



Draft Fourth Program Year CAPER 2011 – 2012 Program Year

GENERAL

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

This report describes the progress the City of Mobile has made in grant year beginning May 1, 2011 through April 30, 2012 in implementing its Consolidated Housing and Community Development Plan, and details activities undertaken using its three federal entitlement grant funds; Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Partnerships Investment Program (HOME). The report also includes Homelessness Prevention and Rapid Re-housing Program (HPRP), Neighborhood Stabilization Program (NSP), and State Emergency Shelter Grant (ESG).

This is the fourth report on progress made under the City's Consolidated Housing and Community Development Plan covering 2008 – 2013. The activities in the CAPER were guided by the comprehensive analysis of needs of City residents contained in the "2008 Consolidated Plan and Strategy" which set out goals and strategies to address these needs over a five (5) year planning period.

The content of this report follow HUD guidelines. The City is submitting the required reports generated by HUD'S Integrated Disbursement and Information System (IDIS). Except for the Homeless and Fair Housing accomplishments, the information for the rest of the report was based on program activity reports provided by the City of Mobile.

2011-2012 ACTIVIES BY GRANT SOURCES

Community Development Block Grant (CDBG): CDBG is the major Federal urban development program. Each project must benefit low and moderate income persons, eliminate slum and blight, or respond to urgent needs such as storm damage. Most of the funds must be used for physical improvements, such as housing rehabilitation and public facilities. During 2011-2012, the major initiatives accomplished through the use of CDBG funds included massive street improvement, improvement of public facilities, renovation of public pools to make them ADA compliance, home modifications for people with disabilities, and public services primarily for low to moderate income residents of the City. The infrastructure and public facilities improvement completed includes:

PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS (PUBLIC FACILITIES: \$2,115,965)

Taylor Park Pool:

- Completed renovation of Taylor Park Pool, including provisions for ADA accessibility and construction of a sprayground to serve community residents (\$382,060).

Senior Activities for Independent Living (S.A.I.L.) Center:

- Completed renovation on a portion of a former school building for community programs. This would provide ample space and opportunity for senior programming (\$66,815).

Baumhauer-Randle Park Improvements:

- Completed improvements to Baumhauer-Randle Park, including ADA access from the parking lot (\$34,500).
- Completed renovations to existing concessions building and two press box buildings, including code and health department requirements, and improvements to one Little League field and one combination baseball/football field for participants and patrons have been substantially completed (\$105,598).
- Resurfaced and restriped the existing parking lot (\$23,800).
- The existing wading pool will undergo modifications to provide ADA accessibility (\$7,300).

Theodore Park Improvements

- Designed and constructed playground. Project Budget (\$69,500).
- Currently under construction: Concessions building with public toilet facilities and athletic storage areas, to serve the Football, Little League and Baseball patrons and participants. The toilet facilities will also serve the passive activities at the entire park until future development is undertaken. The project also will provide site water and sewage, and a dedicated fire water line with a fire hydrant for life safety. CDBG Construction (\$264,000).

Woodcock School Renovation

- Completed design and currently under construction: Provision of life safety requirements for entire former school building, including fire sprinkler and fire alarm systems. An Institutionally compliant Toilet Room is also provided in this phase of work. The Therapeutic and Senior Center facility will serve the mentally, physically and learning disabled population of the entire City of Mobile. CDBG Construction Project Budget: \$400,997.

ADA Pool Accessibility for Ten Park Locations

- Designed and construction substantially completed: Renovations to existing City pools and wading pools serving CDBG areas throughout the City of Mobile to provide ADA accessibility and serve residents of these various communities. Locations include: Figures Park, Hillsdale Park, Thomas Center, Kidd Park, Trinity Gardens Park, Crawford Park, Harmon Park, Laun Park, Lyons Park and Rickarby Park (\$161,150).

Playgrounds for City Parks

- Designed and constructed: New playgrounds for existing parks serving CDBG areas throughout the City of Mobile in order to provide recreation opportunities to children in these various communities. ADA access was provided from parking or through curb-side drop-off at each location. Locations include: Denton Park: \$69,500; Bailey Park: \$34,500; Hillsdale: \$35,000; and Kidd: \$38,500.
- Resurfacing and striping of existing parking lots completed at Denton Park: \$6,075; and Bailey Park: \$6,100.

Herndon (Sage) Park Walking Trail

- Completed improvements included provision of an ADA compliant walking trail looping the perimeter of the Park, including rest stops, existing sidewalk repairs and an ADA compliant water fountain (\$99,200). A second portion of the ADA compliant walking trail is being completed (\$16,000). These improvements are providing passive recreational opportunities to the community and to patrons and participants of baseball and soccer programs at this facility.
- Completed resurfacing and striping of existing parking lots (\$93,840).

Harmon Thomas Recreation Center

- Designed and completed renovation of the Center. Improvement included removal of damaged and unsafe gymnasium ceiling system and replacement with new structurally reinforced and appropriate suspended acoustical ceiling system to provide a safe location for recreational activities for the community (\$59,728).

Maitre Park

- Currently in Design. Improvements to the park include renovation of the existing concessions building, provision of a playground and other components as funding allows. These improvements will provide passive recreational opportunities to the community and support the current athletic programs at the park (\$72,666).

PFC Howard Johnson Park

- Currently in Design Phase by the City of Mobile Architectural Engineering Department: Improvements will enhance recreation opportunities for adults and children of this community (\$72,666).

