

Grantee: Jefferson County, AL

Grant: B-08-UN-01-0001

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-UN-01-0001

Obligation Date:**Grantee Name:**

Jefferson County, AL

Award Date:**Grant Amount:**

\$2,237,876.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Plan Description:

A review of Jefferson County's overall situation indicates that for the purposes of this grant application, a large portion of the County exceeds the NSP program requirements for eligibility. Jefferson County will work within these areas where feasible but will not reject other areas of foreclosure concentration not shown under the Priority Areas of Greatest Need. The foreclosure data presented was gathered from multiple sources but, due to time constraints, should not be considered all inclusive. Foreclosure data is not static and may change rapidly with market conditions. For the purpose of this application, the summary needs data was used for identifying geographic areas of greatest need in Jefferson County. Greatest needs within the County's jurisdiction was defined through the use of available data including the: (a) Greatest percentage of home foreclosures; (b) Highest percentage of homes financed by sub-prime mortgage related loans; and (c) Identified by the State or unit of general local government as likely to face a significant rise in the rate of home foreclosures. Areas have been selected as Priority Areas of Greatest Need for the use of NSP funds within Jefferson County. First you will see the Priority Areas of Greatest Needs which show most, though not all the factors which were included in the analysis. Among factors considered were the Current Rate of Foreclosure, the Estimated Foreclosure Abandonment Risk Score, Income Eligibility, High Cost Loan Rate, 18 Month Problem Foreclosure Rate and USPS Residential Vacancy Rate among others. The Priority Areas of Greatest Needs are centered in multiple areas of the Jefferson County Community Development Consortium with the Consortium consisting of all of Jefferson County outside of the cities of Birmingham, Bessemer, Hoover, County Line, West Jefferson, Argo and Sumiton.

Recovery Needs:

Jefferson County intends to make loans to one or more non-profit entities (the Developer) pursuant to Section 2301 (c)(3)(A) of the NSP Notice published in the Federal Register on October 6, 2008. The purpose of the loans will be to finance the purchase of foreclosed upon homes and residential properties for rehabilitation (or redevelopment) and resale to low, moderate and middle-income homebuyers. The loans will be secured by a promissory note and mortgage. Upon completion of the rehabilitation (or redevelopment), the Developer will sell each property to an NSP income eligible homebuyer and take back a mortgage (i.e. a promissory note secured by a lien on the property). The payments received by the Developer on the mortgages will be used by it in accordance with NSP requirements to finance the purchase and rehabilitation (or redevelopment) of additional foreclosed upon properties for subsequent resale to NSP income eligible homebuyers. The Developer will take back a mortgage on each sale. The terms of the NSP loan may provide for no interest and no principal amortization until the maturity date, and may contain such terms as may be negotiated between the Developer and Jefferson County, subject to compliance with applicable NSP requirements. The NSP loan terms will also provide for forgiveness of the Developer's repayment obligations, in whole or in part, upon completion of the approved activities, as specified in the NSP loan agreement, in accordance with NSP requirements.

Selection of Properties

Jefferson County or its sub-recipient/developers will use current foreclosure lists for the acquisition of properties.

The emphasis will be placed on HUD foreclosures.

Discount Rates

A discount rate of 5% for individual purchases will be applied and 15% for purchases in aggregate. Aggregate purchases for NSP are defined as all properties that an NSP grantee purchases with its entire NSP grant. Arranging to purchase multiple properties in bulk may not have much effect on meeting the individual and aggregate purchase discount requirements. The individual discount requirement still applies to each individual house and an appraisal is required for each house.

Sales Price of Properties

All abandoned or foreclose-upon homes or residential properties that are purchased, redeveloped, or otherwise sold to an individual as a primary residence shall be sold at an amount equal to or less than the cost to acquire and redevelop or rehabilitate such homes or properties up to decent, safe, and habitable conditions. (Sales and closing costs are eligible NSP redevelopment or rehabilitation costs.) The maximum sales price for a property shall be determined by aggregating all costs of acquisition, rehabilitation, and redevelopment (including related activity delivery costs, which generally may include, among other items, costs related to the sale of the property). In no instance shall the sales price exceed appraised value as determined by a qualified appraiser Certified by the State of Alabama and acceptable to Jefferson County.

