 2013 ACS data White represent 62.8% of the population, Black 31.5% and Hispanic 4.6%.

Key facts about Huntsville in comparison to the state of Alabama:

- Population grew by 3.3 percent between April 1, 2010 and July 1, 2013 compared to 1.1 percent for the state
- Population is more mobile with 80.7% living in same house 1 year & over according to ACS 2009-2013 compared to 85% for the state
- Population is more diverse. The percent of foreign born persons during 2009-2013 is 6.5% compared to the state's 3.5 percent. Eight percent of persons aged 5 years and older spoke another language at home other than English according to 2009 – 2013 five year ACS estimates in comparison to 5.2% for Alabama
- The populace has higher educational levels with 39 percent of persons age 25+ possessing a Bachelor's degree or higher between 2009-2013 compared to 22.6 percent for Alabama

According to figure 1, population is expected to decline and or stagnate throughout the major portions of the city center.

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

Summary of Housing Needs

On July 1, 2013 the population of the City of Huntsville was 187,413, an increase of 4.1 percent since 2010. Huntsville continues to be the fastest-growing major city in Alabama, with an average annual growth rate of 1.3 percent over the past decade. In comparing the December 2013 estimate with the 2010 Census, the City of Huntsville's housing stock increased by 5.2 percent. Huntsville added 1,293 housing units between 2012 and 2013, an increase of 1.5 percent. There were 89,602 housing units in the City of Huntsville as of December 31, 2013.

Figure 7 (See Appendix 3) shows housing units added by year and type for the City. The majority of single family units (1,411) were added in 2007 and multifamily units (1,112) were added in 2008. The trend shows a relatively steady addition of single family housing units between 2008 and 2013, however, the number multifamily housing units built during that time period dropped significantly but increased in 2012 and 2013.

According to Census data, the largest majority (31%) of the City's entire housing stock were built between 1970 and 1990 while 28.4% were built between 1990 to present. Quick facts 2009 – 2013 data indicate that 30.8% of housing units are in multi-unit structures for the City of Huntsville in comparison to 15.9% in the state of Alabama.

Home Sales

According to the City's Development Review in 2013, downtown had the second largest number of residential permits for new construction – 246 of the 1,702 citywide and had the largest average sales price of $691,404 for single family housing in 2013 (average city wide price was $200,324).

The 2013 Development Review shows that tract 112 (Martin-Zierdt) had the largest number of residential permits for new construction – 319 of the 1,702 citywide and 257 residential certificates of occupancy. Tract 212 had 200 residential permits for new construction in 2013, the third largest.

According to the City's 2013 Development Review, the average price per square foot for the areas in which population is expected to decline and/or stagnate is between $16 to $75. These communities are predominantly in the north and southwest of the city (Figure 8, See Appendix 3). These same neighborhoods have some of the lowest number of single family housing units sold in 2013 in the city (Figure 9, See Appendix 3). The majority of these neighborhoods have average sales prices of single family units in 2013 of less than $50,000 (Figure 10, See Appendix 3). Examples of these neighborhoods include Terry Heights, Lowe Mill and Lincoln Village, Edmonton Heights, Colonial Hills, Mastin Lake/Lakewood, Rolling Hills and McDonnell.

Housing Unit Change

The City's 2013 Demographic Review (see Appendix 3) shows that the majority of the tracts in the central core of the city that are expected to decline and or stagnate experienced declines in total housing units between 2010 and 2013. Of particularly interest are Lincoln Village (tract 30) which demolished 53 single family units and added 6 multifamily structures and Lowe Mills which demolished 15 single family unit and only adding one such unit. Terry Height added 12 single family units, however 12 were demolished.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	158,216	177,879	12%
Households	66,709	74,073	11%
Median Income	$41,074.00	$48,043.00	17%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Table 5 Housing Needs Assessment Demographics - Analysis

According to Table 5, population grew by 12% between 2000 and 2011 which was slightly higher than the growth in the number of households, which grew by 11%. The median household income grew by 17%.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	11,685	9,600	12,560	6,945	33,290
Small Family Households *	3,960	3,330	4,345	2,825	16,075
Large Family Households *	455	350	660	280	1,745
Household contains at least one person 62-74 years of age	1,255	1,445	2,220	1,070	6,759
Household contains at least one person age 75 or older	1,250	1,220	1,735	835	3,230

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger *	2,169	1,484	1,780	834	2,680

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Table 6 Total Households - Analysis

Like poverty, HUD Area Medium Family Income (HAMFI) is a system to measure economic distress for households, however, unlike poverty; it attempts to adjust for local area cost of living. On average, households at less than 30% of HAMFI equate to households at the poverty level. Table 6 shows 11,685 households in this category of which the majority is small family households with 34%. 18.5% households with children 6 years old or younger, 10.7% had at least one elderly person and another 10.7% with frail elderly.

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	180	130	130	10	450	15	25	40	60	140
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	120	155	100	4	379	0	0	30	10	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	220	60	145	100	525	40	10	50	40	140
Housing cost burden greater than 50% of income (and none of the above problems)	5,110	924	124	30	6,188	1,725	855	560	50	3,190

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	1,314	3,014	1,255	100	5,683	425	1,180	1,655	720	3,980
Zero/negative Income (and none of the above problems)	640	0	0	0	640	255	0	0	0	255

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

Table 7 Housing Problems - Analysis

Table 7 shows that the large majority of households that are substandard, over-crowed, cost burdened and/or with zero income are renter occupied. Of these housing problems, the major one is cost burden. A total of 6,188 renter households and 3,190 owner occupied units are experiencing housing cost burden greater than 50% of income; 640 renter households and 255 owner occupied households have zero or negative income.

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

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,630	1,264	499	140	7,533	1,780	890	680	160	3,510
Having none of four housing problems	2,559	4,779	5,390	2,280	15,008	815	2,665	5,979	4,370	13,829
Household has negative income, but none of the other housing problems	640	0	0	0	640	255	0	0	0	255

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

Table 8 Housing Problems 2 - Analysis

Table 8 shows households by income categories with one or more severe housing problems. The majority of households, both renter and owner have none of the four problems (15,008 renter households and 13,829 owner households). More renter occupied units had one or more of the four housing problems (7,533) in comparison to owner occupied units (3,510). The majority of both of these households were in the very low median family income category (74% of renter units and 51% of owner occupied units).

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	2,539	1,509	499	4,547	620	775	870	2,265
Large Related	360	155	25	540	65	55	90	210
Elderly	770	375	280	1,425	850	700	725	2,275
Other	3,155	1,939	660	5,754	670	525	574	1,769
Total need by income	6,824	3,978	1,464	12,266	2,205	2,055	2,259	6,519

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

Table 9 10 Cost Burden - Analysis

Table 9 and 10 show cost burden at 30% and 50%. Cost burden is the percent of a household's income that is committed toward housing costs, rent, utilities, mortgage payment, insurance, taxes, etc… Using the Section 8 program as the guide, HUD pegged a cost burden of greater than 30 percent of a lower income household's income as a cost burden. For measuring worst case housing needs they used severe cost burden, which had a higher threshold of 50 percent of a very low income household's income. The majority of the households were small-related of which 4,547 of renter units and 2,265 owner units were cost burdened and 2,258 of renter units and 1105 owner units were severely cost burdened.

More elderly owner occupied housing units were both cost burden and severely cost burdened than renter occupied units. For elderly households, 1,425 renter units and 2,275 of owner occupied were cost burdened while 795 renter units and 1,090 of owner occupied were severely cost burdened.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	1,950	249	59	2,258	560	375	170	1,105
Large Related	210	60	0	270	40	15	20	75
Elderly	510	135	150	795	555	315	220	1,090
Other	2,630	495	0	3,125	595	165	160	920
Total need by income	5,300	939	209	6,448	1,750	870	570	3,190

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	265	185	175	40	665	25	10	80	20	135
Multiple, unrelated family households	30	30	40	60	160	15	0	0	30	45
Other, non-family households	45	0	30	4	79	0	0	0	0	0
Total need by income	340	215	245	104	904	40	10	80	50	180

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source Comments:

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

According to the 2011-2013 American Community Survey 3-Year Estimates, there were 2,753 male non-family households, and 3,671 female non-family households with incomes below the poverty level. Of the single male households, 271 or approximately 10% are 65 years and older while 828 or almost 23% of the single female households are elderly. It is estimated that the majority of these elderly household, particularly the females, are in need of housing assistance.

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

According to NACH's 2014 PIT Count there were no homes persons with HIV/AIDS but there were a total of 69 victims of domestic violence, 98 of which were sheltered. See Appendix 3 for NACH PIT table.

What are the most common housing problems?

Table 7 shows that the large majority of households that are substandard, over-crowed, cost burdened and/or with zero income are renter occupied. Of these housing problems, the major one is cost burden. A total of 6,188 renter households and 3,190 owner occupied units are experiencing housing cost burden greater than 50% of income; 640 renter households and 255 owner occupied households have zero or negative income.

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

More renter occupied units had one or more of the four housing problems (7,533) in comparison to owner occupied units (3,510). The majority of both of these households were in the very low median family income category (74% of renter units and 51% of owner occupied units). More elderly owner occupied housing units were both cost burden and severely cost burdened than renter occupied units. Single family renter households were more crowded than single family owner occupied units.

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

The Continuum of Care administered by NACH often sees families who are "doubled-up" which means that they may be living with friends and family and are at risk of becoming homeless. Families in this situation are doubled-up due to lack of employment, a change in family make-up or sub-standard housing. Loss of job or underemployment was the typical characteristics of these households. As families and individuals near the end of rapid re-housing assistance, their needs include permanent full-time employment with a living wage, affordable housing, reliable transportation and follow-up health and other social services that are available when needed.

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

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause and increased risk of homelessness.

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

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause and increased risk of homelessness.

Discussion

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

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

Introduction

ACS 2011 – 2013 data indicates that 89% of housing units are occupied with 11 % vacant. Of the occupied units, 58.8% are owner-occupied while 41.2% are renter occupied and 66.4% have mortgages. The median value of occupied units is $158,100 with 23% of these units having value of $50,000 to $99,999 and 17.6% valued between $100,000 and $149,999. Median selected monthly owner costs is $1,160. 25.6% and 49.2% of owners and renters, respectively spend 30% or more of their household income on housing. Median rent is $715 with 63.4% of renters paying between $500 and $1000.

Of the 76,624 occupied housing units, 0.2% and 0.8% lack completed plumbing facilities and complete kitchen facilities, respectively. In terms of occupants per room, 1.1% of the households are over-crowded while 0.7% is severely over-crowded. The average household size of owner-occupied units was larger (2.39) than the average household size of renter-occupied unit (2.20).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,600	2,010	625
White	3,265	1,050	275
Black / African American	4,770	840	300
Asian	85	10	25
American Indian, Alaska Native	39	0	0
Pacific Islander	0	0	0
Hispanic	170	10	25

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,084	3,964	0
White	2,849	2,339	0
Black / African American	2,750	1,360	0
Asian	94	95	0
American Indian, Alaska Native	30	20	0
Pacific Islander	0	0	0
Hispanic	155	120	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,015	9,315	0
White	1,859	5,700	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	905	3,080	0
Asian	50	130	0
American Indian, Alaska Native	10	35	0
Pacific Islander	0	0	0
Hispanic	110	290	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	780	6,234	0
White	540	4,033	0
Black / African American	220	1,930	0
Asian	4	75	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	14	115	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

Tables 13 to 16 show the four housing problems (lack complete kitchen facilities, lack complete plumbing facilities, more than one person per room, and cost burden greater than 30%) by income category.

In the extremely low income category (0-30% AMI) 4,770 Black households and 3,265 White household had one or more of the four housing problems, representing 55% and 38%, respectively of the jurisdictions' household in this income category.

