

# CITY OF BESSEMER



**2018 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT**

**C.A.P.E.R**

## 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.

Since the beginning of the most recent Consolidated Plan on 6/1/2015 through the end of the FY2018 Program Year on 5/31/2019 the City of Bessemer disbursed \$428,464.10 for Emergency Housing Repair Grants, \$176,482.70 for Housing Rehabilitation Loans, \$251,982.10 for Public Facilities Projects. \$153,661.87 for Public Services projects and \$270,100.00 for Economic Development Loans. It should be noted that three of the Public Facilities projects that began during the present Consolidated Plan period are still underway and additional expenditures for those projects will be reflected in the FY2019 CAPER. During this same period the City has implemented Substantial amendments moving both CDBG Entitlement funds and Revolving Loan Funds to purposes other than those originally projected. The Clearance category was cancelled as the City decided to provide \$250,000.00 annually for the same purpose from the General Fund. When viewed in light of the funds as reprogrammed the City has had good progress toward the completion of a coherent Strategic Plan.

### 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
Clearance	Clearance		Buildings Demolished	Buildings	20	0	0.00%			
Economic Development Loan		CDBG: \$	Jobs created/retained	Jobs	0	0		4	0	0.00%

Economic Development Loan		CDBG: \$	Businesses assisted	Businesses Assisted	8	2	25.00%	4	2	50.00%
Emergency Housing Repair Grants	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	179	72	40.22%	13	20	153.85%
Housing Rehabilitation Loans	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	10	28.57%	3	1	33.33%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27000	27000	100.00%	29000	29000	100.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	375	150	40.00%			

**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.**

**PRIORITY #1:** To provide rehabilitation assistance to low, and low to moderate homeowners by upgrading the existing stock of affordable housing through rehabilitation of structures classified as substandard, but suitable for rehabilitation. To bring housing into compliance with the International Housing CODE. To provide assistance for repairs to maintain housing stock in a decent, safe and sanitary condition. To limit the loss of affordable housing and to promote and provide for rehabilitation of historic properties. During FY2018 The City provided 20 Emergency

Housing Repair Grants and 1 Housing Rehabilitation Loan.

**PRIORITY #5:** To address the needs of the elderly and disabled by providing Deferred Loans and Emergency Repair grants to elderly homeowners, of low to moderate income, to address health, safety, stability and accessibility issues and to maintain the stock of affordable housing at the highest level possible. Twenty (20) Emergency Housing Repair Grants were provided in FY2018 for elderly and disabled persons. One Deferred loan has been closed thus far in FY2019.

In addition to the aforementioned housing related priorities the City began three Public Facilities projects during FY2018 that will be completed during FY2019. And it is expected that the Lincoln Theater project will be fully underway in FY2019.

## 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)

	CDBG
White	1
Black or African American	20
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>21</b>
Hispanic	0
Not Hispanic	21

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

### Narrative

69.9% of the Bessemer population is African American, 24.4% is White and 4.7% is Hispanic. 65% of the Bessemer population is at or below 85% of median income and 29.7% have incomes below the poverty level. 95.2% of the families receiving CDBG assistance in FY2018 were African American and 4.7% were white. All persons receiving Emergency Housing Repair Grants were persons with disabilities. Of the 21 persons receiving either Emergency Housing Repair Grants or Rehabilitation Loans 1 was white and 120 were African American. Therefore, the percentage of minorities served by housing programs was 95.238%. Of the 21 housing program participants 10 were Female Heads of Households and all were 62 years of age or older. Of the 21 housing program participants 5 were male and 16 were Female.

**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	2,433,348	1,759,713

**Table 3 - Resources Made Available**

**Narrative**

CDBG related expenditures by the City of Bessemer in FY2018 derived from the CDBG Entitlement, the CDBG Revolving Loan Funds for Housing and Economic Development and program income received from repayments relative to a now completed HOPE3 program.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

65% of the population of Bessemer is at or below 85% of median income. Therefore, all areas of the City of Bessemer are eligible for CDBG related assistance. 100% Low-Mod benefit was planned for FY2018 and Low-Mod benefit in FY2018 was 100%. The City issued 15 Emergency Housing Repair Grants on the North side of Bessemer, 4 Emergency Housing Repair Grants on the South side of Bessemer and 1 Emergency Housing Repair Grant in the South West section of Bessemer. 1 Housing Rehabilitation Loan was issued on the North side of Bessemer. The City completed 1 Public Facilities project on the North side of Bessemer and 1 Public Facilities project on the South side of Bessemer. In addition the City issued 2 Economic Development Loans on the North side of Bessemer. 69.9% of the Bessemer population is African American, 24.4% is White and 4.7% is Hispanic. Concentrations of the population by race for housing programs is not available. However, housing program eligibility is based on income. Both Economic Development Loans were issued to African American business owners. Public Facilities projects serve all the citizens of Bessemer.

## **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.**

Federal funds were not used to directly leverage additional resources. However, the City did provide in-kind services, like inspection services and police protection, to Habitat for Humanity to assist in facilitating the construction of 10 houses in Bessemer during FY2018 for low income families. No publically owned land or property located within the jurisdiction was used to address needs identified in the plan.