Rehabilitation Standards

Any work performed with NSP funds will comply with the 2003 International Building Code and the 2003 International Residential Building Codes as published by the International Code Council except those specifically altered by The Special Provisions promulgated by the Inspections Services Department of Jefferson County, Alabama.

Rehabilitation

Rehabilitation will be undertaken by Jefferson Countys sub-recipients/developers in compliance with all applicable Federal and state laws and procedures. The scope of work for units to be rehabilitation will be determined by Jefferson County Sr. Housing Rehabilitation Specialist who will also undertake all inspections.

Affordability

Jefferson County has adopted the HOME Program affordability standards found at 24 CFR 92.252 (a), (c), (e), and (f), and 24 CFR 92.254 to meet the continued affordability standards of the Neighborhood Stabilization Program. Utilizing these standards, Jefferson County will ensure that all NSP assisted housing remains affordable to individuals or families whose incomes do not exceed 120 percent of area median income or, for units originally assisted with funds under the requirements of section 2301 (f)(3)(A)(ii), remain affordable to individuals and families whose incomes do not exceed 50 percent of area median income.

Enforcement Mechanisms

HOME rules require that assisted properties remain affordable for a specific period of time (5, 10, 15 or 20 years), depending on the activity and the level of funds invested. Participating Jurisdictions are required to place certain restrictions on assisted properties in order to preserve affordable housing in their communities. Restrictions involving the period of affordability will be incorporated in a deed restriction and/or mortgage documents or other appropriate and binding documents (Note: covenants on land may be used in lieu of deed restrictions).

Buyers/Renters will be selected and applications processed by those entities participating in this program complying with all applicable rules, laws and procedures. Files will be submitted to Jefferson County for review and approval.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,237,876.00
Total CDBG Program Funds Budgeted	N/A	\$2,237,876.00

Program Funds Drawdown	\$9,444.53	\$9,444.53
Obligated CDBG DR Funds	\$223,787.00	\$223,787.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$335,681.40	\$0.00
Limit on Admin/Planning	\$223,787.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$559,469.00	\$560,000.00

Overall Progress Narrative:

Jefferson County, in conjunction with the Greater Birmingham Habitat for Humanity (Habitat), has begun the acquisition/selection process. To-date four properties have been submitted by Habitat for consideration. Each property has been submitted to the Alabama Historical Commission for review and two have been approved to date. Three of the four parcels involve demolition and three have been approved by the Alabama Department of Economic and Community Affairs (ADECA) and another is under review. Habitat has acquired one parcel to date and preliminary redevelopment (new construction) plans are under-way for the construction of a single family detached residential unit. All the the four units proposed are located within the City of Fairfield, Alabama and are within Priority Areas of Greatest Need as defined in Jefferson County's NSP Substantial Amendment.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Administration	\$9,444.53	\$223,787.00	\$9,444.53
2, Program Delivery	\$0.00	\$223,787.00	\$0.00
3, Acquisition/Rehab.	\$0.00	\$1,230,302.00	\$0.00
4, Target Acq & Rehab	\$0.00	\$560,000.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	100
Activity Title:	General Administration

Activity Category:

Administration

Project Number:

1

Projected Start Date:

03/09/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

09/30/2012

Responsible Organization:

Jefferson County Community Dev.

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$223,787.00
Total CDBG Program Funds Budgeted	N/A	\$223,787.00
Program Funds Drawdown	\$9,444.53	\$9,444.53
Obligated CDBG DR Funds	\$223,787.00	\$223,787.00
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County Community Dev.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

General administrative cost necessary to administer the NSP Program.