In the low income category (30%- 50% AMI), Black and White households have similar percentages (45% and 47%, respectively) of households with one or more of the four housing problems in this income category. As the income rises, more Whites have households with housing problems.

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

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

Introduction

The following section focuses on severe housing problems which include units that i) lack complete kitchen facilities; ii) lack complete plumbing facilities; iii) have more than 1.5 persons per room; and 4. are cost burdened over 50%. These are examined at the various household income categories (extremely low income, very low income, low income, middle income and upper income) by race and ethnicity to determine if any group has a disproportionally greater need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,550	4,060	625
White	2,425	1,890	275
Black / African American	3,680	1,930	300
Asian	85	10	25
American Indian, Alaska Native	8	30	0
Pacific Islander	0	0	0
Hispanic	120	60	25

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,669	8,374	0
White	829	4,364	0
Black / African American	695	3,415	0
Asian	39	150	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	55	220	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	655	11,675	0
White	389	7,175	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	115	3,870	0
Asian	35	150	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	105	295	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	240	6,769	0
White	150	4,433	0
Black / African American	90	2,060	0
Asian	4	75	0
American Indian, Alaska Native	0	19	0
Pacific Islander	0	0	0
Hispanic	4	125	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

Tables 17 to 20 show households with the four severe housing problems (lack complete kitchen facilities, lack complete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%) by income category.

In the extremely low income category (0-30% AMI) 3,680 Black households and 2,425 White household had one or more of the four severe housing problems, representing 56% and 37%, respectively of the jurisdictions' household in this income category.

In the low income category (30%- 50% AMI), more White households (50%) than Black (42%) have one or more of the four severe housing problems in this income category. As the income rises, more Whites have households with severe housing problems.

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

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

Introduction:

According to HUD families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	53,443	10,509	8,264	670
White	38,695	5,550	3,543	280
Black / African American	11,740	4,244	4,175	340
Asian	1,045	135	169	25
American Indian, Alaska Native	174	70	8	0
Pacific Islander	45	0	0	0
Hispanic	1,108	225	125	25

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

At the extremely low income category 72% of the jurisdiction's White households in this income category are cost burdened while 22% of Black households and 2% of Hispanic households are also cost burdened. In the low income category, the percentages of White and Black households are more similar with 53% and 40%, respectively.

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

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

In the extremely low income category (0-30% AMI) 4,770 Black households and 3,265 White households had one or more of the four housing problems, representing 55% and 38%, respectively of the jurisdictions' household in this income category.

In the extremely low income category (0-30% AMI) 3,680 Black households and 2,425 White household had one or more of the four severe housing problems, representing 56% and 37%, respectively of the jurisdictions' household in this income category.

At the extremely low income category 72% of the jurisdiction's White households in this income category are cost burdened while 22% of Black households and 2% of Hispanic households are also cost burdened.

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

All of the major needs were identified.

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

Areas that have been designated as low to moderate income areas as defined by HUD and the City of Huntsville's Community development department include tract 2.01, 12, 3.01, 3.02, 4.03, 5.03, 7.01 and 21. These include the four Target Areas of Edmonton Heights (2.01), Lowe Mill Village (21), Meadow Hills (Lakewood) (3.01), and the Terry Heights/Hillendale (12) neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

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 are 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.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	81	0	1,612	1,382	0	1,319	59	0	0

Table 22 - Public Housing by Program Type

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	6,388	0	7,902	10,694	0	10,775	8,057	0
Average length of stay	1	0	5	5	0	5	0	0
Average Household size	2	0	2	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	2	0	279	93	0	88	5	0
# of Disabled Families	12	0	424	280	0	264	15	0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	81	0	1,612	1,382	0	1,319	59	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project - based**	**Tenant - based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
White	12	0	269	149	0	130	18	0	0
Black/African American	69	0	1,335	1,230	0	1,186	41	0	0
Asian	0	0	6	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	2	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Ethnicity of Residents

Program Type									
Ethnicity	**Certificate**	**Mod-Rehab**	**Public Housing**	**Vouchers**					
				Total	**Project - based**	**Tenant - based**	**Special Purpose Voucher**		
							Veterans Affairs Supportive Housing	**Family Unification Program**	**Disabled ***
Hispanic	9	0	128	43	0	42	1	0	0
Not Hispanic	72	0	1,484	1,339	0	1,277	58	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

There are currently 549 people on the public housing waiting list while the Housing Choice Voucher has a waiting list of 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. Many of the persons and families on the waiting list are the working poor, elderly, minority, and persons with disabilities.

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

According to the Huntsville Housing Authority 5-Year and Annual Plan from 2010, there are 456 families on the public housing waiting list and 2,237 families on the Section 8 waiting list. The most immediate public housing need is the available number of affordable units.

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

The needs identified reflects the needs of the population at large.

Discussion

The City will continue to support the Housing Authority in its efforts.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The North Alabama Coalition for the Homeless (NACH) is the main agency coordinates issues of homelessness. NACH educates the public regarding homelessness in the North Alabama region and coordinates and facilitates the efforts of agencies, communities and concerned citizens into a seamless Continuum of Care (CoC) to affect positive solutions to homelessness in Madison, Morgan and Limestone counties of North Alabama.

The data however is collected for the region and not broken down for the City of Huntsville, however, estimates are provided from key individuals.

POINT-IN-TIME 2015 (See Appendix 3 for details/comparison)

This year's Point-in-Time count was conducted on the last Monday night in January. A total of 418 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 118 persons compared to last year. In order to be consistent with HUD's requirements no substance abuse treatment center clients were counted. An additional 28 HUD VASH apartment vouchers have become available for use by veterans since the last count. A total of 38 veterans were counted amongst the homeless, mostly in the Huntsville area.

The number of individuals residing in our Emergency Shelters decreased by a total of 99 individuals however the unsheltered count increased slightly from a low of 37 last year to 62 this year. The temperature outside on the day that the count was conducted was higher than on the day of the count in 2014 therefore weather was likely a factor since it wasn't nearly as cold as last year.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	58	275	200	100	50	0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	2	79	70	70	50	0
Persons in Households with Only Adults	56	263	200	100	50	0
Chronically Homeless Individuals	36	81	80	80	20	0
Chronically Homeless Families	0	1	5	5	1	0
Veterans	4	10	10	10	5	0
Unaccompanied Child	0	2	5	5	1	0
Persons with HIV	0	2	5	5	1	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

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

POINT-IN-TIME 2015

This year's Point-in-Time count was conducted on the last Monday night in January. A total of 418 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 118 persons compared to last year. In order to be consistent with HUD's requirements no substance abuse treatment center clients were

counted. An additional 28 HUD VASH apartment vouchers have become available for use by veterans since the last count. A total of 38 veterans were counted amongst the homeless, mostly in the Huntsville area.

The number of individuals residing in our Emergency Shelters decreased by a total of 99 individuals however the unsheltered count increased slightly from a low of 37 last year to 62 this year. The temperature outside on the day that the count was conducted was higher than on the day of the count in 2014 therefore weather was likely a factor since it wasn't nearly as cold as last year.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	202	44
Black or African American	142	16
Asian	3	0
American Indian or Alaska Native	5	1
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	5	2
Not Hispanic	0	0

Data Source Comments:

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

It is NACH's goal that permanent housing is the goal of all programs that serve the homeless and those who are at risk of homelessness, with the assumption that 35% of clients will need extensive care, 55% will be intermittently involved with the service system throughout their lives and 10% will need only one-time, short-term assistance. Key outcomes of their Strategic Plan include:

- Decrease the number of persons who are homeless as measured by the point-in–time count by 5% annually
- Add 15 new units of HUD-supported permanent housing through the Continuum of Care grant, with 30% of the units designated for homeless clients with diagnosed mental health conditions
- Add up to an additional 15 new leased units will be acquired and achieve 100% occupancy within 12 months of ratification of the Plan.
- All new housing programs, whether leased units or new construction, will designate 30% for persons with substance abuse conditions
- Of the new units 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 within 12 months of ratification of this Plan
- $50,000 will be generated by a collaboration of City, County and philanthropic sources for case management that will be accessed by homelessness service providers through a competitive process
- Commitment of an additional $50,000 in public/private funds for the augmentation of specialized outreach to chronically homeless persons

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

For the household with children, the data by race showed that 78 White persons were sheltered and 49 Blacks. Of the total, 129 were non-Hispanic and 17 were Hispanic/Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on its 2014 Point in Time summary of the homeless population in Huntsville/North Alabama, there were a total of 428 households with 536 persons, 93 of who were children under 18 and 411 were persons over 24 years of age. The majority of the households (83%) and persons (77%) were sheltered. No children (under age 18) were unsheltered. Males made up the largest proportion with 337 (63%) and females with 199 (37%). Blacks and Hispanics made up very small proportions of the homeless population in 2014 with 18 and 19 persons, respectively.

The data shows fluctuations in the total homeless persons, increasing by 155 between 2009 and 2010, then decreasing for the next two years by 163 and 224, climbing between 2012 and 2013 by 154 then decreasing by 50 between 2013 and 2014. However, most of the fluctuations were in the transitional housing. The data show an overall growth in the number of persons in emergency shelters from 306 person in 2009 to 413 in 2014.

Discussion:

According to NACH's Strategic Plan, the response to homelessness mandates the coordinated response from at least those service systems illustrated in the figure below. Collaboration from each of the service systems is essential, and will be the focus of the public policy, advocacy and outcome assessment efforts associated with implementation of the Plan. The collaborative efforts are essential to ameliorate the effects of severe cuts in federal government budgets to all safety net programs, such as supportive social services, substance abuse treatment, health insurance, education, employment training and placement, and domestic violence recovery programs. Since prevention funding has been significantly reduced by at least three of the federal agencies that have traditionally provided services to homeless persons, alternatives must be developed.

The goal of NACH's Strategic Plan is to address the need for persons who are homeless or at risk of homelessness to obtain, maintain and sustain permanent housing. It was determined that for 10% of homeless persons (Temporary care group), re-housing would require brief shelter, variable levels of services, and a possible term in transitional housing. With that help, they would be capable of self-support with no need for supported housing.

For 35% (Extensive care group) of the approximately 527 homeless persons, there is need for extensive care and lifelong services that include supported permanent housing. For the final

55% (Ongoing care group), it is assumed that they require some level of care throughout their lives, but that would range from individuals who require supported housing and services —slightly less than is required by the extensive care group — to individuals who have no need for permanent supported housing, but require some level of support services, more like those in the temporary care group. For planning purposes, it is assumed 30% of the ongoing care group would not need supported housing, though they may require affordable housing.

Tennessee Valley Outreach (TVO) shelter on Moulton Heights Street and the Salvation Army on 14th Street Southwest are providing food and shelter for Morgan, Limestone and Lawrence counties. They also work with clients to help them find work, services and medical and mental help. TVO, with 35 beds, is now the only shelter that accepts homeless women with children. The Salvation Army, with 30 beds and a gymnasium for overflow, only accepts adult men and women

Lineise Arnold, executive director of the North Alabama Homeless Coalition, said the group's 2013 "Point in Time" survey estimates there are about 35 homeless in Decatur. This survey is an estimate on one chosen night by area homeless advocates. However, TVO director Matt Richards and Capt. David Sam's of Decatur's Salvation Army Center, estimate there are 50 to 60 homeless in the Decatur area. It is an ever-changing and rough estimate because the homeless tend to be transient and moving in and out of the life and they tend to move back and forth between Huntsville's four shelters and Decatur.

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

Introduction:

This section focuses on the special needs population which includes the frail and non-frail elderly, persons with physical, mental, or behavioral disabilities, persons with HIV/AIDS, persons with alcohol or drug addictions.