INFRASTRUCTURE/STREET IMPROVEMENT

- Completed massive street improvement projects. In all, a total of 46 street segments in low to moderate income neighborhoods were resurfaced (\$1.1 million).

HOME MODIFICATION FOR PERSONS WITH DISABILITIES

Provided home modification assistance to 16 residents with disabilities to enable them achieve a degree of mobility, comfort and independent living in their homes. This was accomplished through the Independent Living Center.

PROGRAMS

Community Development Block Grant (CDBG): In 2011 Program Year, the Action Plan anticipated receiving \$2,856,610 in entitlement, \$170,000 in projected income and \$275,913 in reprogrammed prior year funds. The actual allocation was \$2,607,635, and of this, \$454,521 or 17.4% went towards annual debt payment of HUD Section 108 loans.

Public Service: Nearly \$405,621 or 15% of the 2011 CDBG funding assisted non-profit organizations with operational expenses under the public services category. These funds supported recreation programs for disadvantaged youth, healthy living and transportation services for the elderly living in low income neighborhoods, youth, community enrichment, and neighborhood outreach. The City funded programs that served 3,068 persons through the following subrecipients: Senior Citizens Services, Dumas Wesley, MDE-SWEET-P, Mobile Housing Board Youth Recreation, Dumas Wesley-Transportation, United Methodist Inner City Mission (UMICM), Kiwanis Boys and Girls, and McKemie Place.

HOME Funds: The City's HOME program has been re-certified by HUD and the hold on the funds has been lifted. The HOME funds are used by the City and its nonprofit partners to increase the supply of affordable housing units in Mobile. The 2011-2012 Action Plan contemplated accessing \$1,378,860 in HOME allocation; however, the City received \$1,356,794 in HOME Investment Partnerships Program funds during this same time period plus an additional \$323,370 in program income, and \$2,173,960 in prior year (2009) funds. To date, HUD's approval is pending on this part of the Action Plan. The City is working with HUD to resolve the hold on the funds.

The City funded three Developers to develop twenty single-family residential units: MLK Avenue Redevelopment Corporation (\$810,333), Volunteers of America Southeast (736,580), and Habitat for Humanity of Southwest Alabama (\$577,047). Habitat also received additional \$50,000 for homeowner rehabilitation project. This was 2009 HOME funds carried over from the Mobile Housing Board.

Emergency Shelter Grant (ESG) Funds: ESG is allocated to agencies that provide shelter, food, medicine, child care, and other services to the needy and homeless. The City allocated its grant funds to the Service Center of Catholic Social Services, Sybil Smith Family Village, Family Promise, Loaves and Fish and Penelope House. These subrecipients served 1,966 clients.

Homelessness Prevention and Rapid Re-housing Program (HPRP) Funds

HPRP grant was awarded to the Housing First under title XII of the American recovery and Reinvestment Act of 2009. The program was designed to provide financial assistance and services to either prevent homelessness or help those experiencing homelessness to be quickly re-housed and stabilized. Housing First administers this program. In 2011 2,256 homeless people were served in the City of Mobile. The total number of clients served under the Homeless Prevention and Rapid Re-housing Program (HPRP) was 231. The budget for Rapid re-housing was \$90, 419 for direct financial assistance and \$148,664 for relocation and stabilization. The budget for homeless prevention was \$790,516. This included \$444,140 for direct financial assistance such as rental assistance, or utility payments; and \$346, 376 for relocation and housing stabilization.

Alabama State Emergency Shelter Grant (ALESG) Funds: The following organizations were provided funding to supplement funding already provided under the entitlement ESG grant: Service Center of Catholic Social Services, Sybil Smith Family Village, and Penelope House. The remainder of funding was extended to the following homeless providers: Family Promise, McKemie Place and 15 Place (Loaves and Fish).

Neighborhood Stabilization Program (NSP) Funds: This program was a federal response to the housing foreclosure crisis. The City received \$2 million through the Alabama State Department of Economic and Community Affairs. Nineteen (19) homes were purchased and rehabilitated, 10 were sold, and the remaining 11 are being marketed to potential home buyers. The state of the economy and depressed housing market makes marketing the remaining houses extremely difficult. The City has approximately \$400,000 in program income, which will be recommitted to the Neighborhood Stabilization Program.

- a. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

SUMMARY OF FINANCIAL RESOURCES

The following shows how federal and non-federal resources for housing and community development were committed in 2011-2012 Program Year.

2011 Federal Allocation

Community Development Block Grant	\$2,607,635
HOME	\$1,356,794
Emergency Shelter Grant Funds	<u>\$ 129,536</u>
Sub-Total	\$4,093,965

Local

HOME Matching Funds	\$1,193,421.11
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Progress In Addressing Priority Needs from the 5-year Consolidated Plan

(DH-1) Availability/Accessibility of Decent Housing

Rental Housing: The City has established Neighborhood Revitalization Revolving Loan Fund with the REGIONS Bank. The City is creating partnerships designed to spur development of sustainable affordable rental and special needs housing. The City is partnering with Greer Investments LLC/Greystone LP in the development of affordable rental housing to be located on Girby Road. The Project is 56 units, new construction to be developed in the City of Mobile, and will consist of 7 Town House 2-story buildings. There will be 14 one-bedroom, 28 two-bedroom, and 28 three-bedroom units. The Project will provide: 6-units serving households of up to 30% AMI; 11-units serving households between 31%-50% AMI; 39-units serving households of up to 60% AMI and 1 managers unit. The Project will have 28 City HOME-assisted units serving the following: eight units at 30% AMI; eleven units at 50% AMI; and eleven units at 60% AMI. The Borrower has received funding approval from: Alabama Housing Financing Authority-

AHFA (Low Income Housing Tax Credit- LIHTC (\$5,963,250) AHFA – HOME (\$1,250,000) and Bank Independent for Construction financing (\$7,000,000) and Permanent financing (\$106,000). The Borrower will leverage its investment with the City of Mobiles \$850,000 of HOME funds at 2% interest rate to be paid back over the next 20 years.