**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	17	21
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>17</b>	<b>21</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	17	21
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>17</b>	<b>21</b>

**Table 6 – Number of Households Supported**

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

The City of Bessemer believes the overall goals of the projections in its Consolidated Plan for FY2015-FY2019, related to housing, can be achieved by the completion of the Plan. However, it appears grants may continue to grow as a source of assistance versus loans which will likely continue to decrease in relative terms. The numbers for FY2018 indicate that the additional outreach undertaken in the latest program year was successful in helping to reach overall goals. The City disbursed \$104,957.75 for 20 Emergency Housing Repair Grants in FY2018. This was above expectations so the City will continue the



outreach in place in order to increase the number Emergency Grants in FY2019. The City was able to complete one (1) Housing Rehabilitation Loan in FY2018 totaling \$26,930.25, but others are underway. Poor credit ratings impacted the opportunity to underwrite the forecast number of Housing Rehabilitation loans for FY2018 and in general the income levels of most eligible residents are too low for them to be comfortable with repaying a mortgage loan so it may be that altering the focus from pure rehab to programs like Buy/Rehab/Sell, to Emergency Grants and Matching Grants, will be necessary. It should be noted that several Rehabilitation Loans made it to the closing process only to fail for various legal reasons. The financial collapse of 2008 and changes in bank lending protocols continues to effect the ability of individuals at and below the low-to-moderate income level to qualify for loans with banks. Credit requirements, although moderate, have proven to be difficult for many people to meet due to the increased financial requirements caused by the recession and income levels are likewise problematic. Housing Rehabilitation loans continue to be challenging due to the lack of credit worthiness of most applicants, the exceptionally low income levels of most applicants and the after rehabilitation value of many properties.

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

Future Action Plans will likely focus on Housing Grants, Public Improvements and Economic Development activities related to the removal of Slum and Blight in the City's National Historic District, although smaller sums will be directed to Economic Development Loans designed to facilitate Job Creation. Clearance will continue to be entirely financed by the City's General Fund. The needs of those with disabilities continues to rise as the population ages and housing stock grows older. Therefore, Emergency Housing Repair Grants will continue to be a central tenant of the CDBG program for the City of Bessemer. The Emergency Housing Repair Grant is designed to address the needs of the elderly and the disabled with repairs specific to addressing disabilities through compliance with the Americans With Disabilities Act and Health and Safety. Bessemer has a large elderly population that is addressed by this program. While not a direct part of the action plan the City will continue to pursue partnerships with agencies like Habitat for Humanity, The Veterans Administration and the Bessemer Public Housing Authority to leverage funds and increase outreach. In the case of elderly applicants on fixed incomes, standard rehabilitation loans are not feasible because of the expense and grants are not adequate to address all the repairs necessary for many properties. The City has directed CDBG funding toward a matching grant program hoping to leverage funds while facilitating Housing CODE related repairs, but the needs of the elderly will be difficult to meet with lower on-hand Revolving Funds. The City plans to spend \$25,000.00 in CDBG Entitlement funds for Down Payment Assistance Grants which should assist 5 new homeowners.

**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	20	0
Low-income	1	0

Moderate-income	0	0
<b>Total</b>	<b>21</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

All City Housing programs are designed to serve individuals at or below the Low-to-Moderate income level. In addition, the majority of programs are designed to address the needs of the elderly and disabled. For instance, the Emergency Housing Repair Grant is targeted to elderly and disabled home owners with the goal of addressing specific repairs that address disabilities, as well as health and safety. Typical projects include wheel chair ramps and ADA bathroom and other issues of access. The demand for grant funds from those with disabilities exceeds available funding. By partnering with outside agencies the City has and hopes to continue to raise the effective funding of the CDBG program to a level commensurate with grant levels before reductions began.

The City has no programs designed to address rental property or "Worst Case Needs" of renters, specifically. However, the City does work with the One Roof organization to address the needs of the homeless. Therefore, the worst case needs of the homeless are addressed. It should be noted the City receives no ESG funding.

## **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**

The City of Bessemer receives no ESG funding or funding of any type designated to address the needs of the homeless. The City does use CDBG funds through its Emergency Housing Repair Grant Program to conduct repairs that would allow a disabled person to continue living in their home. The City has also offered One Roof and the Latch and Live organization the opportunity to manage houses the City has in its inventory as temporary housing for the homeless. The City provides access to its Buy/Rehab/Sell program for CDBG eligible homeless persons. It is hoped One Roof, The Foundry and Latch and Live can provide referrals in that regard.

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

The One Roof organization indicates that there were at least 21 homeless individuals living in the Bessemer area in FY2018, but this decrease of 9 individuals over FY2017 is probably related to fewer Bessemer area volunteers during the 2019 survey rather than a true decrease in homelessness. One Roof has also provided the following overview of homelessness in Jefferson County:

The 2019 sheltered homeless numbers increased significantly from 533 to 655. This is an increase of 122 sheltered people, but it must be noted that the Continuum also recorded a loss of 104 available emergency and transitional beds. The emergency shelter bed count for 2018 was 431 while the 2019 count was only 386. The transitional bed count for 2018 was 219 and dropped to 160 in 2019. The change in ES and TH beds was a total loss of 104 temporary beds, a number that is significant in a Continuum of our size. That decrease might be mistaken for a system change that values permanent housing over temporary housing units, but this Continuum saw the number of people housed in Rapid Rehousing (RRH), a permanent housing type, decrease from 191 beds in January 2018 to 106 beds in January 2019. Part of this decrease is due to administrative changes in the two major agencies with the RRH programs, but the majority of change is traced to changes in the housing market. It is becoming more difficult to identify safe, decent, and affordable housing, particularly that which is accessible by public housing; rent is going up but the wages are not keeping pace. Housing availability is decreasing which also increases the price of the units. While this Continuum is committed to Housing First as a guiding principle, this has contributed to the loss of some housing providers. We are not suggesting that we refocus on something other than Housing First, but instead that we must have alternate funding for repairs, loss of housing deposits, etc. Unfortunately, we have seen a corresponding increase in the unsheltered population. The number of unsheltered persons identified in 2018 was 214, and 326 in 2019. This increase of 112 is the first time in more than 10 years that we have had measurable increases in the unsheltered population of our Continuum. This increases our concern about the availability of