Describe the characteristics of special needs populations in your community:

Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families and victims of domestic violence.

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

The housing and supportive service needs of these populations include a lack of affordable housing and permanent housing and employment that pays a living wage. Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services.

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

Alabama had the 10th highest HIV incidence in the United States in 2010, with 20.4 people of every 100,000 testing newly positive for HIV. Young black men are the most at risk for HIV infection in Alabama. They represent the majority of infections from age 15 to 29, with 10 times the risk of becoming infected with HIV as the average Alabamian, according to Alabama Department of Health Statistics.

Discussion:

There are many organizations that work together to increase the housing and services for the special needs community. Team work between organizations plays an important role in the success of establishing and running effective programs.

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

Describe the jurisdiction's need for Public Facilities:

The non-housing community development needs for public facilities, public improvements and public services were identified through a citizen survey. See Appendix 3 for result charts.

How were these needs determined?

These needs were determined through the Citizen Survey.

Describe the jurisdiction's need for Public Improvements:

See above.

How were these needs determined?

See above.

Describe the jurisdiction's need for Public Services:

See above.

How were these needs determined?

See above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Based on information available to the City, the Consolidated Plan must describe the significant characteristics of Huntsville's housing market, including the supply, demand, condition and cost of housing and the housing stock available to service persons with disabilities, and to serve persons with HIV/AIDS and their families. The Market Analysis will also touch on the following key points:

- The condition and needs of public and assisted housing;

- A brief inventory of facilities, housing, and services that meet the needs of homeless persons;

- Regulatory barriers to affordable housing; and

- The significant characteristics of the jurisdiction's economy.

In general, the market analysis determined that there is housing needs for the City of Huntsville as follows:

-Additional affordable housing unit for small families and the elderly

-Additional affordable owner occupied units

-Increased quality and improved condition of existing rental units

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

Introduction

Based on the 2013 American Community Survey, of the 79,539 occupied housing units in the City of Huntsville approximately 56.4% were owner occupied and 43.6% were renter occupied. The data below gives a more detailed view of the type of housing units within the City.

Much of the development taking place in Huntsville is infill development. New development has either taken place on the outskirts of the City or in the downtown area and is geared toward owner occupants. It appears that these trends will continue during this consolidated planning period.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	54,170	64%
1-unit, attached structure	2,256	3%
2-4 units	6,798	8%
5-19 units	13,958	17%
20 or more units	5,198	6%
Mobile Home, boat, RV, van, etc	2,064	2%
Total	***84,444***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	111	0%	873	3%
1 bedroom	419	1%	7,718	26%
2 bedrooms	4,592	10%	11,367	39%
3 or more bedrooms	39,620	89%	9,373	32%
Total	***44,742***	***100%***	***29,331***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

The Huntsville Housing Authority (HHA) currently operates 1,773 public housing units and provides 1,469 Housing Choice Vouchers according to the HHA 2010 5-Year and Annual Plan. HHA also received Neighborhood Stabilization Program (NSP) funds from the Alabama Department of Economic and Community Affairs (ADECA) for the acquisition and rehabilitation of approximately 30 foreclosed single family homes.

In addition the City of Huntsville has used its CDBG and HOME funding during the previous consolidated planning period for the following programs targeted to low- and moderate-income areas and individuals:

CDBG

- Housing rehabilitation for low- and moderate-income special needs groups, such as elderly and disabled
- Public Services activities not to exceed 15% of the total award.
- Code Enforcement activities to provide neighborhood stabilization
- Public Facilities such as parks infrastructure projects
- Special Activities such as Economic Development (small business assistance)
- Acquisition and clearance of qualifying properties
- Administration funding for program management

HOME

- Neighborhood Revitalization to provide funds for the construction of single-family homes in target areas
- CHDO Reserve for the acquisition of property for the construction of new homes or rehabilitation of existing homes and eligible operating expenses
- Family Services Center, Inc. (CHDO) for the construction of single family homes in target areas.
- Down Payment Assistance for qualifying individuals/families purchasing their first home
- Housing counseling to provide funds for housing counseling for qualifying individuals/families purchasing their first home.
- Administration funds for program management

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

According to the 2010 5-Year and Annual Plan, the Huntsville Housing Authority HHA may apply for demolition or disposition approval for the following sites: (1) Sparkman Homes (AL47-03 with 170 units); (2) Butler Terrace (AL47-02 with 170 units); (3) Butler Terrace Addition (AL47-04 with 84 units); (4)

Searcy Homes (AL47-10 with 78 units); (5) Lincoln Park (AL 47-05B with 194 units); and (6) Brookside (AL47-5A with 72 units). These potential applications were dependent upon funding and HUD approval, therefore, an accurate timetable was not available at that time. There have been no properties demolished or disposed of as of 2015. The plan did not indicate anticipation of the expiration of any Section 8 contracts.

The City prepares a document titled "The Huntsville Development Review" which tracks development data on an annual basis. While the Development Review documents do not specifically track affordable housing units, based on an analysis of tracts with the highest poverty rates compared to the housing unit change by tract, it can be inferred that redevelopment is not occurring at minimal levels, if at all. Therefore, there does not appear to be a significant loss of units from the affordable housing inventory.

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

Based on the data presented in the Needs Assessment section of this Consolidated Plan, there is a need for additional affordable housing units, especially for small families and the elderly. Additionally, the 2010 HHA 5-Year and Annual Plan states there are 456 families on the public housing waiting list and 2,237 families on the Section 8 waiting list. The housing units available do not meet the needs of the population.

Describe the need for specific types of housing:

The HHA 2010 HHA 5-Year and Annual Plan data indicates a need for more affordable renter-occupied units across all population types and income levels. It also shows that there is a particular supply need as it relates to elderly units. With regard to owner occupied units, there is a need for rehabilitation of substandard housing.

Discussion

As provided in the Needs Assessment section of this plan, existing housing data from the 2007-2011 CHAS indicates the highest priorities for unmet needs are associated with housing cost burden, which impacts small related families or elderly individuals the greatest. Huntsville's primary need is an increased number of available affordable housing units.

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

Introduction

This section of the Consolidated Plan will analyze the cost of the current housing stock located in the City.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	95,600	151,200	58%
Median Contract Rent	405	527	30%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	14,080	48.0%
$500-999	13,826	47.1%
$1,000-1,499	751	2.6%
$1,500-1,999	199	0.7%
$2,000 or more	475	1.6%
Total	***29,331***	***100.0%***

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,574	No Data
50% HAMFI	14,313	4,725
80% HAMFI	23,767	11,358
100% HAMFI	No Data	16,517
Total	***41,654***	***32,600***

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	471	527	650	894	945
High HOME Rent	499	559	689	948	1,002
Low HOME Rent	499	559	689	932	1,002

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As discussed in the Needs Assessment, there are not a sufficient number of affordable units in the City. Primarily, there is a need for additional units among small-related families and elderly individuals. For these populations, there are also issues related to housing cost burden and overcrowding.

As noted in the 2013 Huntsville Development Review, housing construction in the City decreased from the previous year. The largest number of units constructed were single-family detached at 956 units. There were a total of 661 rental apartment units constructed in that same timeframe. Based on the decline in the number of units being constructed, it appears that there is sufficient housing stock in the City. However, based on the Needs Assessment section of this consolidated plan and data highlighted in other documents such as the HHA 2010 5-Year and Annual Plan, there are some gaps in affordable units for small-related families and the elderly.

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

While the City recognizes that some existing affordable units will be redeveloped, the City also recognizes this will make it increasingly difficult for developers to maintain the lower rents that make some of the existing housing stock affordable, especially when considering the land values in the City. New units have been concentrated within the Providence and Hampton Cove tracts located further from the center city or in the Downtown tract. These areas have been developed with units that exceed what would be considered affordable. This data is based on trends in building permits issued by the City in previous years as documented in the Huntsville Development Review documents.

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

A comparison of the Needs Assessment census data and the Department of Housing and Urban Development (HUD) FY 2014 Fair Market Rent Documentation System indicates that approximately 95% of the rental units in the City fall within the fair market range for low- and moderate- income individuals. Based on these findings, the City's strategy is likely to be focused on maintaining the existing affordable

rental housing stock and providing assistance to extremely low-income individuals and to those that seek to purchase owner occupied affordable housing.

Discussion

The City, because of trends in redevelopment and lack of available units in certain areas, through its adopted policies and regulations will have to encourage affordability in order to maintain a sufficient mix of housing throughout the City.

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

Introduction

The City of Huntsville does not have a sufficient number of affordable units to meet demand, as detailed in the Needs Assessment. In addition, there is a cost burden issue for some segments of the LMI population. As the data shows, the City has a significant number of units with at least one of the conditions referred to in the 2007-2011 ACS.

Definitions

The City defines "standard condition" as a housing unit that meets all state and local codes. A "substandard condition" is a unit that is in poor condition; however, substandard units can be either suitable for rehabilitation or not suitable.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,655	19%	12,849	44%
With two selected Conditions	187	0%	602	2%
With three selected Conditions	0	0%	49	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	35,900	80%	15,831	54%
Total	***44,742***	***99%***	***29,331***	***100%***

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,755	13%	4,103	14%
1980-1999	11,947	27%	8,643	29%
1950-1979	24,278	54%	14,122	48%
Before 1950	2,762	6%	2,463	8%
Total	***44,742***	***100%***	***29,331***	***99%***

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	27,040	60%	16,585	57%
Housing Units build before 1980 with children present	2,675	6%	1,960	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	2	0	2
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

Housing Unit Occupancy Status

Data Source Comments: According to the 2009-2013 American Community Survey 5-year estimate, there are 86,079 housing units in the City of Huntsville of which 88% are occupied and 12% are vacant. Of the 10,201 vacant units, the vacancy status is as follows: For rent- 3,906; Rented not occupied-926; For sale only-1,380; Sold not occupied-315; For seasonal, recreational, or occasional use-696; For migrant workers-56; Other vacant-2,922. The City of Huntsville Department of Community Development does not own vacant, abandoned or REO properties. Community Development is responsible for Code Enforcement of City ordinances related to the following: Unsafe buildings, Substandard housing, Junk and litter, Tall grass and weeds, Inoperative motor vehicles on right of way, Abatement of public nuisances, Graffiti, Fences, and Swimming Pools. Currently, there is: 2 Public Nuisances, 140 Unsafe Houses, and 96 Unsafe Apartments. The 2 identified public nuisances is suitable and could possibly have potential for rehabilitation.

Need for Owner and Rental Rehabilitation

Approximately 50% of both the owner and rental housing stock in Huntsville was constructed between 1950 and 1979. Due to the age of these units, rehabilitation is likely necessary. The City, along with many other jurisdictions, has found that when multifamily rental dwellings are allowed to deteriorate, crime rates can increase, property values can decrease, and tenants' health and well-being may be

compromised. The City should continue to be proactive through its Code Enforcement programs to ensure the housing stock is maintained at standard condition.

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

The data above indicates that approximately 60% of both the renter- and owner-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located throughout the City since about half of the existing housing stock was constructed between 1950 and 1979.

Discussion

While the City has seen some redevelopment, there is also a large portion of the housing stock that is aged and obsolete. The City will need to focus its efforts of creating new affordable units and also rehabilitating existing units.