Special Needs Housing: The City is also collaborating with the Volunteers of America Southeast to develop 14-unit rental housing for low-income persons with disabilities. This project is largely funded by the HUD Section 811 in the amount of \$1,524,300. The City intends to commit \$300,000 to the project.

Homeless Assistance: Other measures implemented to fulfill accessibility were through Homeless Prevention and Rapid Re-housing Program. These programs were geared toward the underserved population.

Homeownership: Of the 20 HOME single-family units funded with HOME funds, 7 are completed, 4 are in progress, and construction is scheduled to begin on the remaining 9 units.

Low-Moderate Income Homeowner Rehabilitation: The City solicited and received approximately 241 homeowner rehab applications from homeowners wishing to rehabilitate their deteriorating homes. Of these, 20 were approved in District 3, and 23 citywide. Of the approved applications, renovations were completed on 10 homes. About 198 people are on the waiting list for consideration as of April 30, 2012.

The Mobile Historic Development Commission (MHDC) completed rehabilitation of 7 homeowner units and two are in progress.

Home Modification/Visitability For People With Disabilities: The City completed 16 home modification projects to improve the mobility, comfort and independent living conditions for people with disabilities.

(DH-2) Affordability of Decent Housing

This goal was designed to provide down payment assistance to low-moderate income households for the purchase of affordable housing through Community Housing Development Organizations (CHDO), or through nonprofit affordable housing developers. Development of policy and procedures for administering down payment assistance (DPA) is in progress. When completed, the program would help qualified potential low-moderate would-be home buyers to become home owners.

(DH-3) Sustainability of Decent Housing

In 2011 2,256 homeless people were served in the City of Mobile. The total number of clients served under the Homeless Prevention and Rapid Re-housing Program (HPRP) was 231. The assistance provided included direct homeless prevention, financial assistance, relocation and housing stabilization. Housing counseling were also provided to individuals to enable them address issues related to pre-purchase, mortgage delinquency, and fair housing activities.

The City has completed a draft Analysis of Impediments to Fair Housing Choice. The study is currently undergoing public review process. Once adopted by the City Council, it will be sent to HUD for subsequent approval. The City intends to implement the recommendations in the study, which are designed to achieve sustainability of decent housing.

(SL-1) Availability/Accessibility of Sustainable Living Environments

Funds were provided to subrecipients that provide support services to homeless persons. For more information, see the Homeless Report. The City also supported elderly activities by funding the Senior Citizens Services.

Capacity Building for CBDOs: A capacity building program has been developed for Community-Based Development Organizations (CBDO). The program would include leadership development and Grants for Neighborhood program that would provide small grants to CBDOs to enable them implement self-help neighborhood improvement projects. The program would also enhance their capacity to act as active developers of their neighborhoods.

Neighborhood Revitalization Initiative: The City has initiated a Neighborhood Revitalization Program in CDBG-eligible neighborhoods. The program is designed to leverage City resources with private investments focused on spurring renewed interest in revitalizing distressed neighborhoods and attracting private investments.

Sustainability of Suitable Living Environments

The City completed a massive street improvement in the low-moderate income neighborhoods, including improvement of several public facilities: parks and community centers, as well as making swimming pools at the parks ADA compliance. Overall, improvements were made to 46 street segments, 6 parks/community centers, and 10 facilities were made accessible for people with disabilities. These improvements provided and expanded recreation opportunities for low-moderate income persons, including people with disabilities.

Economic Development: EO-1: Availability/Accessibility of Economic Opportunity

Small Business Assistance Program: The City of Mobile has established a small business development program designed to provide low interest loan opportunities and access to capital for small businesses looking to expand their operation and potential entrepreneurs trying to start a business. The program is also partnering with Commonwealth National Bank to improve access to capital for low-moderate income business owners and businesses proposing to locate in CDBG-eligible neighborhoods.

Small Business Partnerships and Technical Assistance: The City's CPD Small Business Program has also established partnerships with the Chamber of Commerce, Center for Entrepreneurial Excellence, Women's Business Center, Inc., Economic Development Services of the South Alabama Regional Planning Commission, local office of the U.S. Small Business Administration, the University of South Alabama Small Business Development Center. The CPD Economic Development Coordinator coordinates the partnerships as well as provide technical assistance to small, women and minority-owned

businesses. In 2011, 25 entrepreneurs received technical assistance from the City’s program. Of these, 7 submitted applications for small business loans, one application was approved through the loan committee, and 6 are currently pending.