affordable, low/no barrier housing that is immediately available for our population with the most barriers such as long/ exceedingly long term homelessness, felony backgrounds, mental illness and substance abuse. The changes in the chronic homeless numbers support this. We had 95 chronically homeless people sheltered in 2018 and 83 in 2019. 24 chronically homeless people were unsheltered in 2018, but that number increased to 34 in 2019. This shows us that we are able to get our chronically homeless into shelter, but that we are challenged to move them out into permanent housing. We must increase the availability of affordable (affordable on minimum wage), low/no barrier, and immediately available permanent housing. That will both prevent some homelessness and end other homelessness. The number of Unaccompanied Youth (under 25) increased from 22 in 2018 to 63 in 2019. We have done a better job of finding and counting these young people, but the loss of RRH beds is what accounted this increase. Because we saw a dramatic decrease from 2017 to 2018 when RRH for youth was first opened, we know that the Rapid Rehousing programs can decrease the number of Unaccompanied Youth on our streets, and loss of those beds has increased the number. Again, part of that RRH change was related to program administration, but part was simply that safe, decent and affordable housing is simply not readily available. The number of Domestic Violence victims decreased from 100 in 2018 to 61 in 2019, but Domestic Violence dedicated housing was lost during this time, so we do not believe this is a significant decrease.

**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**

The CDBG funded Emergency Housing Repair Grant program is designed to remove barriers associated with the disabilities and medical conditions of homeowners and can be used for participants over 62 years of age in cases where health and safety are involved. In many cases housing is not accessible for those with disabilities. Eliminating those accessibility issues can allow a person to live in a house that would not work for them otherwise. The City works with UAB West to address the needs of the disabled or those with long term medical issues, when they are discharged from UAB West. These programs often make it possible for an elderly or disabled person to continue living in their own home.

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

The City provides low cost loans to repair houses under its Buy/Rehab/Sell program that could be used

to assist a qualifying homeless person. The City works with the United Way of Central Alabama to assist those with credit problems and place them in a plan that can lead to home ownership. In addition, the existing housing repair programs of the City act to prevent families from becoming homeless. The Emergency Housing Grant program by its focus on barriers to the disabled has definitely allowed the disabled and elderly an opportunity to continue living in their own homes.

The CDBG funded Emergency Housing Repair Grant program is designed to remove barriers associated with the disabilities and medical conditions of homeowners and can be used for participants over 62 years of age in cases where health and safety are involved. In many cases housing is not accessible for those with disabilities. Eliminating those accessibility issues can allow a person to live in a house that would not work for them otherwise. The City works with UAB West to address the needs of the disabled or those with long term medical issues, when they are discharged from UAB West. These programs often make it possible for an elderly or disabled person to continue living in their own home.

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

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

The Housing Authority of the City of Bessemer (BHA) manages 702 public housing rental units at seven (7) AMPS and administers 475 Section 8 vouchers and 70 VASH vouchers. In addition, BHA manages one (1) bond financed 120 unit Senior Complex and a new 198 unit RAD Multifamily and two existing complexes that have been converted to RAD in J.I. Cobb Gardens with 110 units, and Thompson Manner with 56 Senior-Only units. The first of the developments was built in 1976 and the last was built in 1998. Because of various changes in federal housing policy, it is imperative that BHA engage new comprehensive strategies to accomplish its mission:

The Mission of the Housing Authority of the City of Bessemer is to increase the supply of, and maintain existing affordable rental housing; to encourage homeownership for low-income households and to promote training, educational opportunities and asset independence in a way that improves the health and civic and community vitality of Bessemer, Alabama.

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

The Bessemer Public Housing Authority has a program whereby one Public Housing resident sits on the Housing Authorities Board of Directors. The Bessemer Public Housing Authority has also established a program designed to help transition Public Housing residents into homeownership. The program teaches various financial and life skills necessary to become a homeowner. The City of Bessemer cooperates in this effort to assist in the process when possible. The Agency will expand its FSS program to facilitate a Homeownership program for both Public Housing and Housing Choice Voucher residents. The PHA will also develop a Lease Purchase Program for qualified residents and other income eligible.

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

The Bessemer Public Housing Authority is not a troubled PHA. Therefore, it was not necessary for the City of Bessemer to provide assistance in that regard.

### **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)**

No actions have been or are necessary to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing at the local level. State laws regarding the ability of the City to gain control of properties from Clearance activities continue to need reform and the State Legislature has been on a trajectory to address that reform. The City maintains a coherent zoning plan with the ability to change as necessary. Building CODES are similar to the vast majority of Alabama cities. Fees and charges are moderate. The City encompasses more than 40 square miles of property that is suitable to develop. There are no policies negatively affecting return on residential development.

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

The deterioration of the infrastructure associated with low and moderate-income neighborhoods is viewed by the City as a contributing factor in creating blight and must be addressed in order to stabilize neighborhoods. The Clearance program now funded by the City of Bessemer (\$250,000.00 in FY2012, FY2013, FY2014, FY2016, FY2017 and FY2018) addresses the blight of residential and commercial structures and residential safety. 302 Blighted Structures have been demolished in the City of Bessemer since in 2011, but is now moving at a rate of about 120 houses per year. The City provides a wide variety of CDBG funded Housing Loan and Grant programs designed to serve low and low-to-moderate income individuals with a focus on the elderly and disabled. The City provides housing grants designed to address housing repairs and improvements associated with disabilities. The grant program can, in many cases, allow homeowners to continue living independently in their homes. The City also works to refer individuals to the Bessemer Public Housing Authority as necessary and the City has partnered with Habitat for Humanity to accomplish rehabilitation in situations that are not appropriate for CDBG funds.