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

Introduction

The Huntsville Housing Authority (HHA) operates 16 public housing properties within the city limits of Huntsville that supply 1,773 units. These properties, while meeting some of the need of the LMI population, do not fill the complete need of the LMI population. There are currently 456 families on the waiting list for public housing with HHA.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers available	81	0	1,797	1,533	76	1,457	213	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

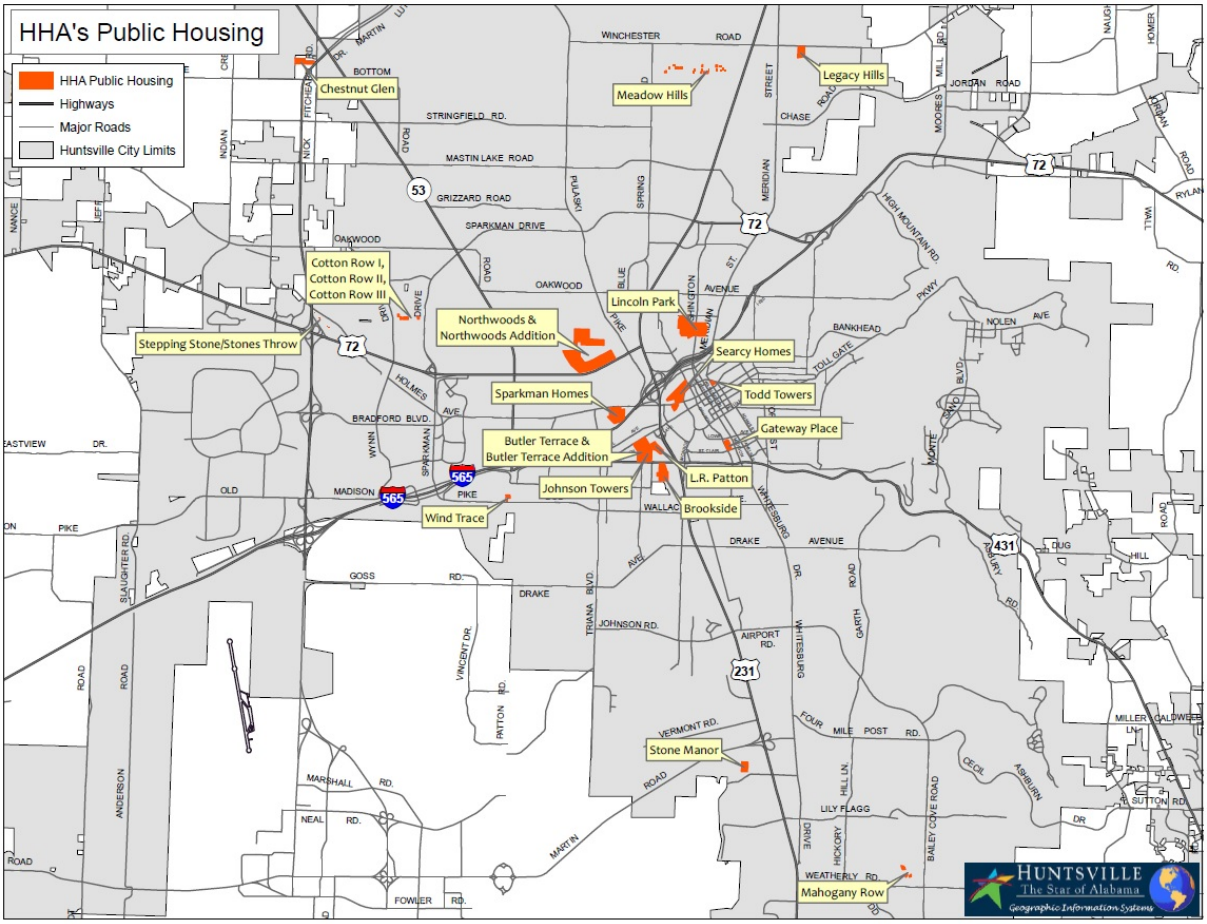
The 17 properties managed by HHA provide the following multifamily units:

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Housing Condition

Public Housing Development	Average Inspection Score
Brookside	94.32
Butler Terrace	89.25
Butler Terrace Addition	83.27
Councill Courts	91.48
Councill Courts Addition	91.48
Johnson Towers	90.94
L. R. Patton Apartments	68.16
L. R. Patton Apartments Addition	97.75
Lincoln Park	94.32
Northwoods	95.07
Northwoods Addition	97.12
Scattered Sites	96.97
Scattered Sites II	75.35
Searcy Homes	76.27
Sparkman Homes	82.42
Todd Towers	95.89

Table 38 - Public Housing Condition



HHA Public Housing Map

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

According to Federal Register 66 FR 59084 - Public Housing Assessment System Physical Condition Scoring Process, the physical inspection scoring is deficiency based; all properties start with 100 points. Each deficiency observed reduces the score by an amount dependent on the importance and severity of the deficiency, the number of buildings and units inspected, the inspected items actually present to be inspected and the relative weights between inspected items and between inspected areas.

HHA should continue with its goals of maintaining is public housing units in good physical condition and disposition of those properties that are obsolete based on the inspection scores outlined in Table 12 above.

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

HHA outlined in the agency's 2010 5-Year and Annual Plan the following goals and objectives geared toward improving the living environment of LMI residents:

Goal Two: Maintain Comprehensive Services and Support Team

Objectives:

- Seek funding for supportive services programs from a variety of sources each fiscal year
- Improve processes of community outreach for assisting residents in self-sufficiency opportunities
- Continue to support and assist victims of domestic violence, dating violence, sexual assault and stalking as identified in the attached VAWA plan

Goal Three: Improve the Internal and External Image of the HHA

Objectives:

- Maintain high-performer status under PHAS and SEMAP.

Goal Four: Continue to Improve and Implement Plans for Housing and Financial Diversity.

Objectives:

- Pursue opportunities for acquiring and managing affordable rental properties to supplement existing inventory
- Establish business opportunities, independent of HHA, to provide all levels of housing inspections for both Section 8 and public housing
- Improve diversity of housing stock

Discussion:

The primary need for tenants and applicants on waiting lists is the availability of affordable units and the quality and condition of those units.

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

Introduction

The following facilities have been identified by the North Alabama Coalition for the Homeless, Inc. (NAHC) 2014 Housing Inventory Chart (HIC) in the Huntsville area as providing some form of homeless or housing assistance. Several of these facilities were consulted as a part of the Needs Assessment process for this Consolidated Plan.

1. AshaKiran

http://www.ashakiranonline.org/

Serves the South Asian Community in North Alabama by providing assistance to persons who are in need of a support system.

2. Breaking Free Rescue Mission

http://breakingfreerescuemission.org/home/1288346

Serves the homeless and the people living throughout the Huntsville and Northern Alabama area by providing shelter and meals.

3. Crisis Services of North Alabama

http://www.csna.org/

Serves domestic violence victims in Madison, Morgan, Limestone, and Jackson counties.

4. Downtown Rescue Mission

https://downtownrescuemission.org/

Provides services such as emergency services, recovery services, transitional housing, community outreach, a thrift store, and other services.

5. First Stop, Inc.

http://www.firststop.org/

Works to reduce the number of homeless persons in Huntsville/Madison County, Alabama communities.

6. Mental Health Center of North Central Alabama

http://www.mhcnca.org/

Provides treatment for persons diagnosed with a serious mental illness (SMI) and/ or a severe emotional disturbance (SED); counseling and therapy for adults, children and families; transitional and permanent housing programs; community presentations to educate the public about mental health.

7. New Futures, Inc.

http://www.newfuturesriseabove.org/

Provides an alternative for families who cannot use other shelters because of their family composition: single fathers with minor children and with sons over age 13 included.

8. RiahRose Home for Children, Inc.

http://www.riahrose.org/

Provides services for homeless pregnant women and homeless mothers with young children.

9. Salvation Army Huntsville/Madison County

http://salvationarmyalm.org/huntsville/

Provides emergency shelter and transitional housing services for Huntsville and Madison County.

10. Tennessee Valley Family Services

http://www.safeplacehelps.org/www.safeplacehelps.org/HOME.html

Provides 3 programs:

- The Ogden House. A Temporary Teen Shelter (ages 12-17)
- The Studio. A Street Outreach Program and drop in facility (ages 16-22)
- Koru Silver. A Transitional Living Program (ages 16-22)

11. Tennessee Valley Outreach

http://www.tennesseevalleyoutreach.org/

Provides shelter, food, clothing, life skills training, and education.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	123	0	85	27	0
Households with Only Adults	324	0	7	10	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	110	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

See previous sections for agencies and programs that offer multiple services.

In addition, the following agencies and programs provide mainstream services:

1. Family Services Center

600 St Clair Ave SW, Huntsville, AL 35801

http://www.fsc-hsv.org/

256-551-1610

Family Services Center is a community-based organization whose mission is to strengthen and support individuals and families through comprehensive, prevention-based services designed to increase self-sufficiency. Family Services Center provides an array of anti-poverty and family strengthening programs in the greater Huntsville area, including affordable housing, homelessness prevention, job transportation, conflict resolution, financial literacy training, mental health & substance abuse counseling, and parenting support.

2. Operation Stand Down Huntsville

4440 University Drive, Suite E-003, Huntsville, AL

http://www.operationstanddownhuntsville.org/

256-693-4345

To actively reach out to the homeless veterans in our community year-round; providing them a safe and welcoming environment. We specialize in a one-weekend-a-year event, where veterans receive meals, showers, clothing and personal hygiene items; medical and dental attention; spiritual advice; and learn about other life-improving services and opportunities that may be available through Federal, State, and Local agencies. Services Provided:

- Free medical examinations
- Registration for VA benefits
- Social Security info and claims
- Free legal advice
- Free meals
- Free boots/shoes and clothing
- Free haircuts and grooming

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

See previous sections for agencies and programs that offer multiple services.

In addition, the following agencies and programs provide non-mainstream services:

1. Athens-Limestone County Family Resource Center

406 S. Jefferson Street, Athens, AL 35611

http://www.limestonecounty-al.gov/LC_Community_Resources.html

256-230-0880

The Athens-Limestone County Family Resource Center provides collaboration and communication within the Athens Limestone County community by working with families to empower them to move from dependency upon state services to maximum self-sufficiency. The Athens-Limestone County Family Resource Center also provides Classes on Parenting, Self Esteem for Teen Age Youth, and Healthy Parenting.

2. Grateful Life Community Church

207 Oakwood Avenue, NW, Huntsville, Alabama 35811

http://www.gratefullife.org/index.html

Grateful Life Community Church provides ministry, food, clothing, bikes, over-the-counter medicines, and toiletries for the poorest citizens living in Huntsville. We serve over 100 people each week that either live on the streets or in local shelters. Many of the people we help are veterans, addicts, or mentally ill. We rely on donations from Huntsville residents and service-oriented organizations.

3. Manna House

2110 South Memorial Pkwy SW, Huntsville, Al 35801

http://www.therockfwc.org/mannahouse/

256-653-7883

Manna House is a 501(c)3 Public Charity that provides food assistance to those in need. While some food is donated and locally grown most is purchased for our distribution programs.

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

Introduction

The 2013 American Community Survey 1-Year Estimates reported that there were approximately 26,358 residents with a disability in the City. According to the data, among the civilian non-institutionalized population in 2013, 14.3 percent reported a disability. The likelihood of having a disability varied by age - from 6.7% of people under 18 years old, to 12.1% of people 18 to 64 years old, and to 39.0% of those 65 and over. For the disabled under 18 years old, the primary disability category was cognitive difficulty. For the disabled 18 to 64 years old, the primary disability categories were ambulatory, cognitive, or independent living difficulty. For those 65 and over, ambulatory, hearing difficulty, and independent living difficulty were the primary disabilities.

The following agencies and programs offer supportive housing, including mental and physical health:

1. Family Services Center

600 St Clair Ave SW, Huntsville, AL 35801

http://www.fsc-hsv.org/

256-551-1610

Family Services Center is a community-based organization whose mission is to strengthen and support individuals and families through comprehensive, prevention-based services designed to increase self-sufficiency. Family Services Center provides an array of anti-poverty and family strengthening programs in the greater Huntsville area, including affordable housing, homelessness prevention, job transportation, conflict resolution, financial literacy training, mental health & substance abuse counseling, and parenting support.