FAIR HOUSING REPORT

ACTIONS TAKEN TO OVERCOME THE EFFECTS OF IMPEDIMENTS IDENTIFIED:

The following table details the actions the City of Mobile have taken to overcome the effects of the impediments identified -

IMPEDIMENT TO FAIR HOUSING CHOICE	ACTION TAKEN TO OVERCOME EFFECTS OF IMPEDIMENTS IDENTIFIED
<p>1. A shortage of decent affordable housing.</p>	<p>a) MHB and Habitat for Humanity are continuing their efforts to address the need for decent affordable housing through homeownership and rental housing development. The Mobile Housing Board (MHB) received \$5.7 million from HUD to renovate its deteriorated housing. This would provide more than 100 affordable units. Habitat completed development of 7 single family units that was funded by HOME funds provided by the City of Mobile.</p> <p>The City is partnering with Greer Investments LLC/Greystone in the development of affordable rental housing to be located on Girby Road. The Project is 56 units, new construction to be developed in the City of Mobile, and will consist of 7 Town House 2-story buildings. There will be 14 one-bedroom, 28 two-bedroom, and 28 three-bedroom units. Some units will be set aside for people with disability.</p>
<p>2. There is no area-wide commitment to providing affordable housing, so the majority of housing choices for low and moderate-income families are limited</p>	<p>a) The City has created a Community Planning & Development Department, which the Center for fair Housing anticipates partnering with in order to develop a Fair Housing Commission for the City of Mobile that would address this impediment.</p>
<p>3. High unemployment in low-income minority neighborhoods inhibits fostering fair housing opportunities.</p>	<p>a) The city’s unemployment rate is down .07% since November 2011 and now stands at 8.4% as of March 2012.</p>

	<ul style="list-style-type: none"> b) Southwest Alabama Workforce Development Council (SAWDC) provides opportunities for employment through job fairs and their website. c) Mobile Chamber and City of Mobile provide employment resources on their websites. d) SAWDC partners with Mobile Co. Public Schools to provide a dual education program for students to obtain college credits while in school increasing their opportunity for employments upon graduation. e) Mobile Works provides ongoing job training and employment opportunities at its location and via its website. f) The US Attorney’s office has developed an Ex-Offenders program which addresses re-entry issues around employment. Their office has secured local employers committed to hiring ex-offenders. g) The South Alabama Asset Building Coalition has been established to develop a strategic plan designed to reduce poverty in the region. The City’s CPD is a member of the Coalition. h) The City has established a small business assistance program to provide access to capital and technical assistance small and minority-owned businesses for job creation.
<p>4. City officials may not be sufficiently familiar with the fair housing laws and how these laws affect, or should affect, the performance of their duties</p>	<p>The Center has prepared a detailed Fair Housing Plan for the City of Mobile and has included ongoing training on fair housing and related laws as a task. The Center held an “Affirmatively Furthering Fair Housing Workshop in October 2011 for elected officials, city staff and housing providers. Additionally, the Center partnered with the HUD Birmingham office to hold Fair Housing training for housing professionals, in April 2012.</p>
<p>5. The existence of a strongly segregated housing market in the City of Mobile creates barriers to housing choice,</p>	<ul style="list-style-type: none"> a) The Center held a “Regional Justice Leadership Summit” that addressed this impediment and introduced steps

<p>regardless of whether discrimination is occurring, because it requires home seekers to overcome powerful personal and community expectations to live in a neighborhood with people like themselves.</p>	<p>to identify those areas and begin holding community town hall style meetings to address continued segregation patterns within the City. The Center held two town hall style meetings for (2) public housing complexes in the city of Mobile, to address this impediment.</p>
<p>6. Segregated housing patterns are being confirmed, rather than diluted, by redevelopment in the City</p>	<p>a) The Center held a “Regional Justice Leadership Summit” addressed this impediment and introduce steps to identify those areas and begin holding community town hall style meetings to address continued segregation patterns within the City. The Center held two town hall style meetings for (2) public housing complexes in the city of Mobile, to address this impediment.</p>
<p>7. The local media contributes to and promotes racial/ethnic division and hinders community cooperation.</p>	<p>a) The Center has recommended several tasks in the City’s Fair Housing Plan to address this impediment. Activities listed are efforts to address this impediment.</p>
<p>8. Numerous barriers exist to obtaining affordable, habitable housing in the City of Mobile.</p>	<p>a) Although the Alabama new Uniform Residential Landlord Tenant law went into effect on January 1, 2007, the Center has identified the lack of a clear enforcement mechanism for the law. The Center, held (2) town hall style meetings for renters who reside in public housing complexes in the city of Mobile, to address this impediment.</p> <p>b) The Center has researched locally and nationally Landlord Tenant Laws and Programs and presented the findings to the Mobile Housing Board (MHB) to be reviewed for modification and replication here in the City.</p>
<p>9. Disparities to fair and equal lending and insuring in predominantly Black minority areas.</p>	<p>a) The Center continues to receive calls regarding Predatory Lending practices and currently is implementing an investigation on Predatory Lending in Mobile and surrounding areas.</p> <p>b) The Center held (29) community educational seminars to educate the community on Fair Housing Act, Fair and Predatory Lending</p> <p>c) The Center has referred numerous cases to private attorneys and HUD.</p>