Location Description:

716 Richard Arrington Jr. Blvd. N Suite A-430 Birmingham, AL 35203

Activity Progress Narrative:

NSP Administration for all NSP Activities.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	101
Activity Title:	Program Delivery

Activity Category:

Acquisition - general

Project Number:

2

Projected Start Date:

03/09/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Program Delivery

Projected End Date:

03/08/2013

Responsible Organization:

Jefferson County Community Dev.

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$223,787.00
Total CDBG Program Funds Budgeted	N/A	\$223,787.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County Community Dev.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Program Delivery related to the acquisition and rehabilitation of foreclosed residential properties.

Location Description:

Target Areas within the Jefferson County Community Development Consortium which consists of all of Jefferson County outside of the Cities of Birmingham, Bessemer and Hoover and the towns of County Line, West Jefferson, Argo, Sumiton and Helena.

Activity Progress Narrative:

Program Delivery Cost.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/0
# of housing units	0	0	0	0/0	0/0	0/0
# of Households benefitting	0	0	0	0/0	0/0	0/0
# of Parcels acquired by	0	0	0	0/0	0/0	0/0

# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/0
Total acquisition compensation to	0	0	0	0/0	0/0	0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 102

Activity Title: Acquisition & Rehab.

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

3

Project Title:

Acquisition/Rehab.

Projected Start Date:

03/09/2009

Projected End Date:

03/08/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

Jefferson County Community Dev.

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,230,302.00
Total CDBG Program Funds Budgeted	N/A	\$1,230,302.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County Community Dev.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition and rehabilitation of foreclosed residential properties for sell to qualified buyers.

Location Description:

Target Areas within the Jefferson County Community Development Consortium which consists of all of Jefferson County outside of the cities of Birmingham, Bessemer and Hoover and the towns of County Line, West Jefferson, Sumiton, Argo and Helena.

Activity Progress Narrative:

Jefferson County has contracted with Greater Birmingham Habitat for Humanity to acquire/rehabilitated and/or redevelop abandoned/foreclosed properties under NSP. The purpose of Activity 103 is to meet the 75% non-set-aside allowed by NSP. To date, one property has been acquired. Said property also has the approval of the Alabama Historical Commission (AHC) and a construction loan has been made by Jefferson County. A second properties is in the acquisition and environmental approval process. The 2nd property is under review by the AHC if approved by AHC will be demolished and replaced with new single family detached homes. Demolition costs have been approved by the Alabama Department of Economic and Community Affairs. Once we have AHC approval acquisition, demolition and new construction can begin. Each unit is located within the City of Fairfield and are within targeted Census Tracts and Block Groups.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/10	0/2	0/12
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0

# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/12
Total acquisition compensation to	0	0	0	0/0	0/0	0/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: 104

Activity Title: Target Acq & Rehab

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

4

Project Title:

Target Acq & Rehab

Projected Start Date:

03/09/2009

Projected End Date:

03/08/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Jefferson County Community Dev.

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$560,000.00
Total CDBG Program Funds Budgeted	N/A	\$560,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Jefferson County Community Dev.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Targeted Acquisition and rehabilitation of residential properties for sale to qualified low income buyers.

Location Description:

Targeted Areas within the Jefferson County Community Development Consortium which consists of all of Jefferson County outside of the Cities of Birmingham, Bessemer and Hoover and the Towns of County Line, West Jefferson, Argo, Sumiton & Helena.

Activity Progress Narrative:

Jefferson County has contracted with Greater Birmingham Habitat for Humanity to acquire/rehabilitated and/or redevelop abandoned/foreclosed properties under NSP. The purpose of Activity 104 is to meet the 25% set-aside requirement of NSP. To date, two properties are in the acquisition and environmental approval process. Each property is under review by the Alabama Historical Commission(AHC) is approved by AHC will be demolished and replaced with new single family detached homes. Demolition costs have been approved by the Alabama Department of Economic and Community Affairs. Once we have AHC approval acquisition, demolition and new construction can begin. Each unit is located within the City of Fairfield and are within targeted Census Tracts and Block Groups.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/5
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/5

Total acquisition compensation to	0	0	0	0/0	0/0	0/5
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