2. Mental Health Center of North Central Alabama

1316 Somerville Road SE, Suite 1, Decatur, AL 35601

http://www.mhcnca.org/

256-355-5904

The Mental Health Center of North Central Alabama is a public, non-profit 501(c)(3) organization that has provided psychiatric and mental health services for Lawrence, Limestone and Morgan counties since 1967. The Mental Health Center can date its origins back to the Federal Community Mental Health Center Act and Act 310 of the Alabama State Legislature in 1967. Services provided by the Mental Health Center include treatment for persons diagnosed with a serious mental illness (SMI) and/ or a severe emotional disturbance (SED); counseling and therapy for adults, children and families; provide transitional and permanent housing programs for the clients it serves; provide community presentations to educate the public about mental health to the North-central, Alabama community.

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

TARCOG (Top of Alabama Regional Council of Governments) serves as the Area Agency on Aging for northeast Alabama. The agency maintains a list of elder care facilities providing supportive housing. In addition, the agency provides direct and indirect caregiver assistance programs, access to in-home services, health insurance counseling, and an array of other services. There do not appear to be any specific programs targeted toward individuals with HIV/AIDS.

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

The following agencies and programs offer supportive housing, including mental and physical health:

1. Family Services Center

600 St Clair Ave SW, Huntsville, AL 35801

http://www.fsc-hsv.org/

256-551-1610

Family Services Center is a community-based organization whose mission is to strengthen and support individuals and families through comprehensive, prevention-based services designed to increase self-sufficiency. Family Services Center provides an array of anti-poverty and family strengthening programs in the greater Huntsville area, including affordable housing, homelessness prevention, job transportation, conflict resolution, financial literacy training, mental health & substance abuse counseling, and parenting support.

2. Mental Health Center of North Central Alabama

1316 Somerville Road SE, Suite 1, Decatur, AL 35601

http://www.mhcnca.org/

256-355-5904

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

For the period of the 2015-2020 Consolidated Plan, the City's strategy for addressing the special needs populations is to better document the specific needs of these groups in Huntsville, including those reported by available Census data. Given the need for additional data to assist with prioritizing and developing an appropriate special needs strategy, the City will continue to rely on agencies providing housing and supportive services. The City will also ensure continued review and evaluation of permit applications for compliance with ADA requirements.

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

N/A

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's Fair Housing Plan (FHP) outlines several of the key issues impacting the development of affordable housing and residential investment, including:[PR1]

- Zoning regulations including assemblage requirements that may limit development ability
- Lead based paint regulations that impact many of the existing units in Huntsville and impact rehabilitation and reinvestment
- Demolition of existing public housing units that are not replaced unit for unit
- General cost of construction that may be prohibitive, especially as it relates to single family residential units being retrofitted as accessible units

In addition to the issues above, the 2013 Huntsville Development Review notes that the new housing stock in Huntsville is predominantly single family and located in the outer edges of the City or in the downtown area. As such, the properties located in areas with larger concentrations of LMI populations are aging which makes them inherently affordable; however, it also makes these units obsolete. The City has adopted policies and regulations to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

While the City has taken steps towards limiting barriers to affordable housing, the City could take additional steps such as adopting Zoning Ordinances that require mixed-housing, mixed-income developments.

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

Introduction

This section of the Consolidated Plan addresses the non-housing community development needs of the City, including economic development needs. Data highlighted in this section includes business activity, labor force, education statistics, and other data that give a detailed picture about the economy of the City.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	123	184	0	0	0
Arts, Entertainment, Accommodations	7,743	13,216	15	12	-3
Construction	1,689	3,474	3	3	0
Education and Health Care Services	7,227	12,702	14	12	-2
Finance, Insurance, and Real Estate	2,412	4,119	5	4	-1
Information	1,108	2,066	2	2	0
Manufacturing	6,929	18,665	14	17	3
Other Services	1,923	3,478	4	3	-1
Professional, Scientific, Management Services	10,693	28,445	21	26	5
Public Administration	1	0	0	0	0
Retail Trade	8,043	16,851	16	15	-1
Transportation and Warehousing	1,155	1,923	2	2	0

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Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	1,857	3,884	4	4	0
Total	50,903	109,007	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	94,372
Civilian Employed Population 16 years and over	84,658
Unemployment Rate	10.29
Unemployment Rate for Ages 16-24	36.75
Unemployment Rate for Ages 25-65	5.90

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	23,846
Farming, fisheries and forestry occupations	3,188
Service	8,098
Sales and office	20,697
Construction, extraction, maintenance and repair	5,324
Production, transportation and material moving	4,937

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	68,433	85%
30-59 Minutes	10,625	13%
60 or More Minutes	1,855	2%
Total	***80,913***	***100%***

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	5,515	1,038	3,795
High school graduate (includes equivalency)	12,753	1,324	4,556
Some college or Associate's degree	20,173	2,026	5,679
Bachelor's degree or higher	28,933	1,109	5,761

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	512	1,012	668	1,206	1,481
9th to 12th grade, no diploma	3,335	2,649	1,697	3,116	1,996
High school graduate, GED, or alternative	5,440	4,999	4,540	9,143	6,569
Some college, no degree	9,764	6,046	5,082	10,066	5,181
Associate's degree	635	1,990	1,501	3,314	1,094
Bachelor's degree	1,838	6,096	5,795	11,251	4,923
Graduate or professional degree	152	2,122	3,024	7,844	3,721

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,531
High school graduate (includes equivalency)	22,651
Some college or Associate's degree	29,631
Bachelor's degree	50,149

Educational Attainment	Median Earnings in the Past 12 Months
Graduate or professional degree	65,330

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The major employment sectors within the City are Professional, Scientific, Management Services, Retail Trade, and Arts, Entertainment, Accommodations. According to the Chamber of Commerce of Huntsville/Madison County (http://www.huntsvillealabamausa.com/), the top ten employers are:

Company/Employees

1. U.S. Army/Redstone Arsenal/31,500
2. Huntsville Hospital System/7,129
3. NASA/Marshall Space Flight Center/6,000
4. Huntsville City Schools/3,079
5. The Boeing Company/2,600
6. Madison County Schools/2,389
7. SAIC/2,229
8. City of Huntsville/2,206
9. University of Alabama in Huntsville (UAH)/1,675
10. ADTRAN, Inc./1,522

Describe the workforce and infrastructure needs of the business community:

In June 2014, Market + Main undertook the Big Picture Market Assessment for the City of Huntsville. The assessment noted that "The Huntsville area has a skilled workforce that is very attractive to value-added industrial users". The assessment also discussed the City's strong infrastructure which is suitable for continued industrial growth.

Based on the data from the Chamber of Commerce of Huntsville/Madison County, Huntsville's unemployment rate is only 6.2% and which is comparable to the U.S. national rate of 6.1%.

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

During the 2013 reporting period, the Chamber of Commerce of Huntsville/Madison County identified several companies that had undertaken or announced expansions that included new job opportunities. These expansions included employers such as:

- Curse, Inc. - $800,000 expansion; 22 new jobs
- Advanced Technical Fishing - $4.3 million expansion; 25 new jobs
- Cinram - $16 million expansion; 14 new jobs
- Davidson Technologies - $5.2 million expansion; 70 new jobs
- GE Intelligent Platforms - $9.6 million expansion; 50 new jobs

With these expansions and others coming in the future, the City Council and its allies are continuing to work to attract, retain, and strengthen business activities throughout the City, especially for the industries that have already made investments in the City. More specifically, provisions will need to be made to ensure that the job training, business assistance, and infrastructure development are in place to support these businesses.

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

Based on the Educational Attainment by Age table above, the workforce corresponds to employment opportunities with most of the population having received a bachelor's or graduate/professional level degree. Additionally, the labor force data by industry indicates Huntsville workers are concentrated in the sales/office and management/business/financial sectors.

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

The Chamber of Commerce of Huntsville/Madison County has a Workforce Division that focuses on recruiting and training to address the workforce needs of the business community. The Division maintains a recruiting website at www.asmartplace.com that contains job postings and information on job training partners. The services provided through the Chamber ensure that the skill level of the workforce continues to match the predominant employment sectors and that all populations, including LMI individuals, have access to such services.

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

No

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

A comprehensive economic development strategy (CEDS) is designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen regional economies. The CEDS should analyze the regional economy and serve as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources. (Source: http://www.eda.gov/pdf/CEDS_Flyer_Wht_Backround.pdf)

The City does not participate in a CEDS directly. However, TARCOG (Top of Alabama Regional Council of Governments) is an Economic Development District (EDD) of the U. S. Economic Development Administration (EDA). As such, TARCOG maintains and updates a Comprehensive Economic Development Strategy (CEDS) for the region which includes DeKalb, Jackson, Limestone, Madison, and Marshall Counties and the municipalities located in those counties. The status of TARCOG as an EDD makes member government projects eligible to receive EDA funding. Through EDA, funding is available for infrastructure improvements based on job creation. http://tarcog.us/economic-development-district/

Discussion

Based on the data above and the data available from plans prepared by the City and other agencies, it is clear that while federal and high-tech jobs comprise a significant portion of the overall Huntsville workforce, the City's economy is diversified and not dependent upon any particular employment sector or company and the City's workforce is sufficient to support its economy.

MA-50 Needs and Market Analysis Discussion

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

The majority of substandard housing is geographically located in the inner core and northern portion of the city. These units, by nature of their age and obsolescence, exhibit multiple housing problems identified in the Needs Assessment. This concentration is based on the location of LMI populations by Census block group.

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

Racial/ethnic minorities and LMI populations are concentrated in the n inner core and northern portion of the City. This concentration has been determined by Census block group.

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

The inner core and northern portion of the city are characterized by aging residential developments with limited redevelopment and investment taking place over the last 5-years.

Are there any community assets in these areas/neighborhoods?

A community asset is a quality, person, or thing that is an advantage, a resource, or an item of value to an organization or community. Within the inner core and northern portion of the City a community asset would include the area's citizens and community facilities (e.g. churches, schools, universities). The area also has various City park and recreation facilities.

Are there other strategic opportunities in any of these areas?

The primary strategic opportunity is the redevelopment of existing and construction of new affordable housing.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The 2015-2020 Consolidated Plan for the City of Huntsville provides the guidance for the Department of Community Development to implement the programmatic goals of the Consolidated Plan and HOME program and follow the priorities established within the Plan.

The vision, mission and objectives of the Consolidated Plan are framed by the three statutory program goals established by HUD. Through the Consolidated Plan process HUD aims to develop viable communities by *providing decent housing, a suitable living environment and expanding economic opportunities primarily for low and moderate-income persons.*

The foundation and focus of the strategic plan has evolved through an assessment of needs, a documentation of key factors related to the furtherance of the intent of Community Development Block Grant funds and , and a prioritization of the allocation of the funds to best impact the needs of low to moderate income residents of Huntsville, Alabama.

Through an assessment and documentation of current conditions as scoped by the CDBG program, a gap in needs has been determined. This gap analysis has provided the parameters for setting priorities and developing specific strategies for the allocation of CDBG and other resources that will improve the quality of life for low to moderate income residents of Huntsville.