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

The City of Bessemer follows all rules and regulations regarding the reduction of Lead Based Paint. The City provides testing in every instance where a painted surface could be disturbed by repairs or assumes the existence of lead based paint and proceeds appropriately. The City also notifies all participants of the dangers of lead based paint. Contractors working under the CDBG program are required to have all the certifications necessary to allow for the proper abatement of lead based paint hazards. The City has followed this policy consistently for many years.

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

The City has an active and aggressive economic development program that has attracted retail and

industrial jobs. These jobs have a direct effect of improving the economic status of families throughout Bessemer. New Businesses such as the Dollar General Distribution center, the Tannehill Promenade, Amsted Rail and Amazon have and will continue add literally thousands of jobs to the Bessemer economy. The City contributes approximately \$125,000.00 annually from its General Fund to the Camp Bessemer job training program for Youth. All the economic development activities of the City, including the acquisition of the Amazon Distribution Center that will open in 2019 and the Dollar General Distribution Center contribute to the economic wellbeing of every Bessemer citizen and improve the opportunities for employment.

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

The City has taken action to more effectively utilize all the departments that could impact housing related matters and well as matters related to Public Service and Public Facilities. The Housing and Inspections Department inspects and identifies non-conforming CODE conditions and assures those conditions are rectified as part of the process involving Housing Rehabilitation Loans. Economic and Community Development Department personnel are trained and licensed in Lead Based Paint procedures and the Environmental Review process. The IT Department has upgraded the City web site so that it now includes comprehensive language translation capabilities. The Economic and Community Development Department also has personnel trained in GIS mapping systems to assist in the Environmental Review process. These steps have worked to provide a comprehensive approach to move a given project from inception to completion as efficiently as possible.

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

The City of Bessemer has addressed and plans to continue addressing the problems associated with the poor condition of its housing stock and the opportunities for home ownership with its CDBG Housing Program. The City, as a CDBG entitlement, has a broad and effective housing program designed to provide loans and grants to improve housing and to provide opportunities for home ownership. The City partnered with Habitat for Humanity to facilitate the construction of ten (10) new houses in 2018. In addition, the City allocated \$250,000.00 annually in General Funds to demolish blighted housing as part of its annual General Fund budget in 2018. Recently the Bessemer Public Housing Authority undertook the complete renovation of two large multi-family facilities, demolished one entire multi-family complex. The Economic Development Department and the Bessemer Public Housing Authority actively work to provide opportunities for home ownership to persons transitioning from public housing.

Housing is an ongoing issue, but existing programs, initiatives and partnerships are and will continue to address those issues at an increasing rate.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**



**Transportation:** The City contributes to the Jefferson County Mass Transit System. The City has conducted transportation studies in the past and is presently in the process of participating in a study with the Regional Planning Commission in hope of facilitating the construction of a transit hub.

**Employment/Economic Development:** The City has attracted new business and help grow existing concerns. Incentives for attracting investment include such tools as tax abatements and Tax Increment Financing. The City recently landed an Amazon Fulfillment Center that is expected to create between 1500 and 3000 jobs. The Tannehill Promenade was a new development when the last CDBG Consolidated Plan and Fair Housing Plan was considered. The \$100,000,000.00 development has provided hundreds of new jobs and has been an economic engine providing close to a 30% increase in the City's tax base relative to FY 2010. Construction of the Dollar General Distribution Center has added approximately 600 jobs in its first phase and is expected to provide over 1000 jobs when completely implemented. The CSX Intermodal facility made great strides toward the revitalization of the old Pullman Standard facility and created 12 new jobs. The Tannehill Promenade continued to grow with the opening of the new Michaels store added in October of 2012 and Firehouse Subs was added in May of 2012. A new warehousing facility adjoining the new Norfolk Southern Intermodal facility adjacent to Bessemer will create more than 1000 jobs. The re-opening of the Amsted Rail/Griffin Wheel plant provided 150 jobs. Precision Grinding's expansion resulted in 25 new jobs. The \$50,000,000.00 US Pipe development added 100 jobs. The \$21,000,000.00 Intertec development of 2013 is expected to add 100 jobs when it is complete. The City was also involved in bringing other businesses to Bessemer that brought upwards of \$34,000,000.00 in development to the downtown area. Some of the more notable projects in process and in place include the conversion of the Masonry Arts Company to JB Processing, LLC with an expected 30 new jobs, the opening of Steyr Arms USA and the expansion of Milo's Tea. The City is addressing needs associated with employment at an exceptional rate.

**Poor Housing Stock:** The City has allocated \$250,000.00 annually in General Funds to demolish blighted housing during this Consolidated Planning period. The City is demolishing, on average, 120 houses per year.

The City has begun a partnership with Habitat for Humanity new housing construction. The partnership will serve to leverage City in-kind contributions and take advantage of the properties acquired through demolition. Habitat for Humanity will build ten new houses in Bessemer in October in 2018 and will build an additional five (5) homes later in the year. Habitat for Humanity are also working to build another 10 new houses in Bessemer in FY 2019.