	<ul style="list-style-type: none"> d) The Center continues to investigate fair lending complaints. e) The City of Mobile is now implementing homeowner rehabilitation and this initiative is enabling property owners to buy property insurance coverage.
10. Discrimination in home ownership on the basis of race, national origin, familial status, and disability.	<ul style="list-style-type: none"> a) The Center for Fair Housing continues to receive calls of this nature in our office. b) Through community outreach the Center is providing educational workshops to educate the citizens on their fair housing rights with a special emphasis on race, national origin, familial status and disability. c) The City has completed Analysis of Impediments to Fair Housing Choice. The study is now undergoing a thirty-day public review and comment period. The study has several recommendations designed to address impediments to fair housing.
11. Families with children are often denied housing through refusal to rent or other discriminatory practices.	<ul style="list-style-type: none"> a) The Center for Fair Housing has seen an increase of the number of complaint calls received of this nature in their office since 2011-2012. b) The Center continues to run commercials on fair housing discrimination. Activities listed are efforts to address this impediment.
12. An insufficient number of accessible housing units are available that meet the needs of persons with disabilities in the City.	<ul style="list-style-type: none"> a) It is the policy of the City to require that developer partners set aside some units for people with disabilities when HOME fund is used. b) The Center is working with groups like Independent Living Center, Housing First (Veterans). The City also allocates CDBG funds to assist with home modifications. The Independent Living Center completed 16 home modification projects with CDBG funding provided by the City of Mobile.
13. People with disabilities are denied housing because of their disability and do not take full advantage of the protection of the law.	<ul style="list-style-type: none"> a) This is now the number one complaint received by the Center for Fair Housing (CFH). The number of calls has increased significantly and CFH continues to receive calls of this nature in our office.

	<ul style="list-style-type: none"> b) The Center has seen a significant increase in advocating for the rights of the disabled. c) The Center is running commercials on the housing rights of the disabled to accessible housing Activities listed are efforts to address this impediment.
14. Not all housing providers are making the accommodations and modifications necessary to make housing available to persons with disabilities.	<ul style="list-style-type: none"> a) Fair Housing Center has seen an increase of approximately 50% for requests to assist disabled clients who are homeowners with requests for home modifications. b) The Center partnered with the HUD Birmingham office to hold Fair Housing training for housing professionals, in April 2012. The subject matter included all aspects of the FHA with an emphasis on disability/accessibility requirements for housing professionals. Activities listed are efforts to address this impediment.
15. Citizens perceive homeless people as a negative component of the population.	<ul style="list-style-type: none"> a) The Center continues to work with the Homeless Coalition Continuum of Care. Specifically the Center is working with the Veterans program.
16. The transportation system is inadequate to service the needs of the working class.	<ul style="list-style-type: none"> a) Envision Coastal Alabama's Equity continues to make increasing access to public transportation a priority.
17. Public and assisted housing tends to segregate residents by race/ethnicity/income, depriving lower income families the access to the opportunities available in more diverse neighborhoods.	<ul style="list-style-type: none"> a) The Center has recommended that the MHB staff receive training from CFH as soon as possible. See Impediment 4.
18. Higher crime rates in minority neighborhoods negatively affect housing choice.	<ul style="list-style-type: none"> a) The Center has begun to work with some City Council members and the police department to deal with single parent female tenant safety concerns. b) Center, provides education and outreach activities that target single female tenants. c) The City is initiating neighborhood revitalization program to improve distressed neighborhoods and spur investments. It is anticipated that this strategy would also result in crime reduction.
19. Does not mention "handicapped" or "familial status" as stated in the Federal	<ul style="list-style-type: none"> a) Implementation of the recommended actions in the new Analysis of

Fair Housing Act.	Impediments to Fair Housing Choice would include update the Fair Housing Ordinance to include disabilities and familial status.
20. There are not enough fair housing activities in the City and the ones that exist are not well-attended.	<ul style="list-style-type: none"> a) The Center for Fair Housing continues to provide information to the residents of the City of Mobile, through community gatherings and workshops. The Center will continue its advocacy to raise awareness in the community. b) The Center has received funding from the City to increase education and outreach activities for the City of Mobile.
21. There is a lack of commitment from local attorneys in regards to fair housing.	<ul style="list-style-type: none"> a) The Center for Fair Housing is working with the Mobile Bar Association to recruit attorneys through their monthly newsletter.

Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction’s plan for the investment and use of funds directed toward homelessness.

The City of Mobile is a participating jurisdiction in the HUD designated City and County of Mobile, Baldwin County Continuum of Care (CoC), AL-501. An annual application for HUD McKinney-Vento Homeless Assistance Acts programs for Supportive Housing Program (SHP) and Shelter Plus Care (S+C) grants is submitted on behalf of the three jurisdictions by Housing First, Inc., the lead organization. The 2011 competition was for projects to be implemented in 2012 with 10 agencies in the City sharing in the \$3,469,456 total. Based on the HUD pro rata formula, 55.75% or \$1,849,139 of the amount expected to be awarded to the three jurisdictions will be credited to the City.

2012 HUD SHP Grants

City & County of Mobile, Baldwin County Continuum of Care AL501

Jurisdictional Assignment

2011 HUD Pro Rata Percentages
0.557 0.368 0.075

Agency / Sponsor	Project	Grant Amount	City of Mobile	Mobile County	Baldwin County
AltaPointe Health Systems	Chronic Permanent Housing	371,402	223,584	147,818	
Loaves & Fish Community Ministries	15 Place Day Center	409,834	246,720	163,114	

Penelope House	TLC Transitional Housing Families	146,187	88,005	58,182	
Dumas Wesley Community Center	Family Village Transitional Housing	163,077	98,172	64,905	
Housing First, Inc.	Victory Permanent Housing Disabled	160,019	96,331	63,688	
Family Promise	Case Management Families	78,178	47,063	31,115	
Catholic Social Services Baldwin	Permanent Housing Disabled	123,088			123,088
St. Mary's Home	Transitional Housing Young Adults	148,732	89,537	59,195	
Baldwin Family Violence Shelter	DV Transitional Housing	103,751			103,751
The Salvation Army	Project Able	94,756	57,043	37,713	
Service Center Catholic SocSrvcs	Permanent Housing Disabled	175,061	105,387	69,674	
Housing First, Inc.	Victory Transitional Housing Families	90,284	54,351	35,933	
Franklin Primary Health Center	Substance Abuse Treatment Women	123,060	74,082	48,978	
Housing First, Inc.	Community Housing Program	479,261	266,948	176,368	35,945
Franklin Primary Health Center	Franklin Case Management	86,100	51,832	34,268	
Housing First, Inc.	HMIS	105,000	58,485	38,640	7,875
Housing First, Inc.	Gateway II	120,861	67,320	44,477	9,065
Housing First, Inc.	Gateway I	120,860			120,860
Housing First, Inc.	Gateway III	120,861	74,330	36,258	10,877
AltaPointe Health Systems	Shelter Plus Care	249,084	149,949	99,135	
		3,469,456	1,849,139	1,209,461	411,460

Other federal grants available to The City of Mobile for addressing, preventing and ending homelessness are:

Housing First, Inc.: U. S. Dept. of Health & Human Services

SAMHSA Act Team grant for Chronic Homeless - \$400,000 annually. This grant provides intensive case management and treatment services for helping the chronic homeless secure and retain housing.

Housing First, Inc.: U. S. Dept. of Veterans Affairs

Supportive Services for Veteran Families Program - \$620,000 annually. This grant is geared to preventing homelessness for veterans and their families.

The required SHP cash matches for projects based in the City will total \$450,000 in 2012 and resulting in \$2,299,139 direct funding support for projects that serve and house homeless citizens. The sources for the cash matches will include City performance contracts, United Way allocations, foundation grants, Emergency Shelter Grants (ESG) and Community Development Block Grants (CDBG) through the City and the Alabama

Department of Economic and Community Affairs, and other funds generated by the sponsors of projects funded by HUD McKinney-Vento grants.

In addition to the local cash matches, an additional \$7 million is projected for 2012 in other community and mainstream resources that are considered leveraged support for the HUD homeless grants and citizens provided services and housing. This leveraged support includes Social Security Administration payments, VA benefits and health care, Medicaid, unemployment benefits, Food Stamps, mental health services, substance abuse treatment, transportation services, child day care services, volunteers support and general administrative support by the agencies that serve homeless citizens.

The City was awarded grant funds under title XII of the American Recovery and Reinvestment Act of 2009 in the amount of \$1,186,394 for the Homelessness Prevention and Re-Housing Program (HPRP). Housing First, Inc. has been under contract with the City to administer this program, which will conclude by July 2012.

The City of Mobile is aware of the HUD goals for further development of the Homeless Management Information System for accountability while addressing, preventing and ending homelessness and for using ESG to continue basic strategies of the Homeless Prevention and Rapid Re-Housing Program.

The Homeless Management Information System was enhanced under HPRP and became a major accountability activity for reporting the use and impact of resources that target homeless populations. The City of Mobile will require HMIS participation by all organizations that receive 2012 ESG funding. City funding in support of the HMIS will ensure participation and compliance by centralized intake, assessment, and referral organizations using or benefitting from ESG funding for their clients by providing licensure, training, upgraded hardware and software and technical assistance.

The CoC system for centralized assessment includes the United Way 2.1.1 Call Center, a daytime center for the street homeless known as 15 Place and Family Promise of Coastal Alabama for homeless families. The 2.1.1. Call Center provides initial screening and referral for homeless and at-risk individuals and households. 15 Place is an intervention center with case management referral, mental health and addiction treatment specialist, a VA outreach worker, state employment services and access to other resources. The Family Promise program offers telephone assessment, referrals and case management for homeless families with children.

Street outreach services are provided by a HUD SHP grant funded through Housing First, Inc. the CoC lead organization that is based at 15 Place and operated by Franklin Primary Health Center. A Health and Human Services (HHS) PATH grant for outreach to the homeless mentally ill is also based at 15 Place and operated by AltaPointe, Inc.

The growing demand for emergency shelter denotes a need to include 2012 ESG funding in support of organizations that provide that service. The increased need for domestic violence shelter is documented as related to the economic downturn and unemployment around 8% in Mobile metro area. The needs for shelter for single women and families have continued to outpace resources.

2012 ESG funding will include addressing homelessness prevention and rapid re-housing as a modified continuation of the Homelessness Prevention and Rapid Re-Housing Program (HPRP) that expires in 2012. Sub-grantee organizations will provide case management access to ESG resources reserved for that purpose. The published homeless definitions and regulations for 2012 ESG prevention and rapid re-housing will supplant HPRP regulations. Funds will be committed for financial assistance and relocation and stabilization services.

Emergency Solution Grant: Housing First will be the sole recipient of the City of Mobile's 2011 ESG Substantial Amendment fund (\$72,864). The fund will be used for HMIS, housing relocation and stabilization, rental assistance and Rapid Re-housing.

- 2. Homelessness—In a narrative, describe how the Action Plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.**

Housing First, Inc., the CoC lead organization, continually works on the development and implementation of strategies for housing and supportive services. The CoC focuses on prevention, outreach/assessment, emergency shelters, transitional housing, supportive housing and independent living. For households at-risk of becoming homeless, prevention services and housing assistance is available including HPRP and ESG funding emergency assistance through a number of front-line agencies.