This plan delineates a set of actions and resources designed to achieve the objectives that addresses the larger vision of improving the life of low to moderate income residents. Not all strategies listed will be funded by CDBG 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 gird how funds will be allocated. The guiding principles offered as expected outcomes or program impacts:

a) 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

b) Aim for lasting impacts of dollar investments by building communities through actions that support viable and sustainable neighborhoods

c) Collaboration, cooperation and sequencing of initiatives to improve program impacts for low and moderate income residents will lead to maximum impact of resources.

d) 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 Consolidated Plan emerged from a synthesis of focus groups, community meetings, grassroots contacts, and social and economic variables that offer insight and direction for how and

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where the CDBG funds should be utilized. The guiding principle is 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 needs identified during the community meetings, the focus groups, and from the surveys returns were placed under the four areas of Neighborhood Stabilization/Housing, Public Service, Economic Development, Fair Housing and Citizen Participation.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Edmonton Heights
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Emerging Area 35801
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

3	**Area Name:**	Emerging Area 35805
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
4	**Area Name:**	Emerging Area 35816
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
5	**Area Name:**	Lincoln Village
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

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	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
6	**Area Name:**	Lowe Mill
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
7	**Area Name:**	Meadow Hills
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
8	**Area Name:**	Terry Heights/Hillandale
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

Investments will be allocated geographically based on concentrations of low- and moderate-income populations and according to the Needs Assessment results.

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

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Neighborhood Stabilization
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Associated Goals	Neighborhood Stabilization
	Description	Homeownership, neighborhood livability; code enforcement' rental rehabilitation; parks and public facilities
	Basis for Relative Priority	Priority based on Needs Assessment.
2	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development

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	Geographic Areas Affected	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Associated Goals	Economic Development
	Description	Workforce Development & Job Creation Program
	Basis for Relative Priority	Priority based on Needs Assessment.
3	**Priority Need Name**	Special Needs
	Priority Level	Low
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Associated Goals	Special Needs
	Description	Bridge the deficits of securing permanent housing by developing units and/or building solid networks with existing landlaords.
	Basis for Relative Priority	Priority based on Needs Assessment.
4	**Priority Need Name**	Fair Housing
	Priority Level	Low

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Associated Goals	Fair Housing
	Description	Increase awareness of Fair Housing Laws and practices among the general population, to include, implementing fair housing campaigns that include continuous and ongoing initiatives; and create more support for furthering fair housing among those in the housing industry.
	Basis for Relative Priority	Priorty based on Needs Assessment.
5	**Priority Need Name**	Citizen Participation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816

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	Associated Goals	Public Engagement & Citizen Participation
	Description	Strategic actions for neighborhoods' sustainability; : Workforce Development & Job Creation Program Stakeholders Collaboration Plan
	Basis for Relative Priority	Priority based on Needs Assessment.
6	**Priority Need Name**	Public Service
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Associated Goals	Public Service
	Description	Social capital development.
	Basis for Relative Priority	Priority based on Needs Assessment.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Huntsville Housing Authority (HHA) operates 18 properties with --- [PR1] units. The 2010 HHA 5-Year and Annual Plan states there are 456 families on the public housing waiting list and 2,237 families on the Section 8 waiting list. Additionally, existing housing data from the 2007-2011 CHAS indicates the housing cost burden impacts small-related families or elderly individuals the greatest.
TBRA for Non-Homeless Special Needs	Given the need for additional data to assist with prioritizing and developing an appropriate special needs strategy, the City will continue to rely on agencies providing housing and supportive services. The City will also ensure continued review and evaluation of permit applications for compliance with ADA requirements. TARCOG (Top of Alabama Regional Council of Governments) serves as the Area Agency on Aging for northeast Alabama. The agency maintains a list of elder care facilities providing supportive housing. There do not appear to be any specific programs targeted toward individuals with HIV/AIDS.
New Unit Production	The HHA 2010 HHA 5-Year and Annual Plan data indicates a need for more affordable renter-occupied units across all population types and income levels. It also shows that there is a particular supply need as it relates to elderly units. With regard to owner occupied units, there is a need for rehabilitation of substandard housing. As provided in the Needs Assessment section of this plan, existing housing data from the 2007-2011 CHAS indicates the highest priorities for unmet needs are associated with housing cost burden, which impacts small related families or elderly individuals the greatest. Huntsville's primary need is an increased number of available affordable housing units.
Rehabilitation	The Market Analysis data indicates that approximately 60% of both the renter- and owner-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located throughout the City since about half of the existing housing stock was constructed between 1950 and 1979. While the City has seen some redevelopment, there is also a large portion of the housing stock that is aged and obsolete. The City will need to focus its efforts of creating new affordable units and also rehabilitating existing units. The City should continue to be proactive through its Code Enforcement programs to ensure the housing stock is maintained at standard condition.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	While the City recognizes that some existing affordable units will be redeveloped, the City also recognizes this will make it increasingly difficult for developers to maintain the lower rents that make some of the existing housing stock affordable, especially when considering the land values in the City. Areas where new units have been developed show housing costs, which would exceed what would be considered affordable. As such, preservation and/or acquisition by the City or agencies it supports may be necessary to maintain and improve the number of available affordable units.

Table 49 – Influence of Market Conditions

Table 5 Housing Needs Assessment Demographics - Analysis

According to Table 5, population grew by 12% between 2000 and 2011 which was slightly higher than the growth in the number of households, which grew by 11%. The median household income grew by 17%.

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

Introduction

The City anticipates CDBG, HOME, and program income funds will be available to implement its strategic plan. These funds will be used for various projects as outlined below and in section *AP-35, Projects*.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,158,107	100,000	0	1,258,107	3,825,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	451,207	170,000	0	621,207	2,625,000	

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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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

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.

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

The City does not anticipate the need for any land acquisition as it relates to the proposed projects.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF HUNTSVILLE	Government	Non-homeless special needs public facilities public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Consolidated Plan's regulations require the City to describe the institutional structure in place to deliver the projects, programs and services outlined in the 5-year plan and assess the strengths and gaps in that delivery system. The City will undertake the execution of the projects described in the Consolidated Plan through the procurement and contracting of various services. The plan will be undertaken through the auspices of the City of Huntsville, which is a public institution. Specifically, the City as the lead agency will be responsible for procurement of services from outside vendors to undertake proposed projects. Additionally, the City will partner with approved public service providers to deliver identified needs.

The Huntsville Housing Authority (HHA) operates 18 properties with ---[PR1] units. Gaps identified in the institutional structure and corrective measures will be identified over the period of this Consolidated Plan. HHA is not currently designated as "troubled" by HUD; therefore, no strategy on the City's part is required.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement			
Mobile Clinics			

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Street Outreach Services			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		

Other			
	X		

Table 52 - Homeless Prevention Services Summary

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

While there are agencies that provide homeless services and housing options in Huntsville and Madison County, the needs identified in the North Alabama Coalition for the Homeless, Inc. (NAHC) Strategic Plan cover the metro area – not just Huntsville. Therefore, without data that clearly documents homeless needs specific to Huntsville it is difficult to discuss such needs. As such, the City is not proposing to use any CDBG funds to combat or address homelessness specifically.

The City currently has no data to document the needs for programs, services or housing for Persons with HIV/AIDS and their families in Huntsville. Furthermore, the City is not seeking funding via the HOPWA Program.

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

The City currently does not have the organizational capacity to address the needs of the homeless population and/or persons with special needs. The City relies on other agencies currently providing such services.

SP-45 Goals Summary – 91.215(a)(4)

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Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Stabilization	2016	2019	Affordable Housing Non-Housing Community Development	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Neighborhood Stabilization	CDBG: $3,645,607 HOME: $3,246,207	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Facade treatment/business building rehabilitation: 1 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 125 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Economic Development	2016	2019	Non-Housing Community Development	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Economic Development	CDBG: $350,000 HOME: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Facade treatment/business building rehabilitation: 1 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Special Needs	2016	2019	Homeless	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Special Needs	CDBG: $75,000 HOME: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Fair Housing	2015	2019	Affordable Housing Public Housing	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Fair Housing	CDBG: $7,500 HOME: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Engagement & Citizen Participation	2015	2019	Non-Housing Community Development	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Citizen Participation	CDBG: $5,000 HOME: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Service	2015	2019	Non-Housing Community Development	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Public Service	CDBG: $1,000,000 HOME: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Neighborhood Stabilization
	Goal Description	This goal will include homeownership, rental housing, parks and public facilities, public services, and code enforcement programming
2	**Goal Name**	Economic Development
	Goal Description	This activity will include workforce development and job creation programs
3	**Goal Name**	Special Needs
	Goal Description	Homelessness Programs
4	**Goal Name**	Fair Housing
	Goal Description	Affirmatively further fair housing
5	**Goal Name**	Public Engagement & Citizen Participation
	Goal Description	Citizen participation plan
6	**Goal Name**	Public Service
	Goal Description	Social capital development

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

It is anticipated the City's HOME program will assist approximately 25 families annually with affordable housing opportunities (e.g. down payment assistance) annually. The City relies on the public housing agency for provision of rental programs for low- and moderate-income families. The Huntsville Housing Authority (HHA) is a separate entity, which owns and operates the public housing program in the City. The housing authority has 18 properties. Additionally, HHA administers the Section 8 Housing Choice Voucher Program within the City, which currently assists 1659 families.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

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

The consolidated plan must describe the manner in which the plan of the jurisdiction will address the needs of public housing, including the need to increase the number of accessible units where required by a Section 504 Voluntarily Compliance Agreement. A Section 504 Voluntary Compliance Agreement is put in place when there has been complaints received regarding disability discrimination within a jurisdiction. Based on the information collected as a part of the City's Fair Housing Plan, there have been no complaints received regarding disability discrimination in Huntsville.[PR1]

Activities to Increase Resident Involvements

The consolidated plan must also describe the jurisdiction's activities to encourage public housing residents to become more involved in management and participate in homeownership. The City will make available its Downpayment Assistance Program and other housing programs to residents of the Huntsville Housing Authority properties through direct advertising and other activities. Additional activities to increase residents' involvement in management and participate in homeownership include leveraging HOME dollars with funds from Huntsville Housing Authority Family Self Sufficiency (FSS) program.

Family Self Sufficiency (FSS) is a HUD program that allows residents of HCV and public housing to build financial assets as the household increases earned-income from wages. Participation generally lasts five (5) years, during which participants identify educational, professional and personal goals including:

- Educational advancement (e.g. GED or post-secondary)
- Completion of specialized job training
- Obtaining employment
- Career advancement
- Transitioning out of subsidized housing
- Homeownership

The FSS program involves goal setting, mentoring and financial incentives to empower families in making positive life changes. If the public housing agency is designated as ''troubled'' by HUD under 24 CFR part 902, the jurisdiction must describe the manner in which it will provide financial or other assistance to improve its operations and remove the ''troubled'' designation. The Huntsville Housing Authority has not been listed as troubled public housing authority.

The City does not plan to undertake capital improvements that directly affect public housing. However, the City has and will continue to provide housing down payment assistance to qualifying low- and moderate-income families including those that are residents of public housing. Annually, the City has used $100,000 of its HOME funding for this purpose to benefit LMI families.

Is the public housing agency designated as troubled under 24 CFR part 902? No

Plan to remove the 'troubled' designation: N/A

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

Barriers to Affordable Housing

The City's Fair Housing Plan (FHP) outlines several of the key issues impacting the development of affordable housing and residential investment, including:

- Zoning regulations including assemblage requirements that may limit development ability
- Lead based paint regulations that impact many of the existing units in Huntsville and impact rehabilitation and reinvestment
- Demolition of existing public housing units that are not replaced unit for unit
- General cost of construction that may be prohibitive, especially as it relates to single family residential units being retrofitted as accessible units

In addition to the issues above, the 2013 Huntsville Development Review notes that the new housing stock in Huntsville is predominantly single family and located in the outer edges of the City or in the downtown area. As such, the properties located in areas with larger concentrations of LMI populations are aging which makes them inherently affordable; however, it also makes these units obsolete. The City has adopted policies and regulations to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations. While the City has taken steps towards limiting barriers to affordable housing, the City could take additional steps such as adopting Zoning Ordinances that require mixed-housing, mixed-income developments.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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 ensure the success of their programs in providing home ownership opportunities for lower income families.
- The City of Huntsville will continue to support the efforts of the Huntsville Housing Authority for the maintenance of their programs, to include, the first time homebuyers program, the family self-sufficiency program, and housing tenants' organization program.
- The City of Huntsville 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.