**Housing for the Disabled:** The City works with its Police Department, Fire Department and institutions like the UAB West Hospital to identify homeowners who have housing needs relative to disabilities. The City routinely builds wheelchair ramps and makes repairs related to the American's With Disabilities Act, as well as addressing many of the other needs of disabled persons, through its CDBG funded Emergency Housing Grant program. In many cases the repairs facilitated by the Emergency Housing Repair Grant program serve to allow the disabled to continue living in the own homes

**Poor Credit Scores:** The City has partnered with organizations to provide credit counseling services to CDBG loan applicants to address a primary impediment to Fair Housing.

Please see the Fair Housing attachment for complete details.

## **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 Bessemer's Department of Economic and Community Development reviews all annual plan goals and projects on a quarterly basis, with more frequent reviews on those items requiring additional oversight. The purpose of such monitoring reviews is to determine that all programs are being carried out in accordance with the Consolidated Plan, and to ensure that statutory and regulatory requirements, including Section 3 requirements, are being met. Special attention is given to maintaining an expenditure rate that exceeds HUD's expectation of having no more than 1.5 years of grant funds available on the City's federal treasury letter of credit on the annual test date. The City now requires determination of Section 3 status as part of the contractor application process. The City requires that Section 3 certification status is included on all of commercial and residential contractors and will monitor to ensure related regulations are followed as pertains to minority participation. The City will include preference for Section 3 certification in all commercial and residential contracts. Public Facility monitoring is conducted by City Engineering, Building Inspections and Economic & Community Development. Economic & Community Development conducts onsite inspections of Public Facilities projects, during construction, on a weekly basis. The City began three Public Facilities projects in FY2017 and FY2018 including a \$552,000.00 ADA Improvement and Paving project. Economic Development projects are monitored by Building Inspections and the Economic & Community Development. Economic & Community Development conducts onsite inspections of Economic Development projects, during construction, on a weekly basis. Job creation is monitored on a bi-annual basis for economic development projects. Housing Rehabilitation projects are monitored by Building Inspection and Economic & Community Development. Housing Rehabilitation projects are monitored on at least a weekly basis while they are under construction. Public Service projects are monitored by Economic & Community Development to assure that all activities are appropriately documented prior to disbursement of funds.

## **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 City of Bessemer Economic and Community Development Department advertises CDBG activities in local newspapers, posts notices in public facilities and on public electric signage and posts notices on its web page to inform the public and provide a means for the public to comment during the Consolidated Plan and Action Plan development process and on the documents themselves. Advertising is also done to inform as to the availability of performance reports like the CAPER. The City also holds public meetings to discuss the CDBG program in general and accomplishments within the CDBG program specifically. Documents like the Consolidated Plan, Action Plan and CAPER are posted online are made available at City Hall and the Public Library for public inspection. The City also posts signage in public buildings in English and denotes the availability of Spanish translation services. Translations of any publically advertised document are available to citizens via the City's web site. The City provides translation services as necessary. Accommodations for access those with disabilities who attend public meetings is met through compliance with the American's with Disabilities Act for all public facilities used for meetings. At present City Hall, an American's with Disabilities Act compliant facility, is used for public meetings. All future advertising efforts will include public service announcements on radio and television, to the extent possible, to provide reasonable notice and an opportunity to comment to those with sight impairments while those with hearing impairments are addressed through newspapers, public postings and the internet. Citizens are afforded the opportunity to comment during public meetings and in writing during the Consolidated and Action Plan processes. In addition to the aforementioned advertising methods all planned Action Plan and Consolidated planning meetings are announced during City Council meetings in open session. Copies of the Consolidated Plan, Action Plan and CAPER are maintained for public access in the Mayor's Office, Economic and Community Development Office and Office of the City Clerk. The City website has been upgraded to include state of the art language translation capabilities for multiple languages.

### **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.**

As a result of the dramatic reduction of CDBG funding since 2007 and the demand for housing services, housing has become the primary focus of the City of Bessemer's CDBG program. Emergency Housing Repair Grants will continue to be the primary program because of the extraordinary need for those with disabilities. Matching grants will also be added to address the needs of low to moderate income persons without disabilities, in all age groups. Given the income level of most participants housing loans have become less and less of a focus over time. However, there is still an adequate level of need to continue housing loan programs at a moderate level. The City has moved Clearance projects from CDBG funding to funding by the General Fund so there will be no CDBG funding for Clearance activities in the foreseeable future. Matching grants for Historic Rehabilitation in Bessemer's commercial National Historic District will continue as a long term solution to removing slum and blight in the Historic District while bringing business to that area. Given funding levels it is expected that Economic Development loans will continue, but at a lower level. Public Facilities projects are expected to focus on ADA

improvements and Park Improvements.

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

No

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

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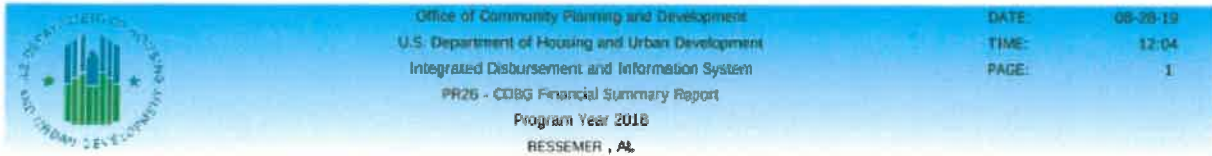
**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