When working with homeless populations there are many obstacles to be addressed. Depending on the cause of the homeless situation, obstacles may include: lack of education or job skills, language barriers, transportation barriers, child care barriers, mental health or chemical dependency issues, financial and credit issues, physical or sexual abuse, or a refusal to accept government assistance. A community effort coordinated by the CoC strives to remove barriers and address specific needs that individuals and families may have. The City collaborates with local organizations to promote the use of mainstream resources. CoC efforts is continuing on increasing transitional and permanent housing resources

The City actively collaborates with community groups, including the Downtown Alliance, a Business Investment District, to assess and address issues that impact economic development and the quality of life in downtown areas. Issues related to homelessness have been included in the process. Identified concerns have included the lack of intervention services for mental health and addictions services.

- 3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.**

A Homeless Task Force for ending chronic homelessness was convened by the mayor of the City of Mobile in 2004 and charged with responsibility for developing a 10-year plan to end homelessness. The "Plan to End Homelessness in Mobile and Baldwin Counties" was released in 2005.

Goals 1 through 9 were implemented by the CoC prior to 2008 with substantial improvement in the basic procedures for identifying chronic homeless citizens and providing intervention services. Eighty-one scattered-site permanent housing units with permanent supportive services have been created. A “harm reduction” project was implemented in 2007 as a strategy for housing chronically homeless citizens with mental health and addiction disabilities. In 2009, a SAMSHA (HHS) grant for an Act Team was secured for \$400,000 annually over five years to provide intervention, psychiatric and addiction treatment services for maintaining chronic homeless citizens in housing. By 2011, the success rate for keeping chronic homeless citizens in permanent housing had risen from 65% to 87%.

Goal 10 called for obtaining memorandums of understanding from institutions, criminal justice facilities, hospitals and government agencies regarding procedures to prevent discharge of individuals into homelessness. There has been limited success in this area in that such systems are now more aware of the issues but there are few actual policies in place that officially prohibit homeless discharge. The MOU’s are updated annually by the CoC lead organization, Housing First, Inc.

Goal 11 called for an intervention and Opportunity Center to prevent and end homelessness be established for the metro area. Planning for the Center was placed on hold in consideration of limited community interest and resources. In 2010, a new planning group was organized by the Mayor’s office to work with two downtown agencies, the Waterfront Rescue Mission and 15 Place, the homeless day center, for establishing a complex with shared facilities that would perform many of the services envisioned for the Center. In 2011 the City of Mobile allocated \$200,000 in CDBG funds to the project. It is expected that in 2012 the efforts being made will result in strong business, government, churches and service provider support for the new complex, to be built in a periphery area of downtown currently frequented by homeless citizens. The City has committed to helping to garner the financial resources needed for this new project with occupation of the new facility by July 2013.

As reported and projected in the CoC 2011 HUD application for federal grants to serve and house the chronic homeless, there are 81 permanent housing beds available for the chronic homeless and 12 additional beds will be added in 2012. Plans for creating additional beds or permanent housing units for the chronic homeless include:

1) A new HUD SHP PH project for a 7-unit project to serve and house chronic homeless individuals and their families, the full implementation of a Volunteers of America VA Grant Per Diem grant that will include designated units for chronically homeless veterans; placements with the Mobile Housing Board; supplemental funding from the Bedsole Foundation and the Smith Charitable Trust; and funding support through the Alabama Housing Finance Authority.

2) Develop MOU's with area Public Housing Authorities (PHAs) for accessing 6 housing units in 2012 that would allow transferring PH chronic residents ready for more independent living, thereby creating openings for new clients in existing PH chronic units.

3.) For the period 2012 – 2019, the goal is to have at least 150 units available to chronic homeless and their families.

It is acknowledged that ending chronic homelessness is a challenge worth pursuing as it would eventually increase resources that could be utilized for preventing homelessness.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The Homeless Prevention and Rapid Re-Housing Program (HPRP) included substantial funding to help households, individuals and families, retain housing or be placed in housing if homeless. The City of Mobile, as grantee, secured \$1,186,394 in HPRP funds and contracted with Housing First, Inc. as the lead organization for the CoC, to administer the program. HPRP will end mid-year 2012.

The City households seeking temporary housing assistance through HPRP have called United Way 2-1-2 for initial screening and to receive applications. Legal Services of Alabama has provided services for preventing evictions and Consumer Credit Counseling agency provides credit repair services.

From 2009 through 2011, 150 households served by HPRP received an average of \$3,046 in financial assistance to remain housed in a secure new housing. It is expected that an additional 50 households will have received assistance with the conclusion of the program in 2012. HPRP has served as a resource for preventing homelessness by limiting the increase that would have occurred otherwise.

The Family Promise program for families with children is in partnership with churches in the City for services to prevent homelessness when possible and provide temporary shelter if necessary. The Salvation Army operates a transitional facility for families and the Dumas Wesley Community Center operates a transitional apartment complex for women and their children. Penelope House operates a transitional housing program for victims of domestic violence. Emergency shelter services are available for single women at McKemie Place.

The two emergency shelters for men are operated by The Salvation Army and Waterfront Rescue Mission. The strategic plan for ending homelessness focuses on the development of intervention services that could reduce the need for emergency shelter.

The Opportunity Center complex being developed with the assistance and funding from the City and private sector is envisioned as the long-term strategy for intervention services to prevent homelessness. It would be an important step for long-term homeless prevention for individuals and families in the Mobile metro area.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

The City of Mobile adopted the following Discharge Policy Statement for Homeless Citizens in March 2007:

“It is the policy of the City to prevent homelessness by encouraging local and publicly funded institutions or systems of care to contact Housing First, Inc., the homeless coalition, for discharge planning consultation and assistance regarding citizens known to be homeless or who could become homeless at the time of discharge.”

Housing First, Inc., as the lead organization for the CoC, has accepted responsibility for coordinating and encouraging discharge planning to prevent homelessness when individuals are being released from a penal facility, hospital, institution or program that has responsibility for such planning. There are formal protocols in place for health care and mental health institutions that includes an annual letter from Housing First, Inc. to re-new and confirm agreements. Protocol for corrections is under development by the Mobile Area Interfaith Conference and includes plans for a community release center. The State of Alabama Department of Human Resources has a formal and written protocol for preventing homelessness when a youth has aged-out of foster care or from substitute care but limited resources have prevented full implementation. A HUD funded transitional housing project through Housing First, Inc., the lead CoC agency, is available to these youths at St. Mary’s Home, either at the time of discharge or after becoming homeless, targeting those who are ages 19-24.

Protocols for discharging homeless persons will remain under development in 2012 as described in the following summaries:

Foster Care Summary

The Mobile County Department of Human Resources, the State of Alabama child welfare agency, has formal written discharge policies for foster care. The discharge plan calls for re-unification with family whenever possible supported by resources available through the state. For those ageing out of the system, planning assistance and case management services are provided that are intended to result in housing and connections to mainstream resources in support of the plan. The plan includes a mandatory 6 month follow-up, and at the client’s request, may continue follow-up for up to 18 months. The CoC has one project for homeless young adults 19 – 24 years of age that is partially funded with HUD McKinney-Vento funds. This resource can only be explored should other avenues for securing housing not exist or result in homelessness.

Health Care Summary

There are four major health care organizations that provide inpatient services in the City of Mobile:

Infirmiry Health Systems, Providence Hospital, University of South Alabama Medical Center and Spring Hill Medical Center. All have reported there are no discharge policies or protocols specific to the needs of homeless citizens or patients. It has been recommended to all inpatient health care organizations that the following procedures be adopted as strategies for preventing patients from being discharged into homelessness:

1. Patients identified as homeless at the time of admission or acceptance for healthcare services, or who become homeless during the period of active treatment, are to be provided discharge planning that prevents being released into homelessness whenever possible.
2. Patients accepted for inpatient treatment without an address are to be reported to the discharge planning office of the healthcare organization at the time of admission.
3. The discharge plans developed by healthcare organizations should include any special considerations or procedures that are needed for homeless patients.
4. A patient should not be discharged to the streets and cannot be discharged to an emergency shelter unless the patient is physically and mentally competent, requests that action, and the shelter has been notified and agreed to accept the patient.

Health care organizations are notified annually of these recommended policies and reminded that McKinney-Vento funds are not meant to be used for discharge from inpatient care to transitional and permanent housing except under very specific circumstances that determine eligibility.

Mental Health Summary

Searcy Hospital is the State of Alabama inpatient facility located in the CoC jurisdiction. As a government funded treatment facility, state and federal law prohibits discharge planning that would result in homelessness. The state operates transitional and group homes for patients needing follow-up care and housing at the time of discharge from inpatient treatment.

AltaPointe Health Systems is the primary mental health organization in the CoC jurisdiction. AltaPointe operates a Shelter Plus Care project for the homeless mentally ill and transitional group homes for individuals requiring housing accommodations. Searcy Hospital and the community mental health organizations are aware of the availability of consultation by Housing First, Inc. in the event assistance is needed.

Corrections Summary

The Mobile County Metro Jail has not fully developed a formal protocol for releasing homeless prisoners. Housing First, the CoC lead organization, has recommended the following protocol:

1. Mentally-ill prisoners without an address at the time of incarceration and who are scheduled to be released should be reported to the AltaPointe Health Systems worker assigned to the Metro Jail.
2. Housing First, Inc. should be asked to participate in the development of a discharge plan for eligible homeless individuals being released.
3. Housing First, Inc. will provide information regarding rehabilitation and transitional housing programs that could be offered at the time of release. It is understood that HUD

McKinney-Vento funded housing should not be considered until all other resources have been explored and the history and background of a specific prisoner verifies eligibility and suitability.

The State of Alabama Department of Corrections has a basic policy for requiring an address for prisoners who will be released on probation. Therefore, such individuals are not considered homeless at the time of release. Statistical information collected at 15 Place, the homeless daytime service center, indicates that a significant number of these individuals become homeless within three months. Prisoners who have completed their sentence and will not be on probation are released without a requirement for a follow up address. A significant percentage of these individuals are considered to be at high risk of becoming homeless within three months. To address the concerns about state prisoners, both categories, in 2008 the State of Alabama implemented an initiative known as the Community Partnership for Recovery and Reentry Network. The state has been divided into regions with a network of faith-based and community organizations that have been asked to accept referrals for prisoners evaluated as suitable and ready for rehabilitation services and housing assistance. The effectiveness of this network has not been determined.

PUBLIC HOUSING REPORT

The Mobile Housing Board (MHB) received \$5.7 million dollars in 2011 to modernize deteriorated public housing units. When completed, more than 100 affordable units will be available to low-moderate income persons and households. The MHB is also planning a wholesale redevelopment of Roger Williams public housing neighborhood. A Neighborhood Choice Planning Grant has been submitted to HUD for consideration. If the planning grant is approved, the City of Mobile will partner with the MHB in seeking implementation fund to ensure redevelopment of the site and surrounding neighborhoods.