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-60 Homelessness Strategy – 91.215(d)

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

The City is not proposing to use any CDBG funds to directly combat or address homelessness. An analysis of homeless needs has been completed using the North Alabama Coalition for the Homeless (NACH) Strategic Plan as permitted by HUD regulations and included in the Appendix of this document. However, it is important to note that the report captures the inventory of homeless housing options for the cities of Decatur, Huntsville, and Morgan, Madison, and Limestone counties. Data specific to Huntsville is not available, which is noted in the Needs Assessment section. As such, the City's strategy for addressing the homeless needs identified in the Needs Assessment is to better document the specific needs of the homeless in Huntsville, separate from those reported for the combined NACH area. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.

Addressing the emergency and transitional housing needs of homeless persons

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. The City has historically applied for Emergency Solutions Grants (ESG) from the Alabama Department of Economic and Community Affairs (ADECA) to fill service gaps. The City requested $200,000 in ESG funds from ADECA for FY14. These funds will support shelter operations and essential services activities through non-profit agencies that serve homeless persons such as the Salvation Army of Huntsville/Madison County. The programs will fill service gaps that were identified by the North Alabama Coalition for the Homeless (NACH), the Continuum of Care for the area.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

While there are agencies that provide homeless services and housing options in Huntsville and North Alabama, the needs identified in the NACH Strategic Plan cover the metro area – not just Huntsville. Therefore, without data that clearly documents homeless needs specific to Huntsville it is difficult to discuss such needs. It is also important to note that the 2014 NACH point-in-time homeless census did not identify homeless persons by jurisdiction. However, Huntsville could be expected to have a proportionate number of homeless based on general population comparisons, which likely would be higher. Even so, the City has not proposed a strategy for rapid-rehousing and will rather rely on the area's public service agencies.

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

The City's strategy is to continue to support Public Service agencies located within the City providing these services.

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

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

The 2007-2011 American Community Survey 3-year Estimate indicates that approximately 60% of both the renter- and owner-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City.

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. In addition the City could coordinate with the Madison County Health Department to reduce lead-based paint hazards.

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

The actions listed above will assist in reducing the lead based paint found in the homes assisted with federal funds through our rehabilitation program.

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

HUD has issued regulations to protect persons from LBP hazards in housing built prior to 1978. The City of Huntsville is required to follow these Federal LBP regulations in implementing its housing programs. The requirements of the LBP regulations have been incorporated into the Policies and Procedures for the City's housing programs.

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

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

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. The Chamber of Commerce of Huntsville/Madison County and the City of Huntsville Economic Development Office have both adopted economic development related plans that highlight the existing and proposed workforce training programs in the Huntsville-Madison County area. Both of these plans focus on priorities adopted within the region to attract, retain, and strengthen business activities throughout the Huntsville metropolitan area and across all employment sectors. These programs and priorities promote a strong workforce and assist in the reduction on poverty-level families.

The City's primary strategy should be to coordinate with the Chamber and other agencies to determine if programs or partnerships with public service agencies could help the City achieve a reasonable antipoverty strategy through workforce development.

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

The City's affordable housing strategy highlighted steps taken by the City to limit barriers to affordable housing, such as working with established programs like Huntsville Housing Authority's Social Services Program and the North Alabama Coalition for the Homeless (NACH). These types of partnerships coincide with supporting a wide range of businesses with potential employment opportunities for individuals with varying skill sets.

SP-80 Monitoring – 91.230

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

The 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 are 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.

For additional detail see Appendix 5.

Expected Resources

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

Introduction

The City anticipates CDBG, HOME, and program income funds will be available to implement its strategic plan. These funds will be used for various projects as outlined below and in section *AP-35, Projects*.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,158,107	100,000	0	1,258,107	3,825,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	451,207	170,000	0	621,207	2,625,000	

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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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

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.

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

The City does not anticipate the need for any land acquisition as it relates to the proposed projects.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Neighborhood Stabilization	2016	2019	Affordable Housing Non-Housing Community Development	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Neighborhood Stabilization	CDBG: $1,072,500 HOME: $875,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Facade treatment/business building rehabilitation: 1 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 25 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 1 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 1 Beds Homelessness Prevention: 50 Persons Assisted Jobs created/retained: 5 Jobs Businesses assisted: 5 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Fair Housing	2015	2019	Affordable Housing Public Housing	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Fair Housing	CDBG: $1,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Engagement & Citizen Participation	2015	2019	Non-Housing Community Development	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Citizen Participation	CDBG: $200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Service	2015	2019	Non-Housing Community Development	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816	Public Service	CDBG: $200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 130 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Facade treatment/business building rehabilitation: 0 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 0 Persons Assisted Jobs created/retained: 0 Jobs Businesses assisted: 0 Businesses Assisted Housing for Homeless added: 0 Household Housing Unit Housing for People with HIV/AIDS added: 0 Household Housing Unit HIV/AIDS Housing Operations: 0

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Neighborhood Stabilization
	Goal Description	Direct financial assistance to homebuyers 25 (annually) households; public service activities for low/mod income housing benefit Public facility or infrastructure activities other than low/moderate income housing; housing code enforcement/foreclosed property care
2	**Goal Name**	Fair Housing
	Goal Description	Advertise and conduct annual Fair Housing Training Seminar (April-Fair Housing Month), to include the development and disseminate of Fair Housing information and material- CDBG $10,500.00
3	**Goal Name**	Public Engagement & Citizen Participation
	Goal Description	Advocate public engagement and citizen participation. Collaborate with stakeholders to assure neighborhood stabilization and infrastructure investments for the City at large specifically within target and emerging areas- CDBG: 12,000.00
4	**Goal Name**	Public Service
	Goal Description	Public service other than low/mod income housing benefit.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Projects

AP-35 Projects – 91.220(d)

Introduction

The City's projects will include:

- Program Administration

- Fair Housing

- Citizen Participation

- Public Services

Projects

#	Project Name/Categories
1	Neighborhood Stabilization
2	Fair Housing
3	Citizen Participation
4	Public Service

Table 56 – Project Information

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Neighborhood Stabilization 2015
	Target Area	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Goals Supported	Neighborhood Stabilization
	Needs Addressed	Neighborhood Stabilization
	Funding	CDBG: $1,055,607 HOME: $621,207
	Description	Direct financial assistance to homebuyers25 (annually) households; public service activities for low/mod income housing benefitPublic facility or infrastructure activities other than low/moderate income housing; housing code enforcement/foreclosed property care
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 low- to moderate-income families.
	Location Description	Citywide; emphasis on target Principally in Target and emerging areas: Terry Heights/Hillendale, Meadow Hills, Lowe Mill, Lincoln Village, emerging areas: by zip code: 35801, 35805 35816 and emerging areas (35801, 35805, 35816)
	Planned Activities	Direct financial assistance to homebuyers 25 (annually) households; public service activities for low/mod income housing benefit Public facility or infrastructure activities other than low/moderate income housing; housing code enforcement/foreclosed property care
2	**Project Name**	Fair Housing 2015

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	Target Area	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: $1,500
	Description	Education/Awareness of barriers to affordable
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Education/Awareness of barriers to affordable will be city wide.
	Location Description	CIty Wide.
	Planned Activities	Education/Awareness of barriers to affordable housing
3	**Project Name**	Citizen Participation 2015
	Target Area	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Goals Supported	Public Engagement & Citizen Participation
	Needs Addressed	Citizen Participation
	Funding	CDBG: $1,000
	Description	Implementation of Citizen Participation plan
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Implementation of Citizen Participation plan will be City Wide.
	Location Description	City Wide.
	Planned Activities	Implementation of Citizen Participation plan.
4	**Project Name**	Public Service 2015

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Target Area	Terry Heights/Hillandale Edmonton Heights Meadow Hills Lowe Mill Lincoln Village Emerging Area 35801 Emerging Area 35805 Emerging Area 35816
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: $200,000
	Description	Development of youth social capital
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Public service other than low/mod income housing benefit 130 persons annually served
	Location Description	All target areas identified.
	Planned Activities	**Development of youth social capital**

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AP-50 Geographic Distribution – 91.220(f)

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

Assistance will be directed to the target areas identified during the needs assessment. These areas have concentrations of LMI and minority populations.

Geographic Distribution

Target Area	Percentage of Funds
Terry Heights/Hillandale	20
Edmonton Heights	10
Meadow Hills	10
Lowe Mill	15
Lincoln Village	15
Emerging Area 35801	10
Emerging Area 35805	10
Emerging Area 35816	10

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

These areas represent some of the oldest communities within Huntsville. The social, economic and physical elements of these areas support the rational for them as target areas. Some key statistics for each are:

Terry Heights (Census tract 12): Population-3,276; Median Family Income-$13,690; Percent in Poverty-65%

Lowe Mill Village (Census tract 21): Population-3,606; Median Family Income-$17,313; Percent in Poverty-47.3%

Meadow Hills (Census Tract 3.01): Population 3.853; Median Family Income-$39.172; Percent in Poverty-19.5%

Edmonton Heights: Population 790; Median Family Income-$22,566; Percent in Poverty-60.9%

Discussion

Common characteristics among these areas are:

- higher percentages of households living below poverty
- higher percentages of female headed households living below poverty
- lower median incomes/over 50% of population are low/moderate income
- lower per capita incomes
- larger decline in median family income
- higher percentage of unemployed

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Based on the 2013 American Community Survey, of the 75,539 occupied housing units in the City of Huntsville approximately 56.4% were owner occupied and 43.6% were renter occupied. In general, the market analysis determined that there are housing needs for the City of Huntsville as follows:

-Additional affordable housing unit for small families and the elderly

-Additional renter occupied units

-Increased quality and improved condition of existing units

To address the identified needs, the City is proposing to continue its down payment assistance program. This program provides assistance to low- and moderate-income families seeking to purchase homes in areas with a 50% or less homeownership rate. These areas also coincide with the CDBG target areas identified in the Consolidated Plan.

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	10
Total	20

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Huntsville maintains strong zoning and development requirements, which potentially add to the cost of new construction. However, to ensure a stable and quality housing stock, these standards are deemed necessary. The Community Development Department will continue to monitor the effects of zoning and development requirements, as related to affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

The annual action plan must describe the manner in which the plan of the jurisdiction will address the needs of public housing, including the need to increase the number of accessible units where required by a Section 504 Voluntarily Compliance Agreement. A Section 504 Voluntary Compliance Agreement is put in place when there has been complaints received regarding disability discrimination within a jurisdiction. Based on the information collected as a part of the City's Fair Housing Plan, there have been no complaints received regarding disability discrimination in Huntsville.

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

As noted in the 5-Year Plan, the Huntsville Housing Authority continues to work to address the housing needs of the citizens within the HHA jurisdiction by:

- Offering additional affordable housing options,
- Applying for funds to increase and/or improve the affordable housing stock in the jurisdiction,
- Redeveloping outdated housing stock in the traditional public housing communities and
- Engaging in outreach activities targeting special populations.

Additionally, HHA is acquiring properties, single-family and multi-family, throughout the jurisdiction to address locational needs/preferences.