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

# Attachment

## PR26



<b>PART I: SUMMARY OF CDBG RESOURCES</b>	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,686,300.07
02 ENTITLEMENT GRANT	387,815.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	249,778.92
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	99,454.05
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,433,348.04
<b>PART II: SUMMARY OF CDBG EXPENDITURES</b>	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	807,948.70
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	846,911.10
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,654,859.80
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	104,853.61
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,759,713.41
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	673,634.63
<b>PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD</b>	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	637,760.35
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	1,017,099.44
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,654,859.80
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
<b>LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS</b>	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
<b>PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS</b>	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	387,815.00
33 PRIOR YEAR PROGRAM INCOME	359,004.35
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	746,819.35
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%
<b>PART V: PLANNING AND ADMINISTRATION (PA) CAP</b>	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	104,853.61
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	104,853.61
42 ENTITLEMENT GRANT	387,815.00
43 CURRENT YEAR PROGRAM INCOME	249,778.92
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	637,593.92
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.45%

# Advertising, Citizen Comments and Fair Housing

**ALABAMA**  
MEDIA GROUP

The Birmingham News

LEGAL AFFIDAVIT

AD#: 0009266762

Total

\$717.75

State of Alabama,) ss  
County of Jefferson)

Larry Leibergood being duly sworn, deposes that he/she is principal clerk of Alabama Media Group; that The Birmingham News is a periodic newspaper published in the city of Birmingham, with general circulation in Jefferson County, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

The Birmingham News 08/04, 08/07, 08/09, 08/11, 08/14, 08/16, 08/18, 08/21, 08/23/2019

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 23th day of August 2019

  
Notary Public



**NOTICE**

Notice is hereby given that the City of Bessemer is preparing and will submit to the U.S. Department of Housing and Urban Development the Consolidated Annual Performance Report (CAPER) for Program Year 2018 (June 1, 2018-May 31, 2019). The Consolidated Annual Performance Report will be available for review by the Public at the Office of Economic and Community Development in the Bessemer City Hall, 1100 1/2 Avenue North, during normal business hours (8:00 am - 4:00 pm).

**NOTICE CUBANA**

Se da aviso de que la Ciudad de Bessemer está preparando y presentará al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. el Informe Anual Consolidado de Desempeño (CAPER) para el año de Programa 2018 (del junio de 2018 al 31 de mayo de 2019).

El Informe Anual de Desempeño Consolidado estará disponible para revisión por el público en la Oficina de Desarrollo Económico y Comunitario en el Ayuntamiento de Bessemer, 1100 1/2 Avenida Norte, durante las horas normales de oficina (8:00 am a 4:00 pm).

Birmingham News August 7, 9, 14, 16, 18, 21, 23, 2019





Forrest R. Davis  
Director

*City of Bessemer*  
**Economic & Community Development Department**

Kenneth C. Galley  
Mayor

August 28<sup>th</sup>, 2019

Ms. Garrett,

No citizen comments were received to date regarding the FY2018 CAPER.

Sincerely,

Forrest Davis

**Affirmatively Furthering Fair Housing  
Update for FY2019**

Fair housing activities include the Analysis of Impediments to Fair Housing Choice and Actions to Overcome the Effects of Identified Impediments.

**FAIR HOUSING PLAN FOR THE CITY OF BESSEMER  
2015-2019**

This document is prepared in order to comply with the requirements of the Department of Housing and Urban Development (HUD). The City, as a grantee, under various HUD programs, must certify that it "affirmatively furthers fair housing" within its jurisdiction. It is the policy of the City of Bessemer to promote fair housing choice and to eliminate policies or actions which either deliberately or unintentionally have the effect of hampering the free exercise of housing choice for its citizens.

**Analysis of Impediments to Fair Housing Choice**

During the preparation of the City of Bessemer's 2015-2019 Consolidated Plan the Department of Economic and Community Development examined census data to determine racial patterns in the housing market. This analysis revealed the following:

- All census tracts within the City contain a mixture of races. Census tracts range from 90%+ black, 5%+ white and 5%+ other. However, there are many census tracts that are heavily mixed. The American Fact Finder data from 2013-2017 shows a racial breakdown of 69.9% African American and 24.4% White. No other racial group reaches 5%.

Public Housing and Section 8 voucher programs were examined for housing patterns. Records of the Bessemer Housing Authority reveal that at any given time the housing units under their jurisdiction are 95% occupied by black households and 5% by white households. This does not reveal a pattern of discrimination, considering the overall 69.9% black, 24.4% white, racial makeup of the City.

Another way to analyze fair housing is to review public policies, practices, and procedures involving housing and housing-related activities, including zoning and land use policies. The City of Bessemer follows the International Building Code Congress standards for building practices and health and safety regulations. The City also has no unreasonable land use controls or exclusivity zoning. Therefore, no City policy affecting fair housing is observed.

The analysis of housing affordability contained in the Consolidated Plan reveals that Bessemer has a very affordable housing stock. This housing, in many cases may need rehabilitation, but is surprisingly affordable, even on the upper end of the housing market. Bessemer's property taxes and fees are among the lowest in the region and state law provides for tax breaks for the elderly. This fact places a burden on the City to maintain basic services because of low residential property values and the large numbers of elderly households paying no property taxes.

For perspective, the state of Alabama has the 3<sup>rd</sup> lowest cost of Housing, the 5<sup>th</sup> lowest cost of transportation, the 2<sup>nd</sup> lowest property taxes and the 11<sup>th</sup> lowest cost of living in the United States. Housing in Alabama is more readily available from the aspect of expense than in all but two states. All those are positive facts, but they must be tempered, relative to Bessemer, by the fact that over 65% of the population of Bessemer has an income at or below 85% of median income and 29.7% of the population falls under the poverty level.

