

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Through the City's HOME, CDBG, and ESG Programs during PY 2019, all priorities were funded except one - Business/Economic Development. These priorities benefited the low-income population and improved services on a citywide basis.

CDBG - The City allocated funds to the following public service projects during PY 2019 - Boys & Girls Clubs of the River Region, Montgomery STEP Foundation, and Montgomery Area Wellness Coalition. These public service projects benefited approximately 4,182 persons from low-moderate income households. The Montgomery Housing Authority received funds for infrastructure improvements (sewer, street, sidewalk, and curb/gutter) at Columbus Square's (formerly Trenholm Court) housing units. Upon completion of Phase I, 80 units received benefit from infrastructure improvements. Of these 80 units, 72 units were made available for low-moderate income persons/households. Financial resources were also allocated to the Capitol Heights Community Center Rehabilitation, Houston Hill Community Center Rehabilitation, and the Sips Home Rehabilitation projects, which are in the process of implementation. Ultimately, approximately 4,262 individuals benefited from the CDBG program during PY 2019.

HOME - The jurisdiction exceeded housing goals prior to the fourth year of the strategic plan. The PJ sought but did not certify any new Community Housing Development Organizations (CHDOs) during year five.

**Rental units constructed**— Six (6) units remained under construction during PY 2019, although no new HOME assisted units were completed. All units under development, once completed, are to be occupied by income eligible families.

**Rental Units Rehabilitated**—During PY 2019, no rental or owner-occupied units were rehabilitated with HOME funds.

ESG - ESG funds were used for operations and maintenance of homeless shelter programs at Family Sunshine Center, a shelter for battered and abused women, as well as Friendship Mission - a shelter for women and their children. During PY 2019, ESG funds were provided to Mid-Alabama Coalition for the Homeless, Inc. (MACH) for homelessness prevention and rapid re-housing, rent assistance, and financial assistance for clients meeting HUD eligibility guidelines to include rent payments, security deposits, rental arrears, application fees, and moving expenses. HandsOn River Region received ESG funds for management of the Homeless Management and Information Systems (HMIS).

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and**

**explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	50	144	288.00%	80	80	100.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	17	33	194.12%	82	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	1	1	100.00%	0	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	33	660.00%	5	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	5	4	80.00%	1	0	0.00%

Homelessness	Homeless Non-Housing Community Development	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	10	347	3,470.00%	5	23	460.00%
Homelessness	Homeless Non-Housing Community Development	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	75	2177	2,902.66%	100	827	827.00%
Homelessness	Homeless Non-Housing Community Development	ESG: \$	Homelessness Prevention	Persons Assisted	10	102	1,020.00%	1	19	1900.%
Homelessness	Homeless Non-Housing Community Development	ESG: \$	Other	Other	5	4	80.00%			
Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	55376	18,458.67%	10850	0	0.00%
Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	50	90	180.00%	0	0	0.00
Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	14185	945.67%	1784	4182	174.48%

Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	1	0	0.00%	1	0	0.00%
Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	1		1	0	0.00%
Non-Housing Community Development Needs	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	10	178	1,780.00%	0	0	0.00%
Program Administration	Administration	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	15	12	80.00%	15	12.45	83.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City identified six (6) priorities through surveys in public forums during the Consolidated Plan process - 1) Infrastructure, 2) Business/Economic Development, 3) Homeless Services, 4) Public Services, 5) Public Facilities, and 6) Housing.

Through the City's HOME, CDBG, and ESG Programs during PY 2019, all priorities were funded except one - Business/Economic Development (CDBG program). The City anticipates this goal/objective to be met during its first year of the 2020-24 Consolidated Plan during PY 2020. These priorities benefited the low-income population and improved services throughout the city of Montgomery.

CDBG funds were used for public improvements (infrastructure) through street, sidewalk, and curb/gutter improvements for a housing project at Columbus Square (formerly Trenholm Court) - through the Montgomery Housing Authority. In conjunction with HOME funds providing for the development of up to nine (9) single-family affordable rental homes, CDBG funds were designated during PY 2017 for the infrastructure improvements with the Liberty Street Extension project, which was completed in PY 2019. In PY 2018, CDBG funds were provided for the rehabilitation of Family Sunshine Center’s public facility, which was also completed in PY 2019. CDBG funds were designated in prior years for

water/sewer/drainage improvements in District 4 serving a low-moderate income residential area.

Overall, non-profit organizations were provided CDBG funds for public service projects benefiting approximately 4,182 individuals through services such as the provision of after-school programs at two (2) Boys & Girls Clubs in low-moderate income areas; provision of a Violence Prevention Educator for at-risk youth; and, expansion of an academic enrichment program for at-risk youth.

Homeless services were provided for through two (2) of the City's homeless shelters - Family Sunshine Center and Friendship Mission. ESG funds were also provided to Mid-Alabama Coalition for the Homeless (MACH), and HandsOn River Region.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
White	51	0	245
Black or African American	4,105	0	812
Asian	1	0	2
American Indian or American Native	0	0	13
Native Hawaiian or Other Pacific Islander	0	0	9
Black/African American & White	1		
Other Multiracial	0		
<b>Total</b>	<b>4,158</b>	<b>0</b>	<b>1,081</b>
Hispanic	104	0	8
Not Hispanic	4,158	0	1,081

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

CDBG - As depicted in the table above, CDBG funds were used to fund three (3) public service projects and one (1) infrastructure improvements project from which the aforementioned demographics were derived.

HOME – Totals in HOME column are based upon beneficiaries from completed, newly constructed rental homes.

ESG - Totals in ESG column include Friendship Mission and MACH, and Family Sunshine Center.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,665,597	1,923,883.58
HOME	public - federal	859,076	162,995.05
ESG	public - federal	149,024	201,637.02

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	61	61	Homeless, Housing, Non-Housing Community Development - See map attached this section
Downtown Area & North Montgomery	26	26	Low-Income Areas
Southside Montgomery	3	3	Low-Income Areas
Westside of Montgomery	10	10	Low-Income Areas

Table 4 – Identify the geographic distribution and location of investments

### Narrative

CDBG - CDBG funds were used for public service projects that benefited individuals citywide. Infrastructure improvements continue in the Montgomery Housing Authority's Columbus Square during PY 2019 benefiting 80 rental units, of which 72 have been designated for low-moderate income households. No strategic area was defined in this program.

HOME – Prior-year (2018) and reallocated CHDO Reserve Project funds and/or HOME Project funds were committed under written agreements during PY 2019 for acquisition with rehabilitation of abandoned duplex single-family housing in north Montgomery, although no new units were completed in PY 2019. It is planned that all persons benefiting and housed from these HOME-assisted units are to be renters citywide. The PJ awarded HOME Project and HOME CHDO Project funds from its PY 2019 allocation to one (1) Community Housing Development Organization (CHDO) to develop up to 56 multi-family rental units in combination with LIHTC and State HOME Program funds. One CHDO was awarded unused prior-year (2018) HOME grant funds during PY 2019 for CHDO Operating Cost assistance, which, though not project-specific, helps to enable the jurisdiction to foster successful CHDO collaborating relationships for development of affordable housing. As of this writing, the PJ's PY 2019 allocation has

not been tapped for any CHDO Operating Cost assistance grants, although one is pending.

ESG - ESG funds benefited homeless people citywide and was not specified for any target area.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

During PY 2019, CDBG funds leveraged approximately \$77,000 in public service activities and approximately \$13,524,606 in federal, private, and tax credits for the revitalization of Columbus Square (formerly Trenholm Court - Montgomery Housing Authority).

HOME fund match contributions totalling \$33,412 during year five were derived from soft costs (legal fees) and donations of appraised land/real property by the City of Montgomery to the Amanda Loop- Phase 2 project. These contributions were added to the PJ's cumulative sources of HOME match from 1988 to-date, which now totals \$7,212,218.69. However, during PY 2019, no new HOME units were completed, resulting in no additional HOME leveraging of non-federal investments for the year.

ESG funds leveraged approximately \$129,045 in non-federal and private funds, as well as other resources for services and activities.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	5,606,940
2. Match contributed during current Federal fiscal year	33,412
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,640,352
4. Match liability for current Federal fiscal year	10,715
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,629,637

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Amanda Loop 2 Legal Fees	9/11/2019	3,412	0	0	0	0	0	3,412
Amanda Loop 2 Real Property	7/1/2019	30,000	0	0	0	0	0	30,000

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	153,495	0	0	0	0	153,495
Number	3	0	0	0	0	3
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	153,495	0	153,495			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	153,495	0	153,495			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition</b>		
Parcels Acquired	0	0
Businesses Displaced	0	0

Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	5	0
Number of Special-Needs households to be provided affordable housing units	9	0
<b>Total</b>	<b>14</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	9	0
Number of households supported through Rehab of Existing Units	5	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>14</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The PJ's 2019 HOME Program produced no new completed units (although prior year outcomes for production of new units exceeded goals, and all persons benefiting and housed from those units are renters).

The PJ has exceeded its goals in its current Five-Year Consolidated Plan for all affordable housing combined.

**Discuss how these outcomes will impact future annual action plans.**

The City anticipates all future annual Action Plan goals for the provision of affordable housing will continue to be exceeded throughout the strategic planning period.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	17	0
Low-income	33	0
Moderate-income	21	0
<b>Total</b>	<b>71</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

All income categories of households served are depicted in the table above.

No rental homes were constructed using HOME funds in year five.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

HESG funds were provided to four (4) organizations in PY 2019 that provided homeless assistance such as homeless prevention/rapid-rehousing, emergency shelter, and HMIS. The City continues to partner with Montgomery Area Coalition for the Homeless (MACH) which serves as the Continuum of Care (CoC) for the City of Montgomery area. MACH is the lead agency partner for advancing the objectives of the City's Ten-Year Plan to end Homelessness.

During PY 2019, MACH coordinated successful events in an effort to reach out to the City's homeless population such as the MACH Blanket Drive, which resulted in the collection and distribution of 4,325 items (blankets and clothing) to homeless persons and families with an estimated value of \$41,052. The MACH River Region Connects event serves as a one-day, one-stop shop of services for the homeless whereby numerous community agencies bring their services under one roof to assist homeless individuals and families with finding shelter, employment, education, and health care. This event assisted 109 homeless persons.

MACH conducts the annual homeless count which is a one-night activity with the purpose of determining how many persons are homeless and residing in a shelter on a given night. MACH also houses the 211 Connect Program which operates as service referral program connecting homeless persons to caseworkers of other service and homeless provider agencies that can assist them with developing an Individual Service Plan to address their homeless needs.

The barriers associated with this category include the difficulty of communicating these services to the homeless population and the lack of transportation needed to get to these services. A second barrier is adequate funding for providing additional staff to serve the needs of the homeless. Improvements to existing services consist of more on the ground and targeted community based events where target populations reside.

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

The City and MACH continued to work together developing policies, guidelines and benchmarks to identify, select and evaluate homeless provider agencies that are able to meet the demands of Emergency Shelter and Transitional Housing programs ensuring that their facilities and programs are compliant with the HESG regulations. In addition to using HESG funds, the City also looks for opportunities to use CDBG and HOME funds to further strengthen a homeless provider the abilities to operate Emergency Shelters and Transitional Housing.

In PY 2019, the City funded two (2) homeless service providers (Family Sunshine Center, and Friendship Mission) that provided emergency shelter and transitional housing primarily targeting women, women with children, and women who are victims of domestic violence. Overall for PY 2019, our homeless service providers funded for ESG activities housed and served 407 (312 adult households and 95

households with adults and children). Each of the homeless services providers offered case managers that work with each homeless individual or family to develop an Individual Service Plan with goals and objectives that included transitional and/or permanent housing. Additional services provided to clients included education, employment, and healthcare. Much of the Transitional and Permanent Housing is funded through the HUD Continuum of Care Competition.

The main barrier associated with this category is inadequate funding for emergency shelter and transitional housing. Additionally, it appears that the number of homeless population of women and children is increasing without an adequate number of homeless service providers to accommodate them. Improvement to alleviate the consequences of this barrier is to cultivate and find additional private and non-private funds to support the construction of more shelters to support these programs.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In PY 2019, the City (through the HESG program) funded homeless service providers to provide basic shelter services to include education, employment, and healthcare. As previously mentioned, 450 (358 adult households and 92 households with adults and children) persons were served. In an effort to prevent low-income individuals and families from becoming homeless, the City has provided Montgomery Area Coalition for the Homeless (MACH) with HESG funds to provide rapid-rehousing assistance to those persons who are at-risk of losing their home because of the inability to pay rent, security and/or utility deposits, utility payments, etc. MACH also received additional funding to provide rapid-rehousing activities through the Alabama Department of Economic and Community Affairs (ADECA). MACH works with members of the Homeless Coalition to make funds available not only to the general public but also to those member agencies that work with the homeless and chronic homeless moving them from emergency to transitional to permanent housing. In PY 2019, there were 72 families/individuals served through the Rapid-Rehousing Program. Each individual and family served was provided with a case manager who oversees the rehousing process involving follow-up counseling to ensure that they stay housed, avoiding homelessness or near homelessness again. The biggest barrier of course is adequate funding to support staff to meet client demand. However, a secondary barrier is the 1:1 match requirement which is often difficult when supporting HESG funding. Improvement to the secondary barrier is identifying creative match within the guidelines whereby the City assists in providing match for the program and subrecipient.

**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**

Chronic Homeless activities are carried out through several homeless service providers in the City of

Montgomery and funded primarily through the Continuum of Care (CoC) Program which is managed by the Montgomery Area Coalition for the Homeless (MACH). This CoC has been very successful in securing funding over the past 10 years and is a very high performing CoC. These CoC funds allow homeless service providers to provide shelter for chronically homeless individuals and families first before serving newly homeless clients. Service providers in the City collaborate with each other to identify those that are chronically homeless and providing them with a unit when it becomes available. Additionally, the City plays a vital role in selecting and rating projects for CoC projects by participating as an Evaluator in the CoC grant selection process. Once the individual is provided with housing, case management is provided in an effort to keep the individual in a housing unit. Rapid-rehousing is also used by many of the homeless service providers when it is appropriate.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Montgomery provided CDBG funding to the Montgomery Housing Authority for infrastructure development/improvements at the Columbus Square (formerly Trenholm Court housing project). During Phases I & II, 80 rental units were produced with 72 being made available to low-income households. This project expands the current affordable housing stock available to low-income households and provide an opportunity to reduce MHA's waiting list.

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

The City, in coordination with the Montgomery Housing Authority (MHA), makes information concerning affordable homeowner opportunities through the City's other entitlement programs such as the HOME program available to residents of public housing as well as coordinate with public housing staff any efforts to qualify residents for homeownership. MHA also operates the Housing Choice Voucher Program (HCV) with the goal of expanding homeownership opportunities for families who are current HCV program recipients. Families must meet HUD and MHA program requirements for program participation. The Housing Choice Voucher (HCV) Program is a federally funded rental assistance program for low-income families, the elderly, and disabled. The HCV Program provides eligible families an opportunity to broaden their housing options in the private rental market. The objective of the HCV Homeownership Program is to assist first-time homebuyers with monthly mortgage subsidy. This program allows the family to become invested in a wealth building opportunity. In addition, MHA has several special purpose voucher programs including Homeownership and Veterans Affairs Supportive Housing (VASH).

### **Actions taken to provide assistance to troubled PHAs**

The Montgomery Housing Authority is not designated as being a troubled entity.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

In PY 2019, the City of Montgomery continued its effort to remove and/or control blighted properties through demolition and firm housing code enforcement. In recent years, Smartcode zoning has been removed in certain low-income areas of the City in an effort to promote economic and housing development using common development designs. In PY 2018 and 2019, reallocated HOME funds were committed in a written agreement with a certified CHDO to begin development of six (6) affordable rental units for low-income seniors on Liberty Court (West Montgomery), although no units have been completed to-date at this writing. CDBG funds were also allocated to this project for street and sidewalk improvements, and infrastructure for development to support the affordable housing. The PJ continues to discuss plans with the current CHDO owner/developer of Lanier Place 2 Rental Homes for an additional 27 in its final phase, as HOME funds become available. The City also continues to support the Montgomery Housing Authority with CDBG funds for infrastructure improvements (street, sidewalk, curb and gutter) for new public housing. These projects are in growth limitation areas that otherwise might be overlooked as potential private investment areas. It is anticipated that these investments will spark new investment (public and private) in these areas.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

As a part of the consolidated planning cycle for program years 2015-2019, the City of Montgomery will determine where underserved populations are located through results from the Analysis of Impediments (AI) to Fair Housing. To reduce the number of obstacles the City of Montgomery faces from meeting the needs of the underserved populations in the community and to help improve service delivery, the Community Development Division will assist with facilitating additional city-wide collaborations while coordinating the work of social service organizations; eliminating duplication of efforts; and, spearheading community-wide solutions to local needs and disseminating information, news, and data that will assist all participant organizations a part of this collaborative effort. In PY 2019, CDBG funds were continued to be used to improve infrastructure (sewer, street, sidewalks, curb and gutter) in low-income census tracts/block groups as well as public housing developments in an effort to meet the needs of the underserved. CDBG funds were also used to fund public service projects benefiting low-income youth and adults as well as rehabilitation of a public facility.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The PJ, in PY 2019, conducted or supervised the conduction of one site-specific environmental review for a proposed federally funded public facility project. Upon inspection of any potential residential rehabilitation sites, observations were made to determine the likelihood of lead-based paint and/or its incipient hazards. All proposed sites ultimately approved to receive federal assistance funding were found to be exempt from Lead-Safe Housing Rule applicability in accordance with 24 CFR

35.115. Appropriate documentation has been retained by the PJ for each determination. On an on-going basis, any eligible and approved sites found in subsequent evaluation not to be exempt from any of the requirements of Part 35 will be inspected by a certified lead-based paint inspector and determinations will be made for all appropriate statutory compliance.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In an effort to reduce the number of poverty-level families, the City of Montgomery continued to work and strategize with organizations such as our Continuum of Care (CoC), Community Housing Development Organization (CHDO), Public Housing Agency (PHA) and other agencies in developing plans and funding streams to reduce the number of poverty-level residents. Our strategy for awarding HUD funds is predicated on partnering with those organizations that provide the best opportunities for the City to advance its anti-poverty strategy as well as provide for opportunities for residents to improve the quality of their lives. In PY 2015, with CDBG funds, the City began laying foundation for a homeowner emergency rehabilitation program targeting those low-income individuals that cannot afford to make costly repairs to their homes. Work continued in providing homeless prevention opportunities by administering rapid-rehousing funds to assist low-income individuals and families with rental assistance. Community Development began working with other city departments in an effort to promote business and employment opportunities through grant-funded projects (primarily construction) for minority business owners.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In PY 2019, the City of Montgomery and the Montgomery Area Coalition for the Homeless (MACH) have continued to work to become stronger partners. MACH, which is under new leadership, serves as the lead Continuum of Care (CoC) organization for the City. The new Hearth Program's regulations require both parties to work together developing policy and guidelines for homeless service providers for managing HESG activities and expending HESG funds. The new regulations call for more accountability and database management. Likewise, HOME program regulations encourage the City and its Community Housing Development Organizations (CHDOs), as well as other housing development entities (i.e., the local Public Housing Agency (PHA)) to work closely together, sharing and trading different skill sets as it relates to the development of housing.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City of Montgomery continues to work to enhance coordination between public and private housing with services and resources facilitated by social service agencies. We continue to encourage non-profit and private developers as well as capital and financial institutions to increase new residential development located near social service agencies. As transportation continues to be a barrier in connecting low-income residents to social services, the City's Transportation Division continues to work on improving routes (including route schedules) while keeping costs affordable to low-income residents, primary users of public transportation.

**Identify actions taken to overcome the effects of any impediments identified in the**

**jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The major impediments to overcome the effects of any impediments to the fair housing choice analysis are the abilities to support enforcement of the law and sufficient education of the public. In an effort to address the public with education of fair housing laws and regulations, the City placed fair housing posters in all of its public facilities such as libraries, city hall, fire stations, etc. As a part of the monitoring process of Subrecipients and, in particularly for those who have housing projects, we ensure that that they adhere to all fair housing laws and regulations. After attending a training conducted by a fair housing agency in 2016 in Birmingham, AL, staff continues to stay abreast of impending changes in fair housing regulations that are being developed by HUD under the new presidential administration. The City is in the process of laying the ground work for a new analysis of impediments for submission with the next scheduled consolidated plan submission.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City of Montgomery will utilize the standards and procedures for monitoring activities and Subrecipients as outlined in the Community Development Division's Standard Operating Procedures Manual while administering the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant Programs (ESG). The City will continue to use various administrative mechanisms to track and monitor the progress of HUD-funded projects that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements.

The primary monitoring goals of the City is to provide technical assistance, identify deficiencies, and promote corrections in order to improve, reinforce or augment the City's Consolidated Plan performance. The City will monitor all CDBG HOME and ESG Subrecipient activities as required by HUD in accordance with the agreement between the agencies and the City, and as required by CDBG HOME and ESG regulations. Subrecipients are required to submit program and financial reports to facilitate monitoring. Annual monitoring includes ensuring that the Subrecipients comply with the terms of their agreements including income and client eligibility, reporting requirements, and timeliness. Staff will utilize both "desk-monitoring" and internal/on-site monitoring to assess the quality of the program performance over the duration of the agreement.

Other efforts will include ongoing communication with Subrecipients through the provision of on-site technical assistance when requested. In addition, frequent telephone contacts, written communications, analysis of reports and annual audits (where applicable), administrative and environmental guidance by City staff will be conducted. The City encourages minority participation wherever possible in the administration of its program activities. For example, a minority contractor database is maintained in the Community Development Division. Notices to public hearings, meetings, and Request for Quotes and Qualifications (RFQ) are sent to all businesses and organizations that are in the City of Montgomery, Planning Department's database.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The CAPER was made available for public review on October 5, 2020 with copies provided at City Hall, Department of Economic and Community Development, and the following libraries - Juliette Hampton Morgan Memorial Library, Rufus A. Lewis Regional Library, Coliseum Blvd. Branch Library, and Rosa L. Parks Avenue Branch Library. As required, a fifteen-day review period was given to allow for public comments concerning the CAPER. No comments were received. Please see legal advertisement in Section CR-00.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Montgomery has not changed any of its program objectives during the Program Year 2018. At this time during the Consolidated Plan, the City intends to follow its 5-Year Plan with the current goals and objectives projected.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Based on the schedule in §92.504(d), the jurisdiction inspected no HOME-assisted housing units during FY 2019. Because no new units were completed in year five, project completion inspections were not required.

Starting within 12 months after project completion and at least once every 3 years thereafter during the period of affordability, the jurisdiction conducts on-site inspections of its HOME-assisted rental housing to determine compliance with the property standards of § 92.251 and to verify the information submitted by the owners in accordance with the requirements of § 92.252. Inspections are conducted in accordance with the inspection procedures established by the jurisdiction, as scheduled on the attached table, "CAPER HOME Rental Projects Inspections Summary - PY 2019" at CR-00.

The PJ during 2019 continued to implement new policies and procedures to conduct financial analysis reviews on all projects with ten or more HOME Assisted units, according to requirements of the new 2013 HOME Final Rule. Implementation will be completed sometime within the 2020-2024 five-year plan period.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

All HOME rental projects whose affordability period remains in force are verified for affirmative action plans and implementation thereof during the regularly scheduled on-site inspection visit. In the most recent inspections, none of the projects had issues, concerns, or findings with regard to affirmative action statutory requirements.

The PJ's written agreements executed for HOME consistently set forth that the owner/developer is required to conduct affirmative marketing in its operation of all housing funded by the PJ.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The PJ used no program income during PY 2019 for HOME or CHDO projects.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The PJ amended and re-stated a written HOME agreement executed in the previous year for development of affordable housing during FY 2019, which committed additional HOME funds, within statutory per-unit HOME limits, to the new certified Community Housing Development Organization (CHDO), Aletheia House, Inc., which will own, develop, and manage more new affordable housing. Using the additional HOME funds, and having donated land to the CHDO to develop six (6) units of affordable rental housing for low-income senior citizens, the PJ is better able to foster and maintain successful affordable rental housing at the site, throughout a twenty-year period of affordability. The PJ used CDBG funds to make street and infrastructure improvements for the purpose of developing these planned affordable units.

# CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

## 1. Recipient Information—All Recipients Complete

### Basic Grant Information

Recipient Name	MONTGOMERY
Organizational DUNS Number	078961885
EIN/TIN Number	636001323
Identify the Field Office	BIRMINGHAM
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Montgomery City & County CoC

### ESG Contact Name

Prefix	0
First Name	Desmond
Middle Name	0
Last Name	Wilson
Suffix	0
Title	Grants Administrator

### ESG Contact Address

Street Address 1	P.O. Box 1111
Street Address 2	0
City	Montgomery
State	AL
ZIP Code	-
Phone Number	3346252735
Extension	0
Fax Number	3346254432
Email Address	dwilson@montgomeryal.gov

### ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

## 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 05/01/2019  
**Program Year End Date** 04/30/2020

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** FAMILY SUNSHINE CENTER  
**City:** Montgomery  
**State:** AL  
**Zip Code:** 36103, 5160  
**DUNS Number:** 958606592  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 38714

**Subrecipient or Contractor Name:** HandsOn River Region  
**City:** Montgomery  
**State:** AL  
**Zip Code:** 36109, 2707  
**DUNS Number:** 004232117  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 39273

**Subrecipient or Contractor Name:** Friendship Mission Inc.  
**City:** Montgomery  
**State:** AL  
**Zip Code:** 36110, 2122  
**DUNS Number:** 830621442  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 38713

**Subrecipient or Contractor Name:** Mid-Alabama Coalition for the Homeless  
**City:** Montgomery  
**State:** AL  
**Zip Code:** 36109, 2707  
**DUNS Number:** 147371723  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 12345

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 19 – Household Information for Street Outreach

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 23 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	55,489
Total Number of bed-nights provided	31,870
Capacity Utilization	63%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoCs

The City of Montgomery and the Montgomery Area Coalition for the Homeless (MACH) met during Program Year (PY) 2015 to develop HESG standards. Developing ESG standards with the CoC was part of a restructuring of the City’s HSEG program due to changes in the regulations and staff turnover. PY2015 will serve as our baseline for measuring performance for our HESG program. There are three (3) major goals for measuring performance for our HESG program. Goal 1: To reduce the number of unsheltered individuals and families, as established in the Homeless Point In Time Count by 1% each year, which includes reducing the length of stay for clients in emergency shelters and transitional housing programs in order to provide services to additional households and increasing placements into permanent housing for homeless individuals and families from Emergency Shelter and Transitional housing by 5% each year. Goal 2: To prevent individuals and families from becoming homeless – either unsheltered or sheltered, by 2% each year by instituting constant follow-ups and contacts. Goal 3: To increase the percentage of individuals and families remaining in permanent housing for 3 months by 2% each year by increasing income or access to mainstream benefits for program participants while in the HESG program. All of the information needed to reach and measure these goals will be obtained from HMIS.

For the PY 2019 Point In Time (PIT) Count, there were 351 sheltered and unsheltered persons counted, compared to 330 for the previous year (+21). The Emergency Shelter Total for the PY19 was 215, compared to 184 in the previous year (+31). Safe Haven totals were 0 for PY19 and 0 for the previous year. Transitional Housing Total for the PY19 PIT was 60, compared to 89 for the previous year (-29). Total shelter count for the PY19 PIT was 275, compared to 273 for the previous year PIT (+2). Total Unsheltered count for the PY19 PIT was 76, compared to 57 for the previous year PIT (+19).

HMIS data has been gathered for PY 2019 and will be used for measuring against the standard for PY2020. These include standards for Emergency Shelter, Rapid Rehousing, Homelessness Prevention, and Street Outreach activities. The City of Montgomery and MACH are diligently working together to measure the effectiveness of these activities against the goals that were set for this program. All program activities are operating within the required HESG rules and regulations.

#### Homelessness – ESG

Tenant-based rental assistance/Rapid Rehousing	23
Homeless Person Overnight Shelter	827
Homelessness Prevention	19

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	2,490.27	12,345.00	11,416.97
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>2,490.27</b>	<b>12,345.00</b>	<b>11,416.97</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services	0	0	0
Operations	0	74,159.14	62,294.76
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>74,159.14</b>	<b>62,294.76</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach	0	0	0
HMIS	2,163.65	28,180.53	16,588.59
Administration	21,134	10463.00	3,388.17

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2017	2018	2019
158,301	4,653.92	125,147.67	93688.49

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2017	2018	2019
Other Non-ESG HUD Funds	0	0	
Other Federal Funds	0	0	
State Government	0	0	4,045.65
Local Government	0	0	
Private Funds	0	87,692.97	65,932.30
Other	0	26,991.70	22,322.37
Fees	0	0	
Program Income	0	0	
<b>Total Match Amount</b>	<b>4,653.92</b>	<b>114,684.67</b>	90,300.32

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2017	2018	2019
316,601	9,307.84	229,369.34	180,600.64

**Table 31 - Total Amount of Funds Expended on ESG Activities**