The Family Self-Sufficiency Program is administered by the Huntsville Housing Authority for the jurisdiction of City of Huntsville/Madison County. The purpose of the FSS program is to coordinate housing assistance with public and private resources to enable assisted families to achieve economic self-sufficiency. In addition, the family self-sufficiency (FSS) program promotes the development of local strategies to coordinate the use of public housing assistance and housing assistance under the housing choice voucher program with public and private resources enabling families eligible to receive assistance under these programs to achieve economic independence and self-sufficiency. In addition to this broader national goal of the FSS program, the PHA also establishes a local. The HHA has met its mandatory minimum program size of 40 FSS slots for the HCV program and operates a voluntary FSS program of approximately 100 families in HCV and 200 in Public Housing. Three hundred eligible FSS families can reasonably be expected to receive supportive services under the HCV and PH FSS programs, based on available and anticipated federal, tribal, state, local, and private resources.

The City does not plan to undertake capital improvements that directly affect public housing.

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

The Huntsville Housing Authority (HHA) is the public housing agency for the City of Huntsville. The HHA operates the following public housing facilities:

Property	Number of Units
Brookside (AL47-5A)	72
Butler Terrace (AL47-02)	170
Butler Terrace Addition (AL47-04)	84
Cotton Row (Wind Trace)	234.
Cotton Row II	N/A
Cotton Row III	N/A
Johnson Towers	120
L. R. Patton Apartments	110
Lincoln Park (AL 47-05B)	194
Mahogany Row	10
Northwoods	232
Northwoods Addition	212
Scattered Sites (Meadow Hills)	26
Searcy Homes (AL47-10)	78
Sparkman Homes (AL47-03)	165
Stepping Stone/Stones Throw	N/A
Stone Manor	N/A
Todd Towers	100

The City has and will continue to provide housing down payment assistance to qualifying low- and moderate-income families including those that are residents of public housing. Annually, the City has used $100,000 of its HOME funding for this purpose to benefit LMI families.

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

The Huntsville Housing Authority has not been listed as troubled public housing authority.

Discussion

Though the City will not undertake any direct public housing activities during 2015, the down payment assistance program which will result from HOME funding will provide opportunities for qualifying residents to transition out of public housing and into affordable single family residential units.

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

Introduction

With respect to homelessness, the Annual Action Plan must include the jurisdiction's strategy for reducing and ending homelessness through:

(1) Helping low-income families avoid becoming homeless;

(2) Reaching out to homeless persons and assessing their individual needs;

(3) Addressing the emergency shelter and transitional housing needs of homeless persons; and

(4) Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City is not proposing to use any CDBG funds to directly combat or address homelessness. The City's strategy is to continue to support Public Service agencies located within the City currently providing these services.

An analysis of homeless needs has been completed using the North Alabama Coalition for the Homeless (NACH) Strategic Plan as permitted by HUD regulations and included in the Appendix of this document. However, it is important to note that the report captures the inventory of homeless housing options for the cities of Decatur, Huntsville, and Morgan, Madison, and Limestone counties. Data specific to Huntsville is not available, which is noted in the Needs Assessment section. As such, the City's strategy for addressing the homeless needs identified in the Needs Assessment is to better document the specific needs of the homeless in Huntsville, separate from those reported for the combined NACH area. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

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. The City has historically applied for Emergency Solutions Grants (ESG) from the Alabama Department of Economic and Community Affairs (ADECA) to fill service gaps. The City requested $200,000 in ESG funds from ADECA for FY14. These funds will support shelter operations and essential services activities through non-profit agencies that serve homeless persons such as the Salvation Army of Huntsville/Madison County. The programs will fill service gaps that were identified by the North Alabama Coalition for the Homeless (NACH), the Continuum of Care for the area.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

While there are agencies that provide homeless services and housing options in Huntsville and North Alabama, the needs identified in the NACH Strategic Plan cover the metro area – not just Huntsville. Therefore, without data that clearly documents homeless needs specific to Huntsville it is difficult to discuss such needs. It is also important to note that the 2014 NACH point-in-time homeless census did not identify homeless persons by jurisdiction. However, Huntsville could be expected to have a proportionate number of homeless based on general population comparisons, which likely would be higher. Even so, the City has not proposed a strategy for rapid-rehousing and will rather rely on the area's public service agencies.

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

The City's strategy is to continue to support Public Service agencies located within the City providing these services.

Discussion

For the period of this Annual Action Plan, the City's strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Huntsville, separate from those reported for the NACH area that includes the city of Limestone, Madison, and Morgan Counties combined. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.[PR1]

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

Introduction:

The City of Huntsville maintains strong zoning and development requirements, which potentially add to the cost of new construction. However, to ensure 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.
- Housing for homeless individuals and families.
- Lack of the appropriate type of jobs for unskilled and low skilled individuals.
- Lack of adequate emergency shelter and transitional housing for homeless or at risk of homeless persons.
- NIMBYISM (Not in My Back Yard) attitudes.
- Loss of federal funding for Community Development programs.
- Decrease in State and Federal funding for basic services.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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 ensure the success of their programs in providing home ownership opportunities for lower income families.
- The City of Huntsville will continue to support the efforts of the Huntsville Housing Authority for the maintenance of their programs, to include, the first time homebuyers program, the family self-sufficiency program, and housing tenants' organization program.
- The City of Huntsville 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

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also coordinate its efforts with other assisted housing and supportive services providers to eliminate gaps in the delivery system.

Discussion:

The proposed actions will allow the City to ensure barriers are addressed for the duration 2015 Annual Action Plan period.

AP-85 Other Actions – 91.220(k)

Introduction:

The Annual Action Plan must describe the jurisdiction's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;

- Evaluate and reduce lead-based paint hazards;

- Reduce the number of poverty-level families;

- Develop institutional structure; and

- Enhance coordination.

Actions planned to address obstacles to meeting underserved needs

As noted in the Huntsville Housing Authority (HHA) 5-year Plan and Annual Plan adopted in 2010, there were 434 extremely low-income families on the public housing waiting list and 2,114 families on the Section 8 tenant-based assistance waiting list. As such, the primary need for tenants and applicants on waiting lists is the availability of affordable units.

The priority for the HHA outlined in the agency's 5-year Plan is "to eliminate the negative influence of poverty in public housing to ensure that residents develop self-esteem and lead fulfilling and productive lives".

The HHA plan outlines the following goals:

1. Create an Effective and Proactive Organization
2. Maintain Comprehensive Services and Support Team
3. Improve the Internal and External Image of the HHA
4. Continue to Improve and Implement Plans for Housing and Financial Diversity.

For 2015, the City does not plan to undertake any actions to directly address public housing needs.

Actions planned to foster and maintain affordable housing

According to the 2013 American Community Survey data, approximately 43.6% of the units in the City are renter-occupied. The market conditions indicate a need for preservation of existing affordable housing units and the addition of new units. The City will complete analyses of existing codes, regulations, and plans to ensure that affordable, workforce housing is encouraged.

Actions planned to reduce lead-based paint hazards

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. In addition the City could coordinate with the Madison County Health Department to reduce lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. The Chamber of Commerce of Huntsville/Madison County and the City of Huntsville Economic Development Office have both adopted economic development related plans that highlight the existing and proposed workforce training programs in the Huntsville-Madison County area. Both of these plans focus on priorities adopted within the region to attract, retain, and strengthen business activities throughout the Huntsville metropolitan area and across all employment sectors. These programs and priorities promote a strong workforce and assist in the reduction on poverty-level families.

The City's primary strategy should be to coordinate with the Chamber and other agencies to determine if programs or partnerships with public service agencies could help the City achieve a reasonable antipoverty strategy through workforce development.

The City's affordable housing strategy highlighted steps taken by the City to limit barriers to affordable housing, such as working with established programs like Huntsville Housing Authority's Social Services Program and the North Alabama Coalition for the Homeless (NACH). These types of partnerships coincide with supporting a wide range of businesses with potential employment opportunities for individuals with varying skill sets.

Actions planned to develop institutional structure

For the period of the 2015 Annual Action Plan, the City's strategy for developing institutional structure and fill service gaps is to continue coordination with other agencies and public service providers.

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

The City will coordinate the implementation of the 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 continue its relationship with the Alabama Housing Finance Authority and with other related agencies. Additionally, the City will maintain contact with public and assisted housing providers, supportive services agencies, and other units of government.

Discussion:

The actions outlined above will facilitate the City's ability to overcome obstacles in meeting the underserved needs of the identified populations.

Program Specific Requirements

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

Introduction:

The City estimates that it will use 80 percent of its total anticipated CDBG funding of $1,172,513.00 for activities that benefit persons of low and moderate income. 20 percent of the funds will be used for Administration and Planning costs. Additionally, program income generated will be used to benefit low- and moderate-income families as well.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	125,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**125,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   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, 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 In order to ensure compliance, the City of Huntsville will use the Recapture provision in any case where HOME funds will be used for direct assistance to a homebuyer whose income is at or below 80 percent AMI. HOME assisted programs include down payment assistance and/or homebuyer subsidies that write down the sales price of a home to below fair market value. The initial amount that is subject to recapture will be calculated using the following formula:

   Market Value – Sales Price of Home + Direct Homebuyer Assistance = Amount Subject to Recapture

   The recapture provision states that if the homebuyer wishes to sell his/her 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 the event of a refinancing of the Property during the Period of Affordability, an amount equal to a

pro-rata 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).

The City of Huntsville HOME Program's policies and procedures for ensuring the affordability of units acquired with HOME funds have been included as Appendix 6.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   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

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.

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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.

The City of Huntsville HOME Program's policies and procedures for ensuring the affordability of units acquired with HOME funds have been included as Appendix 6.

3. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Huntsville HOME Program is not proposing any form of investment not described in 24 CFR 92.205(b) with regards to use of HOME dollars.

Discussion:

The City will use 80% of its 2015 CDBG allocation and any program income toward various programs, but does not plan on undertaking any urgent need activities.

In the 2015 program year as noted in this Plan, the total amount allocated to low- and moderate-income persons (less the 20 percent Administration and Planning cost) will be $1,172,513 . From that total, the City anticipates that at least 70 percent of the funds will be used to benefit low- and moderate-income persons as required.

If the PJ intends to use HOME funds for homebuyer assistance or for rehab of owner-occupied single family housing and does not use the HOME affordable homeownership limits…did it determine 95% of the median area purchase price and set forth the information:

HOME funds will be used for Homebuyer Assistance. HOME funds will be used for down payment assistance for individuals and families who are considered to be firstâ¿ÂÂÂÂÂÂ time homebuyers. Funds will be provided as zero percent (0%) interest deferred payment loan. The maximum amount of assistance provided will be $5,000.00.

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.

Appendix - Alternate/Local Data Sources

1	**Data Source Name:** Big Picture Huntsville Comp Plan Demographics
	List the name of the organization or individual who originated the data set: Planning Department of the City of Huntsville
	Provide a brief summary of the data set: Percentage change and location of population by the following variables; Poverty, elderly, income,
	What was the purpose for developing this data set: To support the community profile and projections to guide the preparation of the Comprehensive Plan for Huntsville
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population: The data sets covered the city limits and geographically displays by census tracts.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set: The data has been presented and display during the citizen consultation events for the Comprehensive Plan that occurred during 2014-2015
	What is the status of the data set (complete, in progress, or planned): he data set is being updated and projected on a continual basis; in progress
2	**Data Source Name:** Housing Unit Occupancy Status
	List the name of the organization or individual who originated the data set: U.S. Census Bureau
	Provide a brief summary of the data set: OCCUPANCY STATUS Universe: Housing units 2009-2013 American Community Survey 5-Year Estimates
	What was the purpose for developing this data set: No default data source available in IDIS
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population: Data covers the City of Huntsville
	What time period (provide the year, and optionally month, or month and day) is covered by this data set: 2009-2013
	What is the status of the data set (complete, in progress, or planned): Complete.