Over the past decade the economy of the City of Bessemer has steadily improved. Recent evidence suggests that the growth in new business and jobs could help to create a healthier demand for housing. Also, the perception of Bessemer as an undesirable place to live has been mitigated to some degree because of positive publicity resulting from economic growth. The City has and will continue to encourage an economically diverse housing market while at the same time continuing to meet the needs of its low-income residents.

The City has considered the nature and extent of fair housing complaints/suits and other data that may point to impediments in the City's policy and goal of fair housing. Interviews with city departments and agencies dealing in housing revealed only one Fair Housing complaint filed against the City of Bessemer since FY2007 and that complaint was dismissed.

### **Identified Impediments to Affordable Housing Choice**

Lack of Transportation, Limited Employment Opportunities, Poor Housing Stock, Poor Credit Scores and lack of Housing that can meet the needs of the Disabled have been identified as the primary impediments to fair housing choice.

**Transportation:** Access to employment, medical services and social services can be limited by the availability of public transportation. Limited access in any of these areas can limit fair housing choice. The present public transportation system is provided by Jefferson County's MAXX System. The system does serve most areas of the City now, but many areas could use improved access, especially those areas most heavily populated by the elderly. Access for those traveling to reach employment is also a concern.

**Employment/Economic Development:** The City of Bessemer's +10% unemployment rate in 2015 related to the general economic downturn that began in 2008, but it also related to a lack of job availability specific to the area. The City lost most of its industrial job base during the 1980's. The present 3.5% unemployment rate proves economic development activities locally as well as national policies have had positive impacts. The need for new economic development activities and job creation is essential to fair housing choice.

**Poor Housing Stock:** The City of Bessemer's housing stock is in generally poor condition. Foreclosed and abandoned properties number among the highest in Alabama with a HUD needs analysis score ranging from 16-19. Blighted housing in many areas of the City impacts not only quality of life, but access to insurance coverage, which, in turn, limits fair housing choice. In addition, the condition of housing limits the housing accessibility to those who are disabled. The City addresses the condition of housing stock through a variety of grant and loan programs.

**Poor Credit Scores:** Insufficient credit scores is a major impediment to Housing in the City of Bessemer. Although not specific to the City of Bessemer, the State of Alabama's credit score average is 2<sup>nd</sup> worst in the nation. Poor credit scores eliminate many from consideration for new home loans and loans for housing rehabilitation. The City works with various groups to provide credit counseling for those seeking housing loans.

**Housing for the Disabled:** The City has a large elderly population and many elderly suffer from disabilities. These disabilities can have the effect of forcing the disabled from their homes due to the lack of facilities that would otherwise allow them to continue to live independently. The City devised the Emergency Housing Repair grant to address the needs of the disabled relative to repairs directly affecting disabilities.

### **Actions to Overcome Identified Impediments**

The City has addressed and continues to address all the identified impediments to fair housing in the Bessemer community. It should be noted that it is not reasonable to believe that the core impediments to fair housing can be eliminated. However, it is possible to address each impediment and mitigate their effect to some extent. Therefore, the process is, and will be, an ongoing one. The following is an overview of the actions and resultant progress made relative to housing impediments over time.

#### **Transportation:**

In order to enhance the availability of transportation for low-to-moderate income persons, the elderly and the disabled, the City contributes to the Jefferson County Mass Transit System. The City has conducted transportation studies in the past and has participated in a study with the Regional Planning Commission in hope of facilitating the construction of a transit hub which would provide improved transportation services for the citizens of Bessemer. To date grants for the transportation hub have not been forthcoming. However, access to transportation has improved, but has room to improve further. It should be noted again that the State of Alabama has the 5<sup>th</sup> most affordable transportation situation in the nation, and the 2<sup>nd</sup> lowest cost of gasoline, so cost of transportation is not the problem access is.

An Amazon Robotics Fulfillment Center will open in Bessemer in 2020 and employ some 1,500 to 3,000 people. The city of Bessemer has committed to a partnership with the Birmingham-Jefferson Transit Authority to provide bus service to the facility, which is being constructed on Powder Plant Road in Bessemer. The city, the BJCTA and Amazon are currently working out the details of the transportation service. The goal of the collaboration is to eliminate transportation as a barrier to residents of Bessemer finding employment.”

In addition, the city has worked with the BJCTA in past years to provide bus service through a similar program to the Dollar General Warehouse on Lakeshore Drive and to the Tannahill Promenade on Eastern Valley Road and Interstate 459. The goal, again, was to eliminate transportation as a barrier to employment for residents in the city.”

The city is continuing to work with the BJCTA to explore routes and services that will offer residents an opportunity gain employment and remain employed.

In addition, the city contributes \$30,000 annually in non-federal funds to a non-profit known as ClasTran for paratransit service. The ClasTran service fills in gaps in service not provided by the BJCTA. Paratransit service for ClasTran has included taking residents, primarily seniors, low-income residents and the disabled, to activities ranging from adult daycare, dialysis and medical appointments, nutrition and grocery shopping and employment opportunities

#### **Employment/Economic Development:**

According to Alabama Department of Labor statistics the City of Bessemer's unemployment rate for the month of May 2019 was 3.4%. This dramatic improvement, compared to over 10% rates in 2015, has taken place over the last two years and reflects an improved national economy as well as the tremendous success of economic development efforts by the City of Bessemer and the State of Alabama. In fact, not all of the economic development projects presently underway have had time to make an impact so future unemployment stands to improve even more. As a whole the employment situation in Bessemer in 2019 is greatly improved since the Analysis of

### Impediments in 2015.

Economic Development is the key to lowering the unemployment rate even further. Lower unemployment translates to an improved ability for Bessemer's citizens to earn the income necessary to qualify for loans and improve housing choice. The City of Bessemer has worked diligently, and will continue, to attract new business and help grow existing concerns. The challenge for meeting underserved needs in creating job opportunities with livable wages has been great. Incentives for attracting investment include such tools as tax abatements and Tax Increment Financing. The City broke ground on a new Amazon Fulfillment Center in October of 2018 that is expected to create between 1500 and 3000 jobs. Ancillary development related to Amazon is expected to be significant. The Tannehill Promenade was a new development when the FY2010 CDBG Consolidated Plan and Fair Housing Plan was considered. The \$100,000,000.00 development provided hundreds of new jobs and has been an economic engine providing close to a 30% increase in the City's tax base since its beginning. Construction of the Dollar General Distribution Center in June of 2011 added approximately 600 jobs in its first phase and is expected to provide over 1000 jobs when completely implemented. The CSX Intermodal facility made great strides toward the revitalization of the old Pullman Standard facility and created 12 new jobs. A new warehousing facility adjoining the new Norfolk Southern Intermodal facility adjacent to Bessemer created more than 1000 jobs. The re-opening of the Amsted Rail/Griffin Wheel plant provided 150 jobs. Precision Grinding's expansion resulted in 25 new jobs. The \$50,000,000.00 US Pipe development added 100 jobs. The \$21,000,000.00 Interier development of 2013 added approximately 100 jobs. The City was involved in bringing JB Processing to Bessemer in 2014. That project brought upwards of \$34,000,000.00 in new development and 30 new jobs. The City also anticipates an improved business climate with the introduction of new businesses and the expansion of existing businesses. Some of the more notable projects include the opening of Steyr Arms USA in 2014 and the \$13,000,000.00 expansion of Milo's Tea. During the last five years the City of Bessemer has been one of the most active economic development areas in the state. It is anticipated that the mix of industrial and retail development will continue at a growing pace. The City is addressing needs associated with employment at an exceptional rate.

### Poor Housing Stock:

The City of Bessemer has addressed and plans to continue addressing the problems associated with the poor condition of its housing stock and the opportunities for home ownership with its CDBG Housing Program. The City, as a CDBG entitlement, has a broad and effective housing program designed to provide loans and grants to improve housing and to provide opportunities for home ownership.

The City has allocated \$250,000.00 annually in General Funds to demolish blighted housing during this Consolidated Planning period. The City is demolishing, on average, 120 houses per year. The presence of dilapidated housing lowers property value and limits the ability of homeowners living adjacent to blighted properties to obtain and maintain insurance coverage on their homes. The City's Clearance program has directly addressed these issues and will continue to do so.

The City's partnership with Habitat for Humanity for housing rehabilitation and new construction has been effective. The partnership serves to leverage City rehabilitation funds and it takes advantage of the properties acquired through demolition and other means. Habitat for Humanity built ten new houses in Bessemer in October in 2018.

Recently the Bessemer Housing Authority undertook the complete renovation of two large multi-family facilities, demolished one entire multi-family complex and has begun the process of

building a subdivision of single family homes. The Housing Authority is dedicated to transitioning their residents to home ownership. As such they have referred residents to the City who were able to take advantage of CDBG funded programs that resulted in home ownership.

The City maintains a broad housing rehabilitation program based on CDBG funds. Those programs consist of grants to address the needs of the disabled and loans for the complete rehabilitation of houses. The City also provides loans for rehabilitation and acquisition and grants for Down Payment Assistance. The City works with its Police Department, Fire Department and institutions like the UAB West Hospital to identify homeowners who have housing needs relative to disabilities. The City routinely builds wheelchair ramps and makes repairs related to the American's With Disabilities Act, as well as addressing many of the other needs of disabled persons, through its CDBG funded Emergency Housing Grant program. In many cases the repairs facilitated by the Emergency Housing Repair Grant program serve to allow the disabled to continue living in the own homes.

The City also maintains CDBG funded housing loan programs that are designed to bring houses into compliance with local and state housing codes. Components of this program also serve to facilitate home ownership while rehabilitating existing houses.

Low Credit Scores are a serious problem and impediment to the availability of housing loans for purchasing homes and for the rehabilitation of homes. The City has partnered with organizations to provide credit counseling services to CDBG loan applicants to address a primary impediment to Fair Housing. The City offers those with low credit scores the opportunity to participate in CDBG funded housing loan programs upon completion of credit counseling. In addition the City has sponsored large seminars on homeownership conducted by local private lending institutions.

Housing is an ongoing issue, but existing programs, initiatives and partnerships are, and will continue to address those issues at an increasing rate.

## **NOTICE**

**Notice is hereby given that the City of Bessemer is preparing and will submit to the U.S. Department of Housing and Urban Development the Consolidated Annual Performance Report (C.A.P.E.R) for Program year 2018, (June 1, 2018-May 31, 2019.)**

**The Consolidated Annual Performance Report will be available for review by the Public at the Office of Economic and Community Development in the Bessemer City Hall, 1700 3<sup>rd</sup> Avenue North, during normal business hours (8:00 am – 4:00pm).**

## **DARSE CUENTA**

Se da aviso de que la Ciudad de Bessemer se está preparando y presentará al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. El Informe Anual Consolidado de Desempeño (C.A.P.E.R) para el año del Programa 2018 (1 de junio de 2018 al 31 de mayo de 2019)

El Informe Anual de Desempeño Consolidado estará disponible para revisión por el Público en la Oficina de Desarrollo Económico y Comunitario en el Ayuntamiento de Bessemer, 1700 3rd Avenue North, durante las horas normales de oficina (8:00 a.m. a 4:00 p.